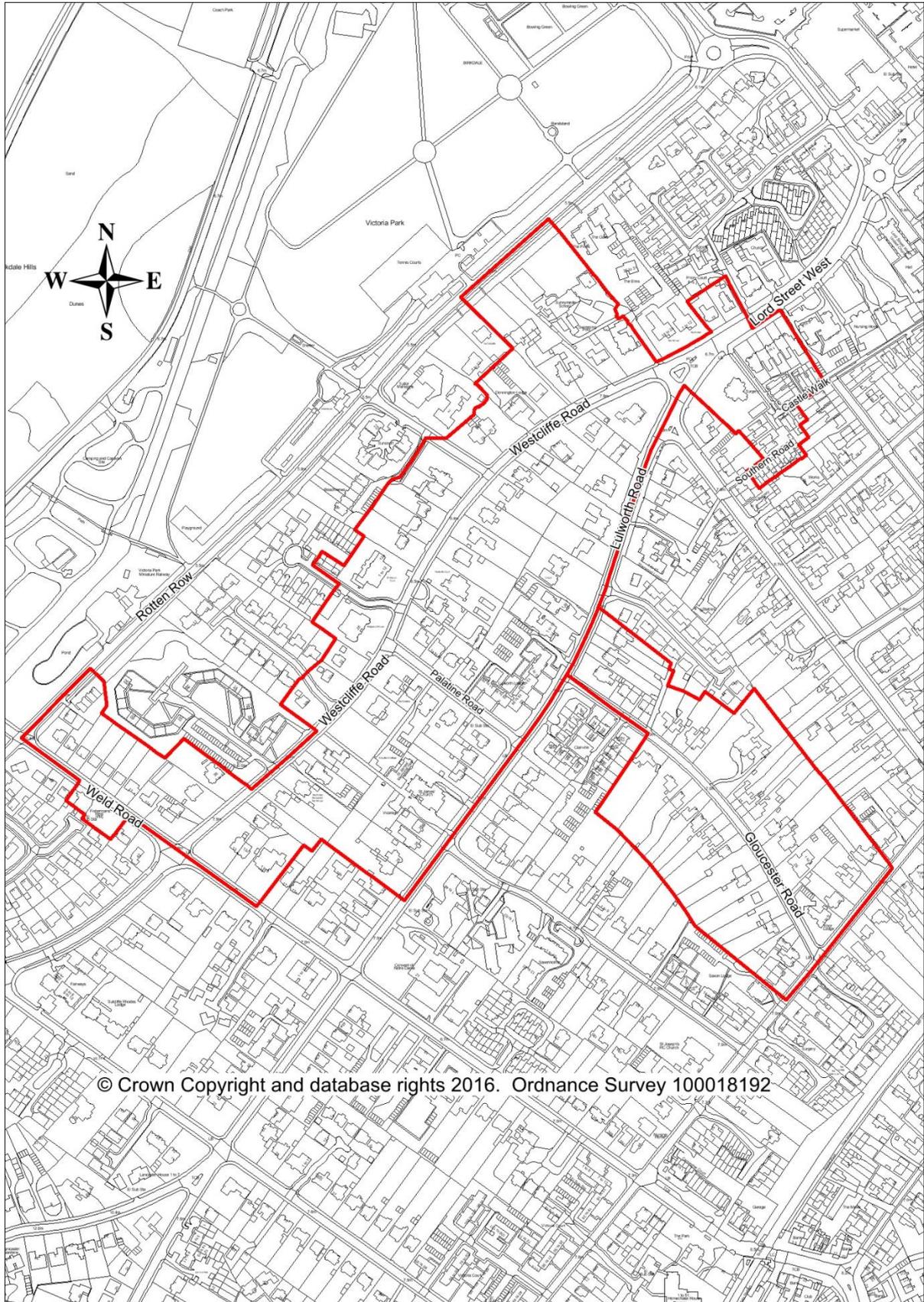




**Birkdale Park and  
Gloucester Road**  
Conservation Areas Appraisal  
Adopted March 2008

This conservation area appraisal was prepared by Donald Insall Associates in August 2007, amended following public consultation in November 2007 and fully adopted including the suggested boundary changes shown below in March 2008. For more reasoning on boundary changes please see Section 8.0



