



**Supplementary planning guidance note**

# **Settlement Character Plan**

# **Crosby**

**December 2003**

**Sefton Council** 



**Andy Wallis**  
**Planning and Economic**  
**Regeneration Director**  
**Balliol House**  
**Balliol Road**  
**Bootle**  
**L20 3RY**

## 1. Introduction

- a. We have produced Settlement Plans to describe the main features that make up the character of each of the five urban districts in Sefton. The districts are based on the existing settlements of Bootle, Crosby, Maghull, Formby and Southport. The Settlement Plans consist of these guidance notes and the accompanying map, available from the planning department.
- b. The Settlement Plans identifies the distinct character areas within each district, and are based on patterns of land use, building type and period of development. Physical features such as key routes, landmarks, junctions and boundaries are shown. The plans also indicate the locations where Design Statements must be prepared and submitted with a planning application.
- c. The plans should be used to develop a scheme that responds positively to its context<sup>G</sup>. Each plan also includes area-based design guidance that addresses specific issues relevant to that settlement area and must be taken into account when developing a scheme.
- d. This guidance note and the settlement plans are based on an Urban Design Study of Sefton. The tables below refer to information gathered by the study.
- e. Some of the technical terms in this guidance are explained in a glossary at the back of the Design SPG. These terms are indicated by a ‘<sup>G</sup>’, the first time they appear in each section of the SPG.

## 2. Assessment of the Local Character of Crosby

- a. The historical pattern of development in Crosby is characterised by the growth of a series of individual settlements running north from Bootle along the coast. These developed around stations on the Liverpool – Southport railway line. This pattern of development was a response to the northward expansion of the docks and the associated growth of Liverpool and Bootle from the middle of the 19<sup>th</sup> Century onwards.
- b. The general pattern of development is characterised by the use of a permeable<sup>G</sup> grid structure varying from the tight, regular grid-iron layout<sup>G</sup> of Waterloo to the more curvilinear<sup>G</sup>, irregular and spacious layout of Blundellsands.
- c. Along the main routes that link the centres of growth there is significant evidence of Victorian and Edwardian ribbon development<sup>G</sup>. This two and three storey development contains a mix of shops and homes. Despite development blurring the separation between the groups, the settlements retain a degree of distinctiveness, particularly in the case of Hightown and Little Crosby.

## 3. Broad Character Zones (Residential)

Residential Character	Key Components of Character	Ref.
Large Victorian & Edwardian terraces	<ul style="list-style-type: none"> <li>• Tight &amp; dense urban grain<sup>G</sup>.</li> <li>• Grid-iron<sup>G</sup> network of streets.</li> <li>• Back of pavement or short front garden development.</li> <li>• Larger 3 storey properties to main road frontages.</li> <li>• Mix of uses within residential area.</li> </ul>	CBC Z1
Large Pre-Victorian terraces & villas	<ul style="list-style-type: none"> <li>• Short front gardens, large rear plots.</li> <li>• 3-4 storey dwellings with views over Mersey estuary.</li> <li>• High level of architectural detailing.</li> </ul>	CBC Z2
Pre-war semi-detached housing	<ul style="list-style-type: none"> <li>• Spacious, curvilinear<sup>G</sup> road layout.</li> <li>• 2 storey dwellings with curved bay windows,</li> </ul>	CBC Z3

	<ul style="list-style-type: none"> <li>rendering and tiled roofs to houses.</li> <li>Larger front gardens with mature trees.</li> </ul>	
Large Victorian detached & semi-detached housing	<ul style="list-style-type: none"> <li>3-4 storey villas and semi-detached properties set in mature grounds.</li> <li>Dense tree coverage.</li> <li>Spacious, curvilinear road layouts with large plots.</li> <li>Use of deep red brick, slate roofs and painted stone detailing.</li> </ul>	CBC Z4
Post-war semi-detached housing	<ul style="list-style-type: none"> <li>Hierarchical road layout<sup>e</sup> with extensive use of culs-de-sac.</li> <li>Poor enclosure of street by front gardens.</li> <li>1970's dormer bungalows and 2 storey 'Scandinavian' style homes.</li> </ul>	CBC Z5

