

# Green Lane Formby

## Conservation Area

### History

Formby is an ancient settlement and mentioned in the Domesday Book of 1086 as Fornebei. The name is of Scandinavian origin, with the ending *\_by* meaning settlement or town. Situated at the edge of the West Lancashire coastal plain, it contains vernacular architecture with some older cottages having historical features that date back at least 250 years.

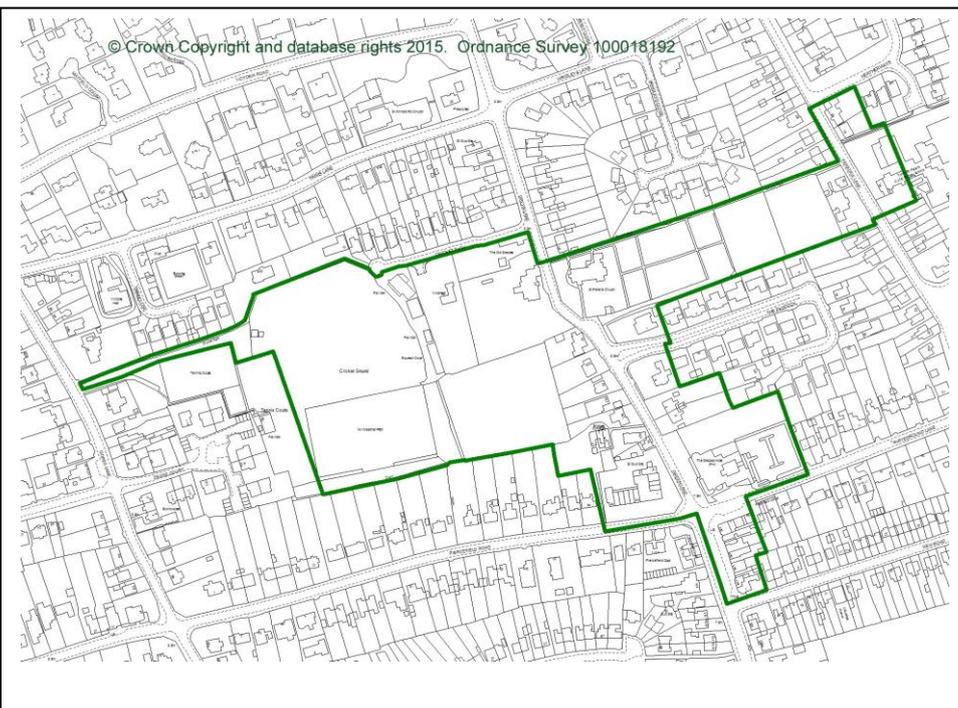
Green Lane lies in an area of the township that was known as Old Town, a name which survives today only in the name of 'Old Town Lane', however in the 19<sup>th</sup> century the name was well testified in the survival of field names such as 'Old Town Fields' and 'Old Town Yards'. References to grants and leases of land in Old Forneby date from 1442, and Ould Towne Yarde in 1632/3 from which it is clear that the area was settled at least in the mediaeval period.

The name Green Lane appears to be comparatively modern and may well date from the establishment of the Chapel dedicated to St. Peter. It was built to replace the earlier chapel (at the site of St. Luke's Church) which had been abandoned by the late 1730s. In 1742 a church

brief was obtained for raising money for the erection of a new church, which was consecrated on the 19<sup>th</sup> July 1747. A sun-dial erected in 1719 in the earlier chapel was brought to St. Peter's and now stands near the porch.

Yates' Map of Lancashire, 1786 shows buildings standing on the west side of Green Lane with the church as the only building on the east side. The tithe map of 1845 is the first definite proof of occupation and land tenure in the Green Lane area. As on Yates' Map, with the exception of the Church, buildings are shown only on the west side of Green Lane. Of these, three groups survive to the present day; Ivy Cottage and May Cottage, Church Cottage and Church House. On the 6" scale Ordnance Survey map of 1848, Church House is shown as the Formby Arms Inn.

On the 1893 map, considerable change is shown in Green Lane. The Grapes Hotel had been built in the 1870s and may well have taken over the refreshment of parishioners from the Formby Arms Inn. Piercefield Road had been constructed and it now forms the westward limb of the junction of Green Lane, Ryeground Lane and Church Road. Buildings had also appeared at the south east side of the junction and are now a row of shops.



