

Blundellsands Park



Gates to Key Park

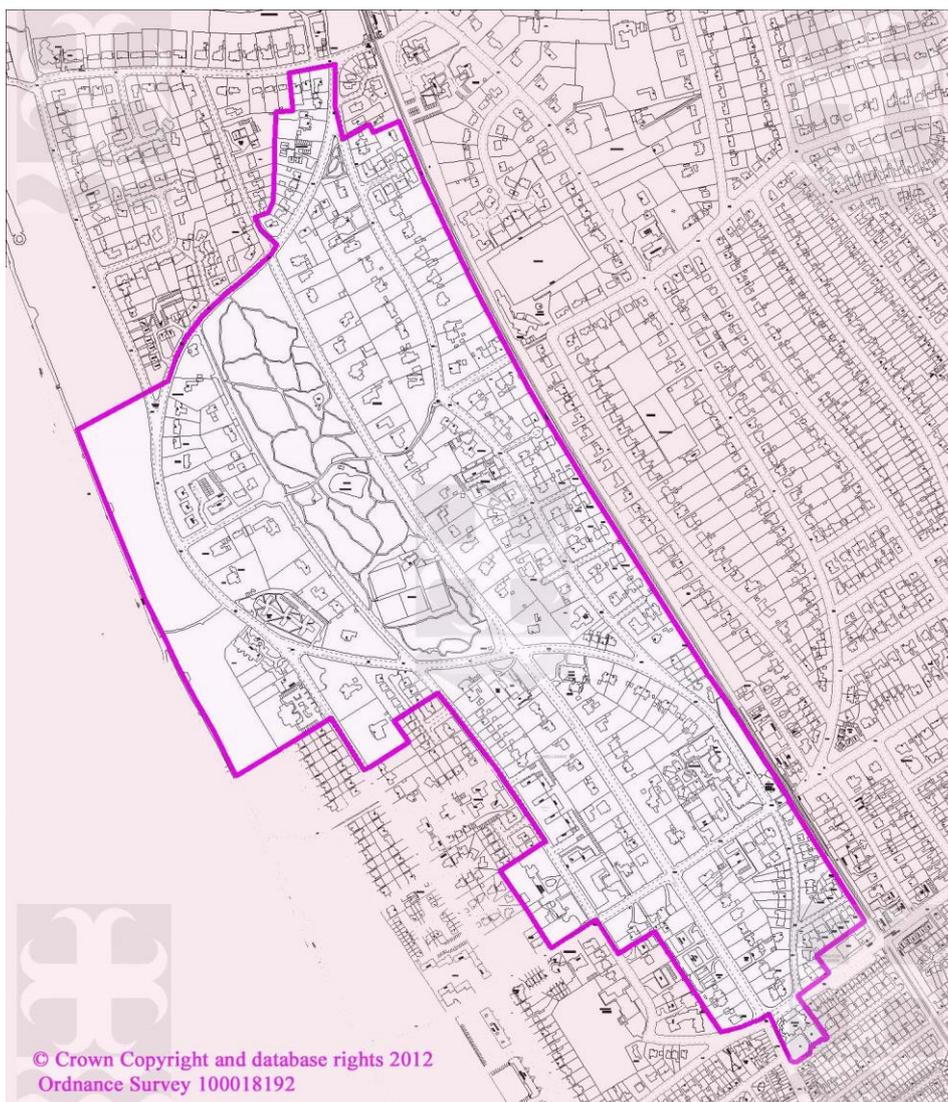
— Conservation Area —

History

Although development of Blundellsands Park dates entirely from the 19th century, the early history of Great Crosby dates back to Viking times. Little Crosby is mentioned in the Domesday Book as “Crossebi”, meaning village with a cross. By around 1212, Little Crosby had passed into the possession of the Molyneux family of Sefton and in 1362 the manor passed into the hands of the Blundell family, from whom the Blundellsands area takes its name.

In 1779 an act of Parliament enabled the regulation of

the River Alt and subsequent drainage of the surrounding land for agricultural use. The area was known as part of Great Crosby Marsh and remained undeveloped; indeed it is shown on a map of 1850 as an area of rabbit warrens. In 1848 the Liverpool to Southport railway was opened and a station provided at Crosby, positioned slightly to the south of the present Blundellsands and Crosby Station, near to the Mersey Road bridge. The Station Masters house on Mersey bridge (Grade II listed) is an interesting survival of simple early railway architecture, although it is actually outside the conservation area.



The opening of the railway provided easy access to Liverpool and instigated development by enabling many of the city's wealthy businessmen to have fashionable seaside residences within easy reach of the city.