#### 4. Broad Character Zones (Commercial & Industrial)

Waterloo District Centre CNRD1	
Description & Location	Key Elements of Character
<p>Mixed use area containing 'high street' multiples, local businesses &amp; specialist shops and community facilities.</p> <p>Centred on South Rd/St Johns Rd &amp; adjoining A565 Crosby Rd the area extends south to the Crosby Rd railway bridge and north to A565 Liverpool Rd/ College Rd junction.</p>	<ul style="list-style-type: none"> <li>'Urban Village' feel.</li> <li>2-3 storey pavement fronted ribbon development<sup>e</sup> with storage/residential uses on upper floors.</li> <li>Variation in architectural style/detailing to add interest to street-scene.</li> <li>Landscaping to street.</li> <li>On street parking.</li> <li>Waterloo station gives 'sense of arrival' within core of district.</li> </ul>

Crosby District Centre CNRD2	
Description & Location	Key Elements of Character
<p>Traditional town centre 'high street' environment with mixture of national multiples and local businesses. Centre supported by edge of town superstore.</p> <p>Junction of A565 with Crosby Bypass defines southern (Liverpool Rd) and northern (Moor Lane) approaches to centre.</p> <p>Victoria Rd is key approach from Blundellsands and station.</p>	<ul style="list-style-type: none"> <li>2-3 storey pavement fronted ribbon development<sup>e</sup> with storage/residential uses on upper floors.</li> <li>Parking &amp; servicing to rear.</li> <li>Variation in architectural style/detailing to add interest to street-scene.</li> <li>Strong sense of arrival when approaching from the south via A565.</li> <li>Attractive pedestrianisation scheme at core promotes informal atmosphere and pedestrian priority.</li> </ul>

Sandy Road Industrial Estate CNRD3	
Description & Location	Key Elements of Character
<p>Modern industrial estate</p> <p>Access off A5036 Princess Way.</p>	<ul style="list-style-type: none"> <li>Assortment of single storey brick and prefabricated industrial units</li> <li>Limited landscaping.</li> <li>Unattractive service areas.</li> </ul>

#### 5. Areas of Local Distinctiveness

a. Areas of Local Distinctiveness are more closely defined areas within the district that have either retained their original character or illustrate a distinct or important period of growth within a particular settlement. Achieving a high standard of design will be particularly important in these areas in order to preserve or enhance their established character.

b. The following have been defined as **Areas of Local Distinctiveness** within the area covered by Crosby Settlement Plan:

- ❖ **St John's Rd. - South Rd., Waterloo**
- ❖ **Blundellsands Rd. East - Victoria Rd. West, Blundellsands.**

St John's Rd - South Rd., Waterloo CALD1	
<b>General character &amp; form<sup>e</sup></b>	<ul style="list-style-type: none"> <li>Waterloo was a key growth point within Crosby due to location on Liverpool to Southport railway.</li> <li>The area possesses a unity of character due to integration of commercial &amp; residential uses within a compact network of streets.</li> <li>Clear layout of streets in rectilinear<sup>e</sup> blocks promotes ease of movement for pedestrians.</li> <li>Recognisable sense of entry into area due to presence of landmark features &amp; increase in commercial activity/density along main routes.</li> <li>Victoria Park provides an established urban greenspace within the built area.</li> </ul>
<b>Architectural character</b>	<ul style="list-style-type: none"> <li>Extensive use of red, smooth faced brick with decorative brickwork detailing to upper floors/eaves &amp; slate roofs.</li> <li>Painted stone detailing to main elevations including window surrounds &amp; string courses.</li> <li>Retention of original features such as</li> </ul>

	sash windows & boundary wall treatments.
<b>Tree coverage</b>	<ul style="list-style-type: none"> <li>• Significant groups of trees within Victoria Park</li> <li>• Absence of street trees.</li> <li>• Well established trees within residential areas.</li> </ul>
<b>Threats to character</b>	<ul style="list-style-type: none"> <li>• Loss of original detailing to residential &amp; commercial properties.</li> <li>• Loss of vitality &amp; viability due to decline of local economy.</li> <li>• Use of inappropriate or poor quality materials &amp; finishes.</li> </ul>

