

Derby Park

Conservation Area



History

Bootle derives its name from the Anglo-Saxon, “Botl” meaning house or dwelling. Its history can be traced from the Domesday Survey of 1086, which records Bootle (or “Botelai”) as a manor held by four thanes (feudal noblemen).

Bootle remained no more than a village until the 19th century. In 1801 its population was only 537. Sherriff’s map, prepared in 1768, shows the village of Bootle consisting of 26 buildings centred on the area where present day Litherland Road meets Merton Road.

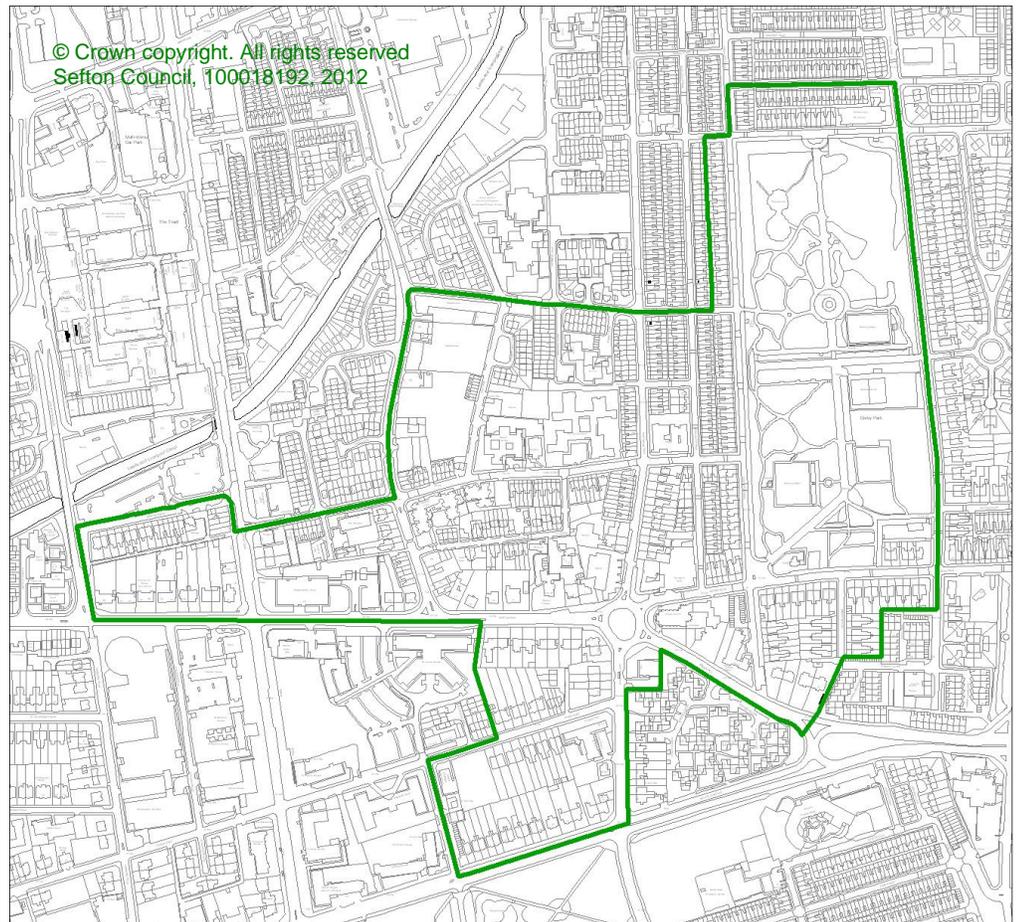
The village had grown up around the source of freshwater springs, which had attracted the original Anglian settlers and stimulated cottage industries such as tanning and papermaking. The Bootle Water Company was established in 1797 supplying drinking water via a network of underground wooden pipes to the expanding port of Liverpool. Many of the street names reflect this association, including Waterworks Street and Well Lane where the main Bootle well is located.

Transport links made the area increasingly accessible with the Leeds & Liverpool Canal opening in 1777 and the completion of the railway between Southport and Liverpool in 1850. The railway in particular attracted wealthy bankers, merchants and professional classes to settle in large semi detached houses on Merton Road, Trinity Road and Hawthorne Road. The town

continued to grow and also began to attract a growing number of daytrippers as an increasingly popular seaside resort.

Mr Henry Glazebrook commented in 1855:

“Bootle, celebrated as a wholesome washing station....(where) myriads of the unwashed from the purlieus of Liverpool repair to this spot and at high water boldly advance into the sea, male and female promiscuously, each supplied with a square of yellow soap”.