### The Conservation Area

The Green Lane Conservation Area, Formby was designated by the Borough Council in October 1983 under section 277 of the Town and Country Planning Act 1971. The Conservation Area is located around two major axes, Green Lane running north from the Grapes Hotel to St. Peter's Church and Church Path and Cricket Path running between Gores Lane in the West and Paradise Lane in the east. The Church is situated at the intersection of the two axes. The older buildings, cricket ground and churchyard preserve something of the settlement pattern of the 'Old

Town' area of the original Formby township and the area contains several significant groups of mature trees.

The Conservation Area includes four buildings or structures which are listed Grade II on the Statutory List of Buildings of special Architectural or Historic Interest for Sefton. These are the Church of St. Peter which dates from 1746 with a chancel of 1873 and a later vestry; the stone sundial, south of St. Peter's church; number 15a Green Lane (May Cottage), a cruck-framed house, possibly 17<sup>th</sup> century; and number 21 Green Lane, an 18<sup>th</sup> century thatched house.

Within the conservation area it is not the intention to prevent change but rather to ensure that any new development, alterations or extensions are in keeping with its character, and any harm is balanced against wider public benefits. The character of the Green Lane Conservation Area is derived from the informal grouping and different scale of the buildings, the relationship between buildings and trees, the variety of spaces between them and the importance of the Church.

### Additional Planning Powers

Within the Conservation Area the following additional planning powers apply:-

**If a building is a Listed Building additional special controls will also apply.**

- Any proposal involving the demolition of any building, wall or other structure within the Conservation Area (with minor exceptions) will require planning permission.
- Anyone wishing to cut down, top, lop or uproot a tree with a stem diameter of 75mm or greater measured at 1.5m above ground level, must give the Local Planning Authority six weeks written notice of their intention to do so (a "Section 211 notice" under the Town and Country Planning Act 1990) subject to specific exemptions. Within this time the Authority may grant consent for the proposed work, or they may consider making a Tree Preservation Order. It is an offence to carry out tree works without permission.



Church Cottage, Green Lane, Formby

- There are greater restrictions over 'permitted development' rights for the alteration and enlargement of dwellinghouses, and on the provision, alteration or improvement of outbuildings within their curtilage.
- Dormer windows will require planning permission, and in some cases, other changes to roofs and chimneys may require planning permission.
- The cladding of any part of external walls in stone, artificial stone, pebble dash, render, timber, plastic would require planning permission.
- Planning permission is needed for satellite dishes where they are to be located on a chimney, wall or roof slope which faces onto a highway.
- Micro-generation (e.g. wind turbines/solar panels) installations will require planning permission in some cases.
- Some aspects of commercial development and adverts are subject to additional restrictions.

For up to date advice on what needs planning permission go to [www.planningportal.gov.uk](http://www.planningportal.gov.uk) In determining applications for the development of land and alterations or extensions to buildings within the Green Lane Conservation Area the Council will pay special regard to:-

- The retention, replacement and restoration of historical details and features of the buildings and their gardens including layout, boundary walls and landscaping.
- The design and detail of extensions and alterations to existing buildings which will be expected to be in sympathy with the architectural and historic character of the building as a whole and to the setting of that building.
- The detailed design of any new building (including form, massing, scale and materials) and its integration with its immediate surroundings and the special architectural and visual qualities of the Conservation Area.
- The retention and preservation of existing trees and the provision of further appropriate landscaping.
- The retention and enhancement of views into and out of the area, vistas within the area and the general character and appearance of the street scene and roofscape.

## **Guidance Notes for planning applications and use of materials:**

### **Pre-Application Advice**

You can request advice from the planning department prior to submitting a formal application. In some cases we make a charge for this service. Forms are available on the Council's website.

### **Planning Applications**

A Heritage Statement will be needed to support your planning application; this should include an explanation of what the significance of the property is, and what impact the proposals have on that significance.

Outline applications will not usually be considered.

### **Demolition**

The demolition or redevelopment of any building of individual or group value will not be permitted unless the Local Planning Authority is satisfied that the building cannot be used for any suitable purpose and it is not important enough to merit the costs involved in its preservation. Any consent to demolish would normally be conditional on the building not being demolished before a contract is made to carry out redevelopment. This redevelopment must be of a high standard of design.

### **New development on vacant sites**

Any new development should be conceived with the original layout, architectural character and scale of the area in mind. Early discussions with the Planning Department are advised prior to any design work being commenced. The services of a qualified architect are strongly recommended.

### **Conversion of existing buildings**

Where planning permission to convert buildings into new uses is sought, the new use and internal layout of the building should be carefully considered. Particular attention will be paid to the building's external appearance, use of materials, the layout of gardens and car parks and the position of bin stores.