# BIRKDALE PARK AND GLOUCESTER ROAD CONSERVATION AREA APPRAISAL

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# **BIRKDALE PARK AND GLOUCESTER ROAD CONSERVATION AREA APPRAISAL**

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## **PREFACE**

### **Legislative Background**

Since the 1967 Civic Amenities Act local authorities have been empowered to designate as Conservation Areas those areas within their districts which were considered 'special'. The subsequent Planning (Listed Buildings and Conservation Areas) Act of 1990 consolidated those powers and defined Conservation Areas as:-

*"areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance".*

Such areas are diverse. They may be large or small; residential or commercial; civic or industrial; old or relatively modern. They may represent social ideals or civic pride. They may be specifically designed or speculatively produced; modest or grand. They may contain Listed Buildings of architectural or historic interest or may simply have local historic association. However, common to all will be an identifiable environmental quality which should be protected from unsympathetic redevelopment or alteration.

Sefton Council has declared 25 Conservation Areas throughout the Borough reflecting the variety of building styles and environments exhibited within its borders.

### **Policy Framework**

The content of the Planning (Listed Buildings and Conservation Areas) Act 1990 is clarified by national Planning Policy Guidance (PPG15): Planning and the Historic Environment and is supported by more recent Regional Planning Guidance for the North West (RPG13), which identifies as a key objective the need to ensure active management of the regions environmental and cultural assets.

The principles of these documents are further supported by Sefton Council's local Heritage Conservation policies contained within its Unitary Development Plan.

This legislation and policy framework enables the authority to exercise greater control over development within Conservation Areas and, where appropriate, this may be supplemented by the use of 'Article 4 Directions' to remove permitted development rights. In this way, minor changes, such as window replacement or loft conversions, which may be cumulatively detrimental, can be controlled.

National policy stipulates that local authorities have a duty to review, from time to time, their regions to ensure that places of special architectural or historic interest are being protected. The boundaries of existing Conservation Areas may be revised, new

areas may be designated and those areas which have been eroded to the extent that their special character has been lost may be de-designated.

### **How status affects Planning decisions**

Whilst the Council recognises that, for Conservation Areas to remain 'live' and responsive to a changing society, changes must and will occur, it nevertheless undertakes to ensure that all changes make a positive contribution to the character and appearance of its Conservation Areas and do not result in any serious loss of character or features.

Planning legislation supports the authority in this by increasing its control over development. It does this in the following ways:

- Buildings and structures may not be demolished without formal consent from the Council (Conservation Area Consent).
- Trees are protected and all work to them requires consent from the Council.
- New development is expected to reflect the quality of design and construction of the surrounding area and should make a positive contribution to the area's character.
- Local planning authorities may, if necessary, exercise even greater control by removing the basic permitted development rights of householders.
- Under section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Council has a legal obligation to ensure that "special attention shall be paid to the desirability of preserving or enhancing the character or appearance" of the area when formulating decisions on planning applications.

### **Need for an appraisal**

The first step to protecting the inherent qualities of a Conservation Area is having a thorough understanding of its character and Planning Policy Guidance PPG15 advises that "the definition of an area's special interest should derive from an assessment of the elements that contribute to (and detract from) it".

This should then underpin local policies for the areas protection. Such a definition requires a thorough appraisal of the area to assess the contribution of each element (eg. buildings, boundaries, trees, surfaces, etc.) to the areas overall character. PPG15 notes that "the more clearly the special architectural or historic interest that justifies designation is defined and recorded, the sounder will be the basis for local plan policies and development control decisions".

Whilst an appraisal aims to identify the essential elements which give an area its character, it is not intended as a detailed evaluation of each building and feature. Therefore any buildings, features and details may still have importance even though not specifically referred to in the document and any omissions do not indicate lack of merit or interest.

## **1.0 INTRODUCTION**

### **1.1 BACKGROUND**

This report has been prepared by Donald Insall Associates Ltd. on behalf of Sefton Metropolitan Borough Council. Its purpose is to clarify the designation of the conservation area, which will protect and enhance the character of the historic core of Birkdale Park and Gloucester Road (shown on Plan 03). Designation as a conservation area provides the Local Planning Authority with additional powers to protect and enhance the area's special characteristics.