Seeing the opportunities for the area, Nicholas Blundell of Crosby commissioned the Liverpool architects Reade and Goodison to design a plan for developing the area. The original plan consisted of large detached villas set in spacious grounds and shows the sweeping line of the Serpentine, Warren Road and Nicholas Road and the Key Park at the centre of the development. Development was slow, but generally in accordance with the plan. A quote in 'Crosby, Sefton and Litherland' by Charles L. Lamb from a paper by W. Gregson describes Blundellsands in around 1910:

'The District Council has to be congratulated on the well-made and picturesque roads [such as the appropriately-named Serpentine], parks and recreation grounds. Altogether, the place has become very attractive, and before long will probably be the favourite suburb of Liverpool. This is all the more likely owing to the splendid service of trams (now motor-buses) and trains: it is doubtful if such facilities for business men exist anywhere else in the world. A private park, to which the residents have keys, and which may not be built upon forever is a delightful pleasure of hill and dale, with flower beds, tennis courts and fishing pond'.

The development of houses continued to the north and south along the coast, however the appearance of Blundellsands from the shore changed dramatically following a number of severe storms in the 1920s and 30s. Houses to the west side of Burbo Bank Road North were lost to the sea. To protect the area from further coastal erosion, various sea defences were tested before the current sea wall was built in the 1960's. At this time, an area of land was reclaimed using the remains of buildings bombed during the war, from the surrounding area and Liverpool. The houses were not rebuilt and instead the land has been used for recreation. Much of the material used, for example, bricks, tiles and stone blocks is visible on the beach just north of the Coast Guard Station at Hall Road.

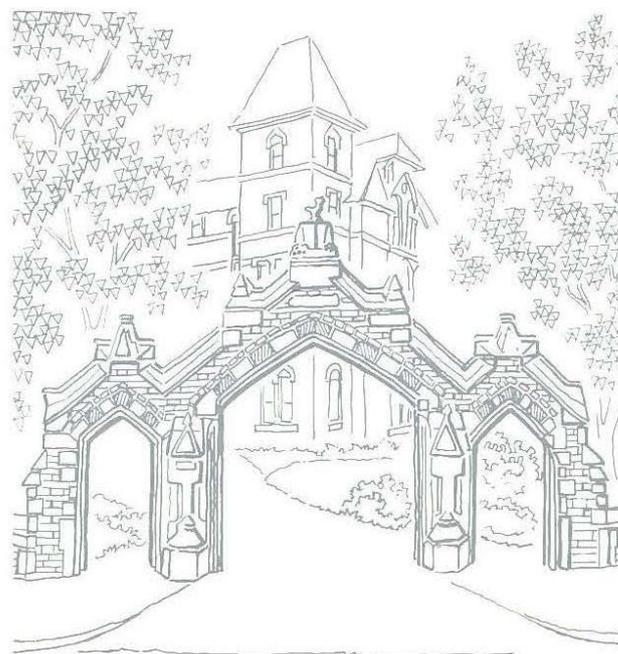
The Conservation Area

The Blundellsands Park Conservation Area was first designated by Sefton Council in October 1982. Following the appraisal of the area, the boundary was altered in March 2008. The character of the area is derived from its development as a planned high quality residential area, defined by large detached villas set in spacious grounds, bounded by a hierarchical formal road pattern including some designed to run parallel to the sea, with the Key Park central to the layout.

The most notable landmarks are the three churches, St Josephs, the Blundellsands United Reformed Church and the Church of St Nicholas, all Grade II Listed. In addition there are many smaller interesting features which are also important landmarks, such as St Nicholas Fountain on the corner of The Serpentine and Burbo Bank Road, the gateway at Treleavan House on Blundellsands Road West and the wrought iron gates at the Park Drive entrances to the Key Park.

The predominant building style is Victorian Gothic although there are many variations. The Gothic style houses date from before 1900, typical features include ornate terracotta or detailed stonework, steeply pitched roofs, pointed arch openings and polychromatic brickwork. Some houses lean more

towards the Arts and Crafts movement, an example of this can be seen at 28 Blundellsands Road West, while others have Italianate features or classical proportions. Good examples of twentieth century architectural style are "Blanefield" in Warren Road, designed in 1909 by Metcalf & Metcalf. Another important influence is 'Suburban Italianate', many of the houses have features in this style, such as stuccoed quoins, tripartite windows and classically inspired pilasters, or columns to porches. The layout of the development around the Key Park was undoubtedly influenced by the work of Sir Joseph Paxton at Princes Park in Liverpool and Birkenhead Park on the Wirral.



Gateway Blundellsands Road West and Warren Road

Additional Planning Powers

Whilst Sefton Council recognises that for Conservation Areas to remain "live" and responsive to a changing society, changes must and will occur. Through the planning system the Council undertakes to ensure that changes preserve or enhance the area, and do not result in the loss of character and any harm is balanced against wider public benefits.

Conservation Area status means that the Council possesses a number of statutory powers to safeguard against some changes. These are special planning controls which relate to specific works which would normally be considered 'permitted development', i.e. works which would not require planning consent. 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.
- 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.

For up to date advice on what needs planning permission go to www.planningportal.co.uk In determining applications for the development of land and alterations or extensions to buildings within the Blundellsands Park 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.