<b>Blundellsands Rd. East - Victoria Rd. West CALD2</b>	
<b>General character &amp; form</b>	<ul style="list-style-type: none"> <li>• 3 &amp; 4 storey Victorian/Edwardian villas &amp; semi-detached properties set in large grounds.</li> <li>• Evidence of historic field layout influencing plot layout.</li> <li>• Strong linear<sup>6</sup> form with Blundellsands station providing entrance to area.</li> <li>• Retention of original features including windows, roofs &amp; boundary walls.</li> </ul>
<b>Architectural character</b>	<ul style="list-style-type: none"> <li>• Extensive use of red, smooth faced brick with decorative brickwork detailing to upper floors/eaves &amp; slate roofs.</li> <li>• Painted stone detailing to main elevations including window surrounds and string courses.</li> <li>• Retention of original features such as sash windows and boundary wall treatments.</li> </ul>
<b>Tree coverage</b>	<ul style="list-style-type: none"> <li>• Dense clusters of mature trees within front &amp; rear gardens.</li> <li>• Street trees.</li> </ul>
<b>Threats to character</b>	<ul style="list-style-type: none"> <li>• Loss of original detailing to properties including boundary walls &amp; gateposts</li> <li>• Loss of mature trees through felling or age.</li> </ul>

## 6. Design Guidance

- a. We have developed the following guidance from an assessment of the strengths and weaknesses of the area as set out in the above tables. The guidance gives more detailed advice to support the policies set out in the **UDP** and the Borough-wide guidance in Part 1 of the Design SPG.
- b. The guidance is in two parts, firstly there is district-wide advice relating to the Broad Character Areas; secondly there is more detailed guidance relating to the Areas of Local Distinctiveness. Here a high standard

of design is required to preserve or enhance their established character.

### Settlement-wide Guidance

- c. Within the Crosby Settlement Character Plan area development proposals will need to:
  - ❖ **Create appropriate gateway or landmark features to reinforce the sense of entry and definition to Waterloo and Crosby district centres and the Sandy Road Industrial Estate.**
  - ❖ **Use appropriately scaled buildings or landscaping to define and enclose the Crosby by-pass and create an attractive frontage to it.**
  - ❖ **Strengthen pedestrian linkages between Crosby town centre and the surrounding residential areas.**
  - ❖ **Reinforce and enhance the landscape character of the Rimrose Valley and Coastal Path.**

### Local Distinctiveness Guidance

- d. In addition to the above guidance the following guidance is applicable to proposals within the following Areas of Local Distinctiveness.

#### ***St John's Road - South Road:***

- e. Development proposals, including conversions and changes of use, will need to:
  - ❖ **Encourage and promote mixed use development by using the upper floors of buildings for commercial or residential use.**
  - ❖ **Promote and maintain a variety of active<sup>6</sup> uses at street level by respecting the existing urban grain<sup>6</sup> and creating or maintaining back of pavement activity.**

- ❖ **Respect and enhance the townscape qualities of the area through the scale<sup>G</sup>, massing and detailed design of schemes.**
- ❖ **Contribute towards the enhancement of public spaces.**

***Blundellsands Road East - Victoria Road West:***

- f. Development proposals including the conversion or extension of existing properties should:
  - ❖ **Respect the scale and massing of adjacent properties. Main elements of any new building should be a minimum of 3 storeys or equivalent in height. Particular care should be taken in respecting floor to ceiling heights of existing properties.**
  - ❖ **Use gables, bays or other features to create an appropriate level of three dimensional interest to elevations, break up mass of building and give vertical and horizontal emphasis.**
  - ❖ **Create variety and interest in roofline including use of chimney stacks.**
  - ❖ **Retain or reinstate period detailing, features or original materials including the retention of boundary walls, gateposts or other external features.**
  - ❖ **Ensure that car parking is designed to have a minimal visual impact on the street frontage.**

# Glossary

**Active frontage:** The use of buildings which front onto the road as shops or businesses increases the number of people on the street and promotes more natural surveillance. Having frequent doors, windows and balconies, with few blank walls can also help by adding interest to the public realm.