### **1.2 SCOPE AND STRUCTURE OF THE STUDY**

The scope of this Conservation Area Appraisal is based on the guidelines published by English Heritage and represents a factual and objective analysis. In accordance with the guidelines, the following framework has been used as the basis for this analysis:-

- Location and population
- Origins and development of the settlement
- Prevailing former uses and their influence on plan form or building type
- Archaeological significance
- Setting of the conservation areas and their relationship with the surrounding landscape
- Character and relationship of spaces
- Contribution made by green spaces, trees, hedges, etc.
- Architectural and historic qualities of buildings
- Contribution made by key unlisted buildings
- Prevalent and traditional building materials
- Local details
- Extent of loss, intrusion or damage
- Existence of any neutral areas

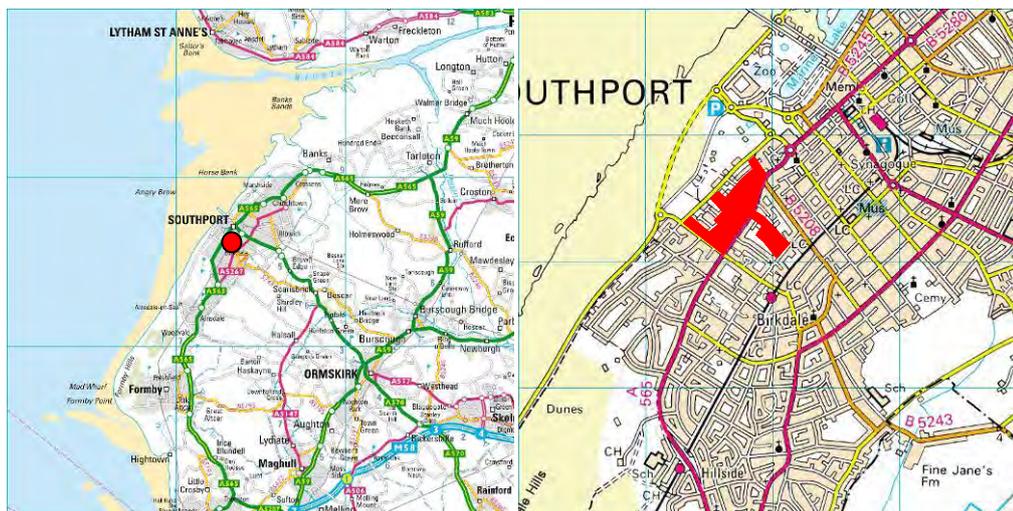
The document has been structured to encompass these areas of study and concludes with recommendations for the area including amendments to the conservation area boundaries.

It is the aim of this appraisal to identify and examine those elements which individually and collectively define the essential character of the area.

## 2.0 LOCATION AND CONTEXT

### 2.1 LOCATION

The Birkdale Park and Gloucester Road Conservation Areas are located adjacent to the west coast of the region, approximately 1 mile south of the centre of Southport. The local village centre of Birkdale is approximately ½ mile to the south-east of the conservation areas.



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Plan 01 – Showing Location of Birkdale Park and Gloucester Road Conservation Areas

### 2.2 TOPOGRAPHY AND GEOLOGY

Before the development of Birkdale Park in the 1850s, the area is understood to have been of a rural nature with pastoral areas for grazing cattle amongst the sandhills. At the position of the far north-east of Birkdale Park, where it adjoins Southport, was once the River Nile. Holly Brook, was a main tributary to the river and ran right through the site of the conservation area, approximately along what is now the route of Lulworth Road.

The conservation areas are predominantly flat, with the exception of the bank alongside Rotten Row. The area ranges from around 5 to 15 metres above sea level. Beneath the superficial deposits of silt and sandstone, it is thought that there is a bed of Triassic sandstone.