"Redcot", Warren Road

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.

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.

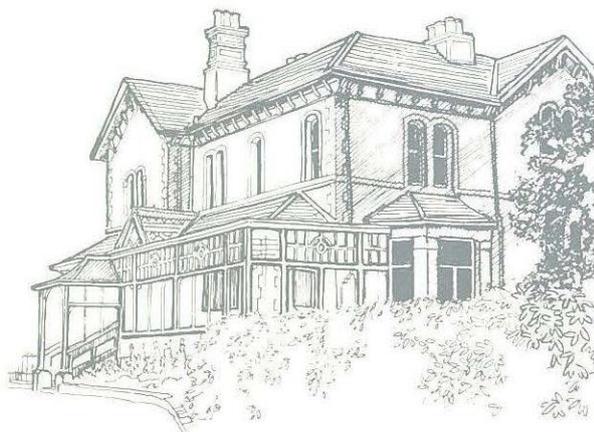
New development on vacant sites

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.



Mid 19th Century Villa with Glazed Conservatory.

External alterations to existing buildings including extensions

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

Windows and Dormers

Traditional windows and detailing need to be retained, renovated or if necessary, replaced to match the original design. Additional windows should be restricted to the non-prominent elevations and also match existing designs. Imitation leaded lights, aluminium and UPVC windows should not be used as they completely change the original character of the building. Advice should be sought from Planning Services.

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.

Wall Surfaces

Brickwork and stonework should not be painted or rendered. Areas of brickwork or stonework requiring renewal should be repaired or replaced in their original form or pattern. Brick 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. Where stonework is to be cleaned, professional advice should be sought as the incorrect choice of treatments can result in damage.

Brick and terracotta features such as keystones, corbels, finials and leaf designs should be retained wherever possible. Cladding of brickwork in stone, artificial stone, pebble dash, render, timber, plastic or tiles is not permitted for practical as well as aesthetic reasons and the use of bright obtrusive colours for stucco render should be avoided. If missing or damaged, stucco or plaster mouldings and similar details should be replaced in their original form or pattern. 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 roofing materials and existing rooflines and views should be retained. Any renewals or repairs should use reclaimed or new materials to match those on the existing roof. Care should be taken to retain roof features such as decorated ridge tiles, eaves and gables details.

Chimneys

In most cases, the original chimney stacks and pots form an integral part of the design of buildings. If they become unsafe, they should be repaired or rebuilt to the original height and design, taking care to replace chimney pots, even if no longer in use.

Satellite Dishes and Aerials

Aerials and satellite dishes should be located as sensitively as possible and should avoid main street elevations. The use of dark grey semi-transparent dishes on the rear or sides of houses is advised as they are the least obtrusive.

Front Doors

Original doors and door surrounds should be retained and repaired wherever possible. Replacements should be to a sympathetic design.

Wooden moulded and panelled doors are likely to be the most suitable. "Georgian style" doors with imitation semi-circular fanlights and UPVC should be particularly avoided. Care should be taken to retain and repair details around openings such as architraves, thresholds, transoms and fanlights.

Porticoes and Porches

These features should be retained and repaired where necessary. Mineral felt or other similar roofing materials should not be used. Where new porches and porticoes are proposed they should be appropriately designed with materials that are sympathetic to the age and style of the building, 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, including their stone or terracotta copings, should be repaired or rebuilt to the original design, using reclaimed or matching materials. Boundary walls and gateposts should not be painted; this 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.

Existing gates should be repaired or replaced to the original design. New gates should be to authentic

period designs, avoiding the use of metallic or multi-coloured paints.

Services

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.

Maintenance

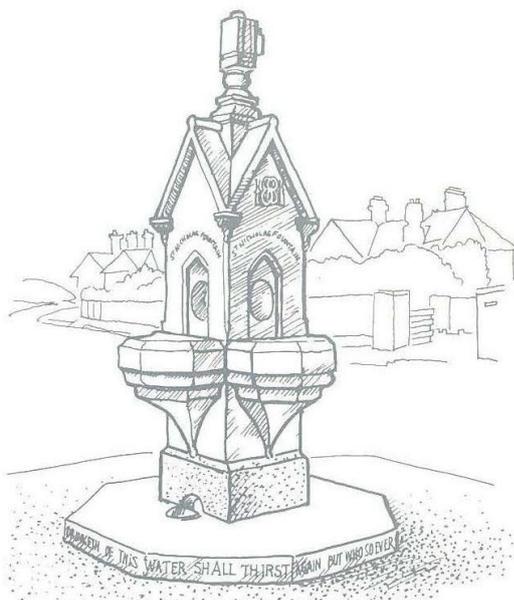
It is strongly advised that owners keep their property in good repair and condition. Regular and thorough maintenance can help avoid major structural repairs that can develop through neglect.

Website & email:

www.sefton.gov.uk/planning

planning.department@sefton.gov.uk

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St Nicholas Fountain, The Serpentine