As Bootle developed the population increased dramatically. The 1801 census records 537 in Bootle-cum-Linacre, one hundred years later, the population had risen to 58,556.

Bootle's rapid growth led to a Charter being granted by Queen Victoria in 1868. The creation of the Borough of Bootle-cum-Linacre provided a new administrative centre for the town and in 1882 the Town Hall and Public Offices were opened.

The rapid expansion of Bootle led to some houses being shabby and inadequate with gross overcrowding and poor sanitation. Consequently, outbreaks of disease such as cholera, typhoid and smallpox were common. The concern for health and environmental improvement is evident in the development of Derby Park in 1895, the land for which was donated by the 16th Earl of Derby.

The expansion of Bootle was curtailed by World War I and the post-war depression. The 1930s saw scenes of mass unemployment, poverty and despair. War production brought jobs back to the town, however, during World War II, the docks were the target for enemy attack and Bootle suffered more bomb damage than any other town of comparable size in Britain. Consequently, post-war reconstruction has resulted in extensive redevelopment, particularly centred on Stanley Road and its surroundings.

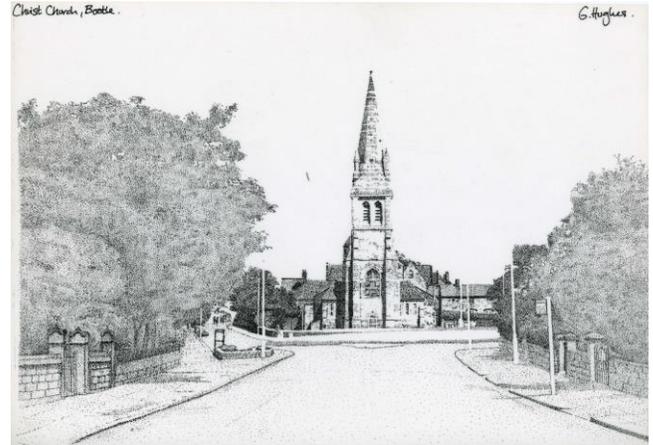
The Conservation Area

The Derby Park Conservation Area in Bootle was designated by the Borough Council in 1990 and extended in 2007. The Conservation Area encompasses the areas which illustrate the growth and evolution of Bootle.

The main focus of the Conservation Area is Christ Church, at the intersection of Breeze Hill and Merton Road. The area also includes the whole of Derby Park and the surrounding Victorian terraces and villas. The site of the mediaeval "Botl" is also included within the Conservation Area as is the site of the earliest industrial development of Bootle emanating from the freshwater springs originally found in the area.

Within the Conservation Area it is not the intention of the Council to prevent change, but rather to ensure that any new developments, alterations or extensions, preserve or enhance its character and any harm is balanced against wider public benefits. The character of the Derby Park Conservation Area derives from the grouping of buildings and spaces, emphasising the social and economic forces that shaped its latter day growth as a mid-to-late 19th Century settlement and from its historical associations with the original village of Bootle. Conservation area designation will lay greater stress on the retention of existing buildings (including original architectural details). Alterations to the historic properties will be required to be sympathetic to their architectural qualities and features. Emphasis is also placed on the

preservation of trees and the maintenance and enhancement of streetscape features. New developments will accordingly be expected to be of a high quality of design.



Additional Planning Powers

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

Trees which are protected by Tree Preservation Orders are subject to normal TPO requirements.

- Any proposal involving the demolition of any building or wall within the Conservation Area (with minor exceptions) will require 'Conservation Area Consent'.
- 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 extension of houses, and on the construction or alteration of outbuildings within their gardens.
- Dormer windows will require planning permission. In some cases other work to roofs or work involving 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.
- 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 In determining applications for the development of land and alterations or extensions to buildings within the Derby Park Conservation Area the Council will pay special regard to:-

- 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 retention, replacement and restoration of historical details and features of the buildings and their gardens including boundary walls and hedges.
- The detailed design of any new building (including form, massing, scale and materials) and its integration with its surroundings and the special architectural and visual qualities of the conservation area.
- The retention and preservation of trees and the provision of further appropriate landscaping.
- The retention and enhancement of views within, into and out of the area, and the 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

If the application is for external works 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 and already have planning permission.

New development on vacant sites.

Any new development should be conceived with the architectural character and scale of the area in mind. Early discussions with the Borough Planning Department are essential 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 discussed with Planning Services before the submission of the application for planning permission. Particular attention will be paid to plan form, character of the building and its external appearance, and the layout of gardens and car parks.

