

Metropolitan Borough of Sefton

Advisory Leaflet

Damfield Lane

Conservation Area



History

Maghull is an ancient settlement with an obscure origin, identified in the Domesday survey of 1086 as 'Magele', a tiny agricultural settlement. The Manor of Maghull was held by Uctred in 1066. In 1212 Alan de Halsall held the manor from Roger the constable of Cheshire, by Knight's service. The Halsall family continued to be regarded as the superior Lords of Maghull down to the 14th century.

Maghull's scattered rural community remained part of the Parish of Halsall until becoming an independent parish in the mid-19th century. A 'chapel-of-ease', known as the Unsworth Chapel, was provided for the local community before this date, because of the distance from the Parish church. It is unclear when exactly the chapel was built, but surviving piers and arches date the building generally to the period of architectural transition from Romanesque to Gothic, around 1200, it still retains some elements from the 13th century and it is a grade II* listed building.

The settlement was made somewhat more accessible by the building of the Leeds-Liverpool Canal between 1770 and 1774. Despite a wharf being constructed near Red Lion Bridge, to handle agricultural produce and coal, the township remained a fairly static,

dispersed, marginal community until the early part of the 19th century.

By 1840 the agriculture of the area had changed from animal to arable farming and soon an increasing population brought the railway to Maghull in 1849, with a station on the Liverpool, Ormskirk and Preston Railway. 'Maghull School' was established in 1832, located in the small (now altered) 18th century cottage fronting onto Damfield Lane. In 1839 a new single storey school was built using voluntary contributions and a charitable grant. The school was extended to become a two-storey building in 1878 after schooling was made compulsory. The school room doubled as the social centre of the village until 1906 when it was decided to raise funds to erect "a building for a Men's Club, Reading Room and a large hall for concerts, entertainments and religious meetings". The "Maghull Parish Institute" was opened in 1909, to the designs of local architect A.E Cuddy in an 'Arts and Crafts' style. It survives today in its original form.

The foundation stone for the Parish Church of St Andrews was laid on 2nd July 1878 and the church consecrated on 8th September 1880. The building of the new church created a heated local debate about what to do with the old chapel. The resultant compromise saw the demolition of the majority of the chapel, except for the chancel and north chapel. New south and west walls were built out of salvaged material and a new porch was added, creating the building's current form.



Within the Conservation Area lies part of what was known as the 'Maghull Homes' hospital site. Founded in 1888, the Maghull Homes were established as a charitable trust, primarily to care for people suffering from epilepsy. The 'Homes' expanded rapidly and in 1901 took over the buildings and land of 17th century Chapel House Farm. These were substantially extended but the arrangement of buildings and cobbled farmyard retained some of their original character. The hospital site also included the late 19th century 'Chapel House' – a fine mansion house of rusticated stucco and quoins now linked to Chapel House Farm by an avenue of trees. The Chapel House has been refurbished to form apartments. The

Chapel House Farm was likewise refurbished to form a private dwelling and the nearby barn converted to residential units.

In 1933 Northway (the A59 road) was built, initially as a tree-lined single carriageway but was formed into a dual carriageway in the early 1960s. It bisects Maghull, taking travellers from Liverpool to Ormskirk off 'Liverpool Road'. The arrival of Northway triggered an increased rate of expansion in Maghull.

The Conservation Area

The Damfield Lane, Maghull Conservation Area was designated by Sefton Council in October 1991 under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The Conservation Area focuses on a loose cluster of buildings around the junction of Damfield Lane and Deyes Lane, enclosed by the Leeds-Liverpool Canal and includes six listed buildings. The area encompasses a significant number of surviving elements of Maghull's early character. This includes the attractive and informal arrangement of buildings which relate to the area's medieval, agricultural past. Also of significance are landscape features such as the tree groupings, boundary walls and canal setting. With its early medieval roots, there may be considerable archaeological interest in the area.

The Canal forms an important part of the Conservation Area, as does the open land sweeping down to the canal from the Church. These areas contribute to the rural character of the area and the setting of the buildings centred on the Church, including the listed St Andrews Church, Maghull Chapel and the rectory.