### 2.3 USES

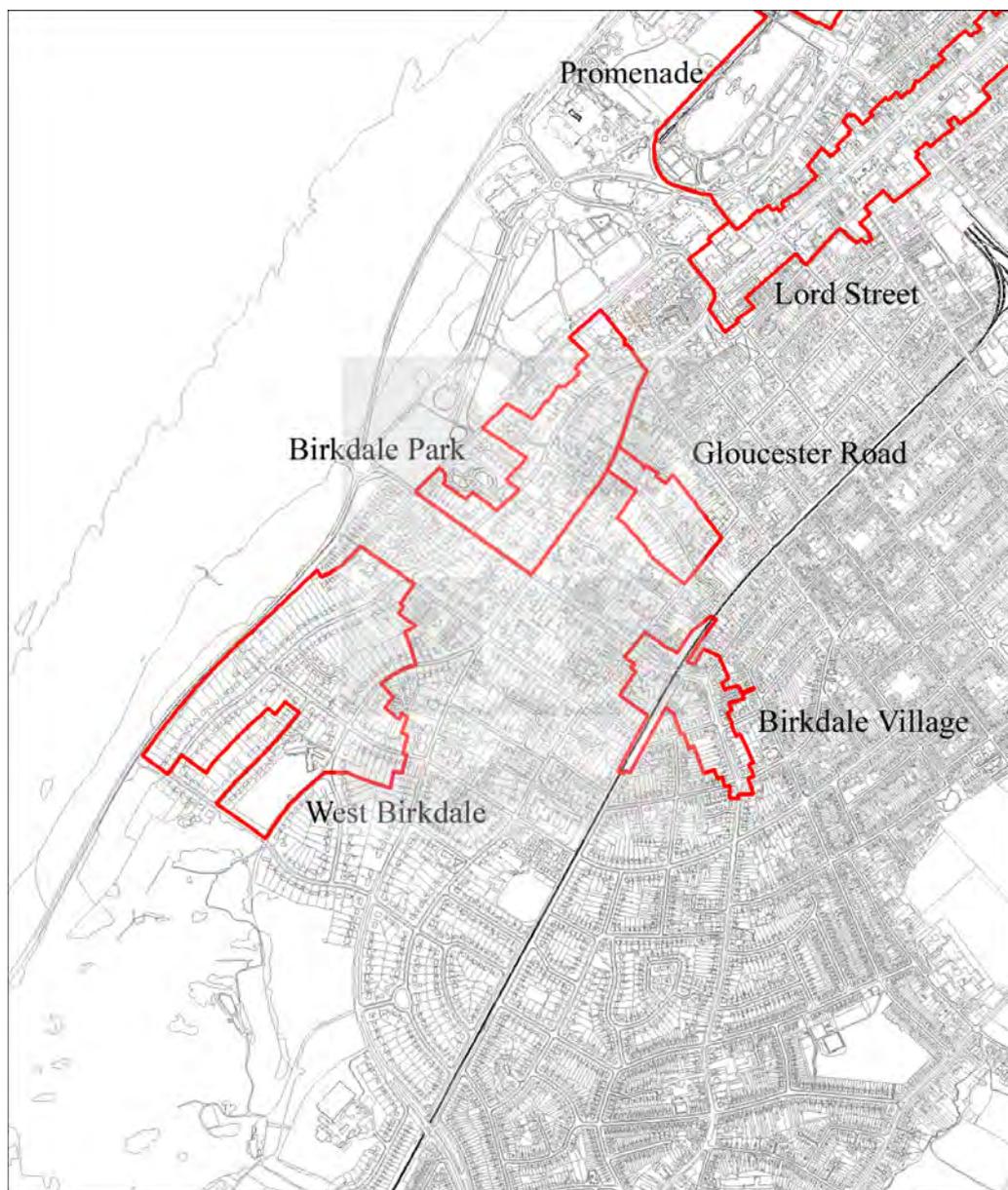
The Birkdale Park and Gloucester Road conservation areas consist almost entirely of residential buildings, with the exception of the church, schools and occasional service buildings such as doctors' surgeries.

### 2.4 CONSERVATION CONTEXT

Birkdale Park Conservation Area is located only 250m to the southwest of the Lord Street Conservation Area. Gloucester Road conservation area abuts the Birkdale Park conservation area and is situated around ½ mile to the north of Birkdale Village Conservation Area.

Buildings in the Lord Street Conservation Area date from the early 19<sup>th</sup> century, following Southport's rapid growth as a bathing resort. Lord Street is characterised by a rich tapestry of mid-late Victorian elegant public buildings and rows of shops sheltered by late 19<sup>th</sup> /early 20<sup>th</sup> century cast iron verandas. Birkdale Village Conservation Area, contains buildings dating from the second half of the 19<sup>th</sup> century, following the construction of the railway line. An exception to this is 74 Liverpool Road (a low, rendered cruck frame house with a thatched roof) which remains standing as an example of the type of buildings that would have perhaps been seen in the area in the 17<sup>th</sup> century.

West Birkdale Conservation Area consists of houses laid out in a similar manner to Birkdale Park, although it is slightly later in date. Many of the area's buildings were built between the 1870s and 90s and therefore have a more gothic character than their Birkdale Park Conservation Area neighbours, although are of a similar spacing and massing.