**Character:** See Local Character.

**Context:** The wider setting of a site or area, including factors such as traffic, activities and land uses as well as landscape and built form.

**Curvilinear development:** Development along, curved roads or boundaries. This is often typical of more modern housing estates, built since the end of World War II.

**Form:** The layout (urban grain), scale (height and massing), appearance (materials and detail) and landscape of the development, its individual parts and their relationship with neighbouring buildings, adjacent open areas and the local context.

**Grid-iron development:** (see Layout below) Development where the road and housing layout looks like a grid, (or squared paper like school maths books!) with regular proportions and spaces. This is the commonest and the most traditional pattern for terraced houses built before 1919.

**Hard and soft materials:** This includes both 'hard' building materials such as bricks, tiles, slates and fencing and 'soft' landscaping such as trees, shrubs and grass.

**Hierarchical road layout:** Larger main roads (used by all sorts of vehicles) which have more smaller roads leading off them (likely to be used by fewer lorries or even buses) which may have even more smaller roads leading off them (used only by local vehicles).

**Irregular Grid Layout:** (See Layout below

and Grid-iron development above) A grid-iron layout where the spaces or blocks in the grid are different sizes and shapes, and roads are different not regular lengths.

**Layout:** How a development or area is set out, as seen from above. There are many different ways development can be laid out (just as there are many ways of laying a table!). So 'road layout' is the way roads look, as seen from above, 'building layout' is the way buildings are set out within a site or along roads, and 'site layout' is where things like buildings, parking area and paths are within a site, for example.

**Linear development:** See Ribbon development and Rectilinear development below .

**Local Character:** The overall atmosphere and 'feel' of a place or area, the things which give it an identity, make it different from (or similar to) anywhere else and make it what it is.

**Permeability:** The degree to which an area has a variety of pleasant, convenient and safe routes through it.

**Rectilinear development:** Development that consists of, or is contained by, straight roads or boundaries. This is often typical of traditional terraced housing, built before 1919.

**Ribbon development:** Development concentrated in a long, narrow strip along a road, railway line or even a river or canal.

**Scale:** The impression of a building when seen in relation to its surroundings, including its height and massing, or the size of parts of a building or its details. Sometimes it is the total dimensions of a building which give it its sense of scale: at other times it is the size of the elements and the way they are combined. The concept is a difficult and ambiguous one: often the word is simply used instead of size.

**Urban grain:** The pattern of the arrangement and size of buildings and their plots in a settlement; and the degree to which an area's pattern of street-blocks and

street junctions is respectively small and

frequent, or large and infrequent.

# Further Advice and Guidance

## National design guidance:

- ***'Better Places to Live - A Companion Guide to PPG3'***, available from the Commission of Architecture and the Built Environment.
- ***'Building In Context'***, available from English Heritage and the Commission of Architecture and the Built Environment.
- ***'By Design: Urban Design in the Planning System – Towards Better Practice'***, available from the Commission of Architecture and the Built Environment.
- ***'Design Review'***, available from the Commission of Architecture and the Built Environment.
- ***'PPG1: General Policy and Principles'***, available from the Office of the Deputy Prime Minister.
- ***'The Urban Design Compendium'***, available from English Partnerships and the Housing Corporation.
- ***'The Value of Urban Design'***, available from the Commission of Architecture and the Built Environment.
- ***'Safer Places: The Planning System and Crime Prevention'***, available from the Office of the Deputy Prime Minister or the Home Office.