Every effort should be made to minimise external alterations, such as fire escapes and new windows (including dormer windows). Where external changes are required it should be made to a non-prominent elevation. Alterations or extensions should use the carefully chosen materials that match/complement the building. Again, the services of a qualified architect are strongly recommended.

### **External alterations to existing buildings including extensions**

The following deals with some of the details of alterations and extensions to buildings.

#### **Windows**

There are a number of types and styles of original windows to the area. They should be retained and

renovated where possible. If all or part of any window needs to be replaced it should match the original design. Care should be taken to ensure that 'reveals' are retained. This is important for practical (weather protection) as well as aesthetic reasons. If additional windows are essential, they should be restricted to the non-prominent elevations. Their size and proportion should match the original windows.

When repairing/replacing windows care must be taken to retain and restore details. Imitation 'leaded' lights should always be avoided whilst aluminium and UPVC windows have a different surface finish, are likely to have different detailing and proportions to the existing and consequently are likely to detract from the character of the building.

#### **Dormer Windows**

New dormer windows are not generally accepted unless they can be shown to complement the original design. Any new dormer windows must be well-proportioned and kept to non-prominent elevations. Any new cladding must match roofing materials.

#### **Brickwork**

Brickwork should not be painted or rendered. Areas of brickwork requiring renewal should be repaired or replaced in their original form or pattern. Pointing should be compatible with existing construction, which is generally flush finish. Repointing should be carried out with lime mortar rather than cement to prevent softer bricks from deteriorating.

Rendered or whitewashed finishes should be replaced in their original form if missing or damaged. Care should be taken to use correct mixes and finishing coats. Dry dash or pebble dash is typical of some late 19th or early 20th century buildings and any repair should be to a similar finish.

#### **Roofs**

Original rooflines and profiles should be maintained. Any renewals or repairs should use reclaimed or new materials to match the original roof covering. Care should be taken to retain roof features such as decorated ridge tiles, eaves and gables details.

#### **Thatch**

Thatched roofs must be maintained and the ridge and thatch repaired with new layers as required by a skilled thatcher. Over fancy designs are a modern invention, to retain their historic character thatched roofs should be quite plain in design.

#### **Chimneys**

In most cases, the original chimney stacks and pots form an integral part of the design of buildings and create an interesting 'roofscape'. It is important, therefore, to opt for repairing rather than dismantling stacks if no longer in use. If the stacks become unsafe, then they should be taken down and rebuilt to the original height and design taking care to replace chimney pots.

### Front Doors

Original or early front doors should be retained and repaired wherever possible. Replacements should be to a sympathetic design.

### Satellite Dishes and Aerials

Aerials and satellite dishes should be located as sensitively as possible and should avoid main street elevations.

### Porches

Original porches should be retained and repaired. Where new porches are proposed they should be appropriately designed with materials that are appropriate to the age and style of the building. For historic buildings, where porches are not part of the original design of the building, their addition should be avoided.

### Boundary Walls, Fences, Gates and Gate Posts

Original brick and stone boundary walls should be repaired or rebuilt to the original design, using reclaimed or matching materials. Boundary walls and gateposts should not be painted, this has a poor visual appearance and can trap moisture which will cause deterioration.

Wooden fences or railings should not be installed above existing walls, particularly along frontages. The street scene can be 'softened' and enhanced by the planting of boundary hedges, which has the added benefit of improving privacy.

Openings in boundary walls should be kept to a minimum especially on principal street elevations so that the streetscape is not adversely affected. Original gates should be repaired or replaced to the original design. New gates should utilise authentic designs, avoiding the use of gold or multi-coloured paints.

### Services

Wherever possible original rainwater gutters and downpipes should be replaced in cast iron to the same patterns. If replacements cannot be obtained then cast aluminium of similar colour and profile could be considered. Care should be taken in the siting of burglar alarms, central heating flues, meter boxes and bin store locations so as not to detract from the appearance of principal elevations.

### Shop fronts, Security and Signage

Replacement shop fronts should be designed in a traditional style so that they are in keeping with the historic buildings which they form part of. Roller shutters should be avoided, as should internally illuminated box signs, as these features do not relate well to traditional shop fronts and fascias. Signage should be limited in size and should be elegant and simple.

### Maintenance

It is strongly advised that owners keep their property in good repair and condition. Regular and thorough maintenance can help avoid major structural repairs that can develop through neglect.

### Website & email:

[www.sefton.gov.uk/planning](http://www.sefton.gov.uk/planning)

[planning.department@sefton.gov.uk](mailto:planning.department@sefton.gov.uk)

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