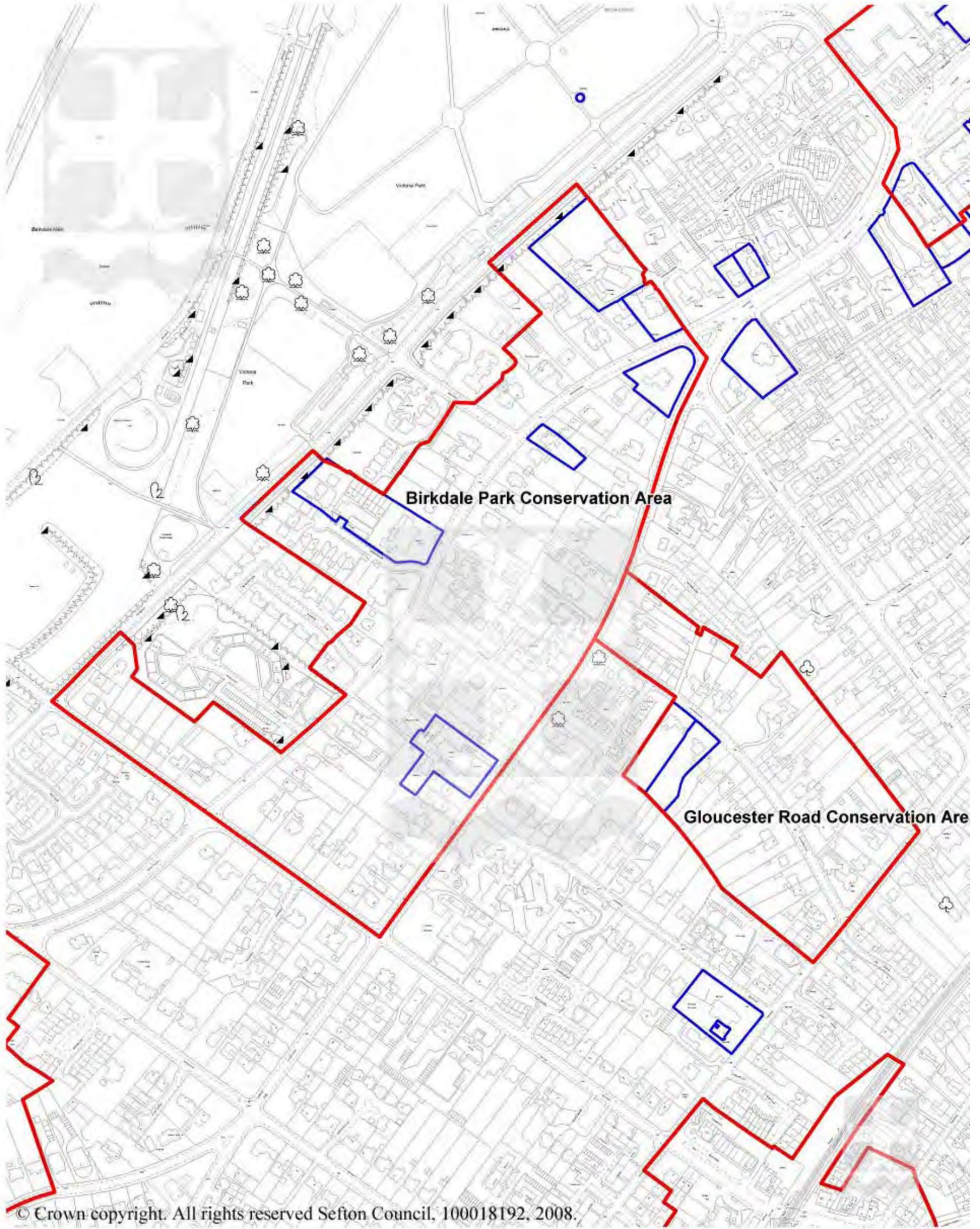
**PLAN 02 – CONSERVATION AREA CONTEXT**  
**Showing proximity of other Conservation Areas**

**2.5 STUDY AREA BOUNDARY (PLAN 03)**

The Birkdale Park Conservation Area boundary extends along Lulworth Road and Weld Road to its south-east and south-west sides. Its north-west facing boundary is irregular, extending out to Rotten Row in places, but coming inland towards Westcliffe Road in a number of instances where there has been modern development. The north-east boundary falls between properties including Sunnymede School off Westcliffe Road.

The Gloucester Road Conservation Area includes all addresses on the road, with the exception of Clairville. It also includes, however, numbers 15 & 17 on the east side of Lulworth Road and 12-28 (even) on the north-west side of York Road.