## Other relevant supplementary planning guidance we have produced:

- Archaeology
- Providing a choice of travel
- House extensions
- Landscape character
- Landscape design guidance sheets
- New housing residential development
- Sustainable drainage systems
- Trees and development

## Sefton MBC information notes:

- Renewable energy information note
- Landscape design guidance sheets

# Useful contacts

## Planning & Economic Regeneration Department

*(For Bootle, Waterloo, Crosby, Hightown, Maghull and Melling)*

Planning Department,  
Development Control South,  
Balliol House,  
Balliol Rd,  
Bootle,  
L20 3RY  
Tel: (0151) 934 3572  
Fax: (0151) 934 3587  
E-mail:  
[planning.department@planning.sefton.gov.uk](mailto:planning.department@planning.sefton.gov.uk)

*(For Southport, Formby, and Ince Blundell)*

Planning Department,  
Development Control North,  
9/11 Eastbank Street,  
Southport,  
PR8 1DL  
Tel: (0151) 934 2206  
Fax: (0151) 934 2212  
E-mail:  
[planning.dcnorth@planning.sefton.gov.uk](mailto:planning.dcnorth@planning.sefton.gov.uk)

## Community Safety Section

Chief Executives Department,  
Connolly House  
47, Balliol Road,  
Bootle  
L20 3AA  
Tel: (0151) 934 4466  
Email: [David.Fenney@chief-executives.sefton.gov.uk](mailto:David.Fenney@chief-executives.sefton.gov.uk)

## Environmental Advisory Service

Bryant House,  
Liverpool Rd North,  
Maghull,  
Merseyside,  
L31 2PA  
Tel: (0151) 934 4950  
Fax: (0151) 934 4955

E-mail: [Alan.Jemmett@eas.sefton.gov.uk](mailto:Alan.Jemmett@eas.sefton.gov.uk)

## ACPO Crime Prevention Initiatives Ltd

7th Floor  
25 Victoria Street  
London  
SW1H 0EX  
Phone: 0207 227 3423  
Fax: 0207 227 3400/01  
E-mail: [acpocpi@acpo.pnn.police.uk](mailto:acpocpi@acpo.pnn.police.uk)  
Website: [www.securedbydesign.com](http://www.securedbydesign.com)

## Building Research Establishment

Garston  
Watford  
WD25 9XX  
Phone: 01923 664462  
Fax: 01923 664103  
E-mail: [ecohomes@bre.co.uk](mailto:ecohomes@bre.co.uk)  
Website: [www.bre.co.uk](http://www.bre.co.uk)

## Commission for Architecture and The Built Environment (CABE)

Tower Building  
11 York Road  
London  
SE1 7NX  
Phone: 020 7960 2400  
Website: [www.cabe.org.uk](http://www.cabe.org.uk)

## English Heritage (North West)

Suites 3.3 and 3.4  
Canada House  
3 Chepstow Street  
Manchester  
M1 5FW  
Phone: 0161 242 1400  
Fax: 0161 242 1401  
Website: [www.english-heritage.org.uk](http://www.english-heritage.org.uk)

## English Partnerships (North West)

Arpley House  
110 Birchwood Boulevard  
Birchwood  
Warrington  
WA3 7QH  
Phone: 01925 651144  
Fax: 01925 411493  
Website: [www.englishpartnerships.co.uk](http://www.englishpartnerships.co.uk)

**Housing Corporation**

Maple House

149 Tottenham Court Road

London

W1T 7BN

Phone: 020 7393 2000

Fax: 020 7393 2111

Email: [enquiries@housingcorp.gsx.gov.uk](mailto:enquiries@housingcorp.gsx.gov.uk)

Website: [www.housingcorp.gov.uk](http://www.housingcorp.gov.uk)

**Office of the Deputy Prime Minister**

Eland House

Bressenden Place

London

SW1E 5DU

Phone: 020 7944 3000

Website: [www.odpm.gov.uk](http://www.odpm.gov.uk)