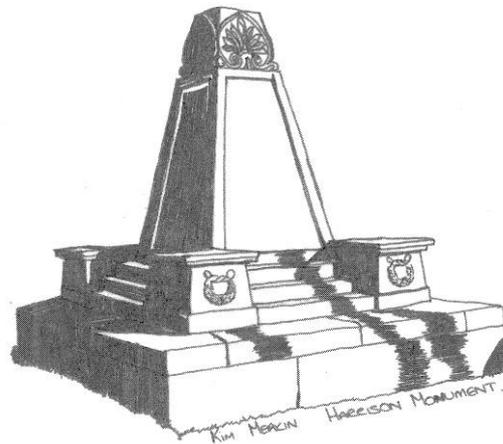
The area includes a substantial number of mature and semi-mature trees including an important and visually impressive group of limes fronting Damfield Lane. As a consequence, views into and across the designated area retain the impression of the isolated rural settlement that Maghull would have had up until it was engulfed by later Victorian and 20th Century development.

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 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.
- Cladding of external walls in stone, artificial stone, pebble dash, render, timber, plastic or

tiles is not permitted. The cladding of any part of external walls 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.
- The Council has powers under the Act to require owners to carry out essential repair works to empty or partly occupied buildings in order to protect the fabric of buildings important to the conservation area.

For up to date advice on what needs planning permission go to www.planningportal.gov.uk In determining applications for the development of land and alterations or extensions to buildings within the Damfield 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 grounds including layout, boundary walls and landscaping.
- The design, materials 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 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 village scene and skyline.



Guidance Notes for planning applications and use of materials:

Pre-Application Advice

You can request advice from Planning Services 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 the heritage significance of the site and how the design of your proposals takes account of this.

Outline Planning 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 any redevelopment. This redevelopment must be of a high standard of design and will normally be granted consent at the same time.

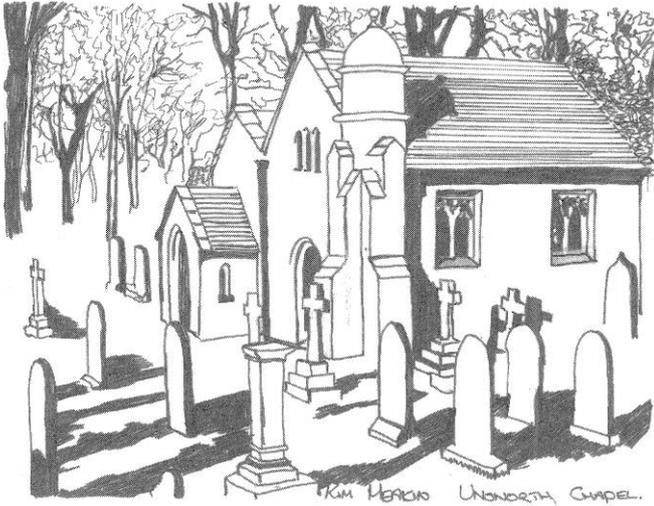
New development on vacant sites

Any new development should be conceived with the original layout, architectural character and scale of the area in mind. Early discussions with Planning Services are advised. 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 character and appearance, use of materials, the layout of open spaces and car parking 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 carefully chosen materials that match or 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 in 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 complement the overall design of the building.

When repairing or replacing windows, care must be taken to retain and restore details. Imitation 'leaded' lights should always be avoided, whilst aluminium and UPVC windows which have a different surface finish, are likely to have different detailing and proportions to the originals 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.

Wall Surfaces

Brickwork and stonework should not be painted or rendered. In replacing existing traditional render or dash, the new render should be chosen to match that removed in both materials and appearance. Areas of brickwork or stonework 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 or stones from deteriorating. Where stonework is to be cleaned, professional advice should be sought as the incorrect choice of treatments can result in damage.

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 open eaves and verge details.

Chimneys

In most cases, the original chimney stacks and pots form an integral part of the design of buildings and create an interesting 'roofscape'. 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, 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.

Front Doors

Original front 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 should be particularly avoided. Care should be taken to retain and repair details around openings, such as architraves, thresholds, transoms and fanlights.

Porches

Where porches are not part of the original design of the building, their addition should be avoided. Where new porches are proposed they should be appropriately designed with materials that are sympathetic to the age and style of the building. Classical style porticoes are inappropriate.

Boundary Walls, Fences, Gates and Gate Posts

Original stone and walls, including their copings, 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.

New 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. 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. 'Suburban' features

such as close boarded fences and fancy metalwork should be avoided, as these detract from the area's rural character.

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 etc. 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 and Email:

www.sefton.gov.uk/planning

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