The area studied for this appraisal did not generally extend beyond the defined boundary but did consider a number of properties and features which abut the boundary and are of clear historic interest.



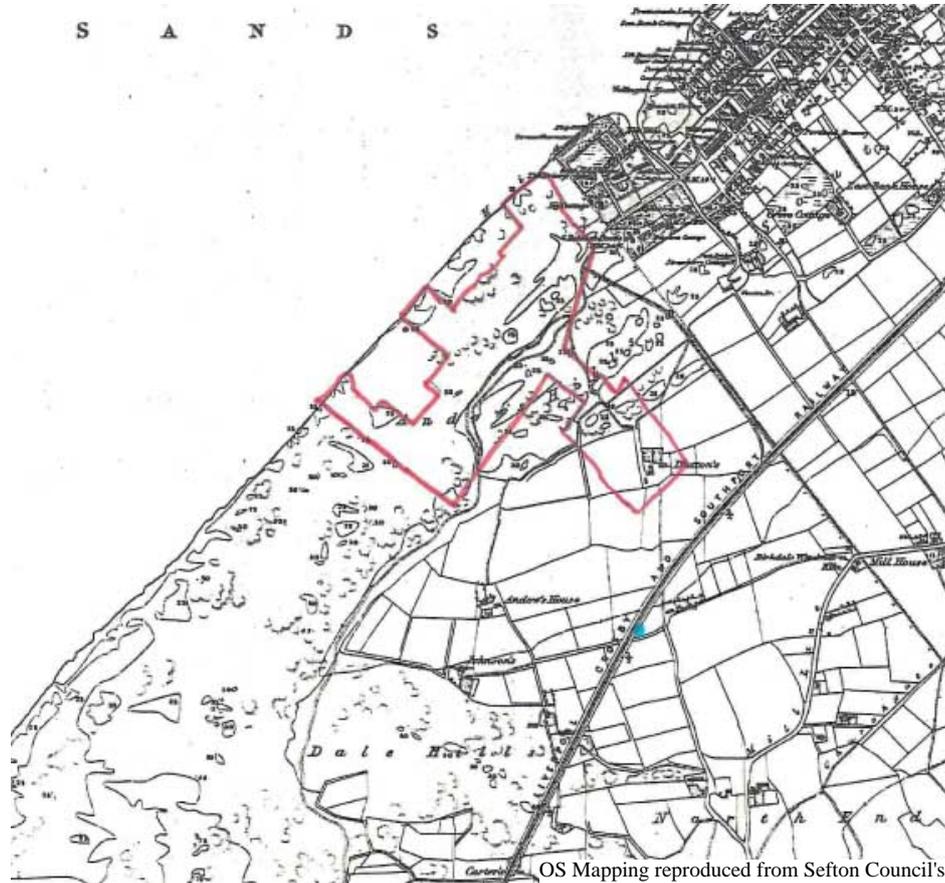
	Conservation Area Boundaries
	Listed Buildings*
	* as at time of writing

**BIRKDALE PARK AND GLOUCESTER ROAD CONSERVATION AREA APPRAISAL**

### 3.0 HISTORIC DEVELOPMENT

(see Plan 06 at the end of the section for the relative ages of buildings and features)

#### 3.1 EARLY HISTORY AND ORIGINS



Plan 04 - Historical map dated from around 1850. The approximate sites of the existing conservation areas are shown in red and Birkdale station shown in turquoise.

There is known to have been a settlement around Birkdale since around the time of the Domesday Book, although the name 'Birkdale' did not emerge until later. The name was used in the chartulary of Cockersand Abbey in around 1200. Birkdale is thought to be a corruption of the old Norse words 'birki' (meaning birch-copse) and 'dalr' (dale).

In 1632 Birkdale and neighbouring Ainsdale were sold to Robert Blundell of Ince-Blundell. Birkdale continued, however, as a series of scattered farmstead without a focal church or manor house. It was described in 1834 as being 'a cheerless, bleak forlorn little region partly occupied by sandhills and meagre pasture grounds'. Figures show that the population of Birkdale rose gradually from around 150 in the late 1600s to 600-700 in 1848. It is thought that most buildings up to this time were modest in character with thatched roofs.

During this time, Birkdale had continued in the possession of the Blundells. However, in 1837, the ancestral line ended in females, with the land, including the Ince-Blundell estate, passing to the Weld family. The new owner, Thomas Weld

Blundell, assumed the family name of the previous owner in accordance with the terms of Charles Robert Blundell's will.