# APPENDIX 1

## Statement of public consultation

- a The Planning Committee approved a draft 'Design' planning guidance note for feedback and to help it make decisions about planning applications on 5 June 2002. It was placed on our website later that year.
- b The guidance was discussed at the meeting of the Sefton Agents' Forum which was held in April 2003. Few comments or questions were raised during the meeting.
- c We consulted interested organisations in July 2003. In total, we sent over 600 letters to local agents, developers, housebuilders and other interested groups (such as parish councils). We then consulted with the general public in September and October 2003. We placed adverts in the local press and the guidance was available in the two planning offices and at four main public libraries (the main library at Bootle was closed for repair in 2003).
- d Our consultation procedure is in line with Planning Policy Guidance Note 12 'Development Plans' (PPG12) which stresses the importance of consulting widely if we and the Secretary of State are to rely on Supplementary planning guidance notes to help make decisions about planning applications.
- e We received a number of comments about the guidance from Formby Civic Society, Merseyside Civic Society, Government Office North West, Hitchcock and Wright and United Utilities. The table over the page summarises the comments we received, and our responses.
- f We consulted Plain English Campaign on the guidance to help make its wording clearer.
- g We revised the guidance to take account of the comments received during the consultation process, changes proposed to the draft plan, to correct mistakes in the guidance and to make the wording clearer in line with Plain English Campaign's suggestions.
- h We reported the results of the consultation process to the Planning Committee on 17 December 2003. The 'Design' guidance note, including a new Sustainability checklist in Part 4, was adopted on 17 December 2003.

**Table – summarising comments received about the Design Supplementary planning guidance note and our responses**

<b>Person or Organisation commenting</b>	<b>Summary of comment</b>	<b>Summary of our response</b>
<b>General comments about all Supplementary planning guidance notes</b>		
Garden History Society	No comments	Response is noted.
Formby Civic Society	Write to support all of the SPGs.	Support is noted.
<b>Design Supplementary planning guidance note</b>		
Merseyside Civic Society	Supportive of comprehensive assessment of character	Support is noted
Formby Civic Society	The section that identified Freshfield Road and Ryeground Lane as characteristic areas is excellent.	Support is noted
Government Office North West	Expand introduction to document to include overall vision for Sefton's urban environment.	Wording will be added to do this.
Government Office North West	Document could make useful links to Community Strategy and the major plans for neighbourhood renewal in the Borough	It is more appropriate for these documents to refer to other Supplementary planning guidance notes.
Government Office North West	Suggest highlighting design relating to public realm and inclusion of public art/ street furniture as Borough has some good examples to promote as good practice e.g. improvements at Southport	Southport Seafront Supplementary planning guidance note includes appropriate references. The Design Supplementary planning guidance note is aimed at developers and we considered that it is not the appropriate place to refer to street furniture. There is no policy in the draft Plan on public art and so it would not be appropriate to make reference to this in guidance note.
Government Office North West	<p>Specific points:</p> <ul style="list-style-type: none"> <li>- useful to mention need for buildings to face streets, squares or parks and avoid inward-facing development</li> <li>- welcome emphasis placed on sustainable drainage systems</li> <li>- section on access could be expanded to take into account public transport considerations</li> <li>- Settlement Character Plans – useful to have the conservation areas marked on</li> </ul>	<ul style="list-style-type: none"> <li>- This first point will be included.</li> <li>- The second point is noted.</li> <li>- Access issues are dealt with in the 'Providing a Choice of Travel' guidance note but cross reference will be added.</li> <li>- Conservation areas will be added.</li> </ul>

Person or Organisation commenting	Summary of comment	Summary of our response
	the plans as well.	
Hitchcock and Wright	Revision of urban edge to include proposed Switch Island/ Thornton Bypass	This is premature until, firstly, the road scheme is approved and, secondly, any consequent change to the Green Belt boundary is made.
United Utilities	Deep rooted shrubs and trees should not be planted in the vicinity of underground /overhead electricity cables, water mains, public sewers and overflow systems.	Amendment to be made to say that utilities need to be consulted before planting in the vicinity of their apparatus.