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 same materials as used elsewhere on the building. Again, the services of a qualified architect are strongly recommended.



Advice on external alterations & extensions to existing buildings

The following guide explains in further detail how to approach certain types of alterations to properties in the conservation area.

Windows

Although scale, proportion and sizes may vary, vertical sliding sash windows would have been the original type of windows in most properties in this area. Where they still remain they should be retained and renovated where possible. If all or part of any window needs to be replaced it should match the original sash design. Care should be taken to ensure that 'reveals' are retained. This is important for practical (weather protection) as well as aesthetic reasons. If there is any doubt as to the original design of a window Planning Services will be able to offer advice. If additional windows are essential, they should be restricted to the non-prominent elevations. Their sizes and proportions should be in keeping with the architectural character of the host property.

When repairing windows care must be taken to retain and restore details. Imitation 'leaded' lights should always be avoided whilst aluminium and UPVC windows are likely to have different detailing and proportions to the original windows and are likely to

detract from the character of the building.

Dormer Windows

Dormer windows are not normally acceptable on principal elevations unless they can be shown to complement the original design, for example as a reinstatement of lost detail or where these may be a traditional feature on similar properties nearby. The cladding should complement or be the same as the roofing material. They should generally have a pitched roof and be small scale.

Brickwork

Brickwork should not be painted for aesthetic as well as practical reasons. Areas of brickwork requiring renewal should be replaced with matching or second hand bricks in the original bonding style. Materials and techniques for brick pointing should be compatible with existing construction. Samples can be prepared to obtain the correct match of colour. Pointing should match the existing work which is generally flush finish. Re-pointing with cement slurry, bagging or bag-rubbing is inappropriate.

The rendering or cladding of brickwork should also be avoided for both visual and practical reasons. Rendered/overclad surfaces can trap moisture in the building leading to damp problems occurring and modern cladding/renders are likely to look out of place on a historic property. Limited repair to brickwork is usually cheaper and visually more acceptable.

Brick and terracotta features such as keystones, corbels, finials and leaf designs should be retained wherever possible.

Stonework and Stucco

Stonework should be left unpainted, unless there is sufficient evidence to suggest that it was painted as part of the original design. Where stonework is to be cleaned, professional advice should be sought on the appropriate method, so as not to damage the surface of the stone or details and mouldings. 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.

Roofs

Existing roof lines and profiles should be maintained. Any renewals or repairs should use reclaimed or new materials to match those on the existing roof. Plastic membrane or felt coverings laid over the existing roof finish are not advisable. They cause damage to slates and tiles, and can lead to condensation problems and rot in roof timbers. Care should be taken to retain roof features such as decorated ridge tiles and barge boards.

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.

Satellite Dishes/and Aerials

Aerials and Satellite Dishes should be unobtrusive, located as sensitively as possible and should avoid main street elevations.

Front Doors

Original doors 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.

Porticoes and Porches

Where original, these features should be retained and repaired where necessary. Mineral felt or other similar roofing materials should not be used. Where porches are not part of the original design of the building, their addition should be avoided.

Boundary walls, gates and gate posts.

Red sandstone walls are a particular feature of the local area. Original boundary walls, whether brick or stone, should be repaired or rebuilt to the original design using reclaimed or matching materials. It is important that re-pointing of walls be done using a lime mortar, in order to avoid erosion of the masonry. Boundary walls and gatepiers should not be painted. Wooden fences should not be installed above existing walls.

New openings in boundary walls should be kept to a minimum especially on principal street elevations so that the streetscape is not adversely affected.

Services

Wherever possible original rainwater gutters and downpipes should be replaced in cast iron to the same patterns. Care should be taken in the siting of burglar alarms, flues, meter boxes and dustbin locations to minimise their visual impact on principal elevations.

Shopfronts and signboards

Every effort should be made to retain any remaining features of original shopfronts including fascia boards. These can be attractive and conspicuous features of very high quality (in contrast to modern-day equivalents). The painting of shopfronts and fascias can take a variety of forms using contrasting colours to highlight details. In certain cases, shops have signboards fixed to the building, some of which may already be illuminated. Owners wishing to renew or

upgrade existing signboards or erect new signboards must obtain any necessary advertisement consents before any proposals are carried out.

External roller shutters are not appropriate within the conservation area. External box housing and guiderails for roller shutters are unsightly. Where there is a concentration of shops with shutters this creates a bleak and hostile pedestrian environment when the shops are closed.

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.

If there is any doubt on any point, advice should be sought from Planning Services.

Website & email:

www.sefton.gov.uk/planning
planning.department@sefton.gov.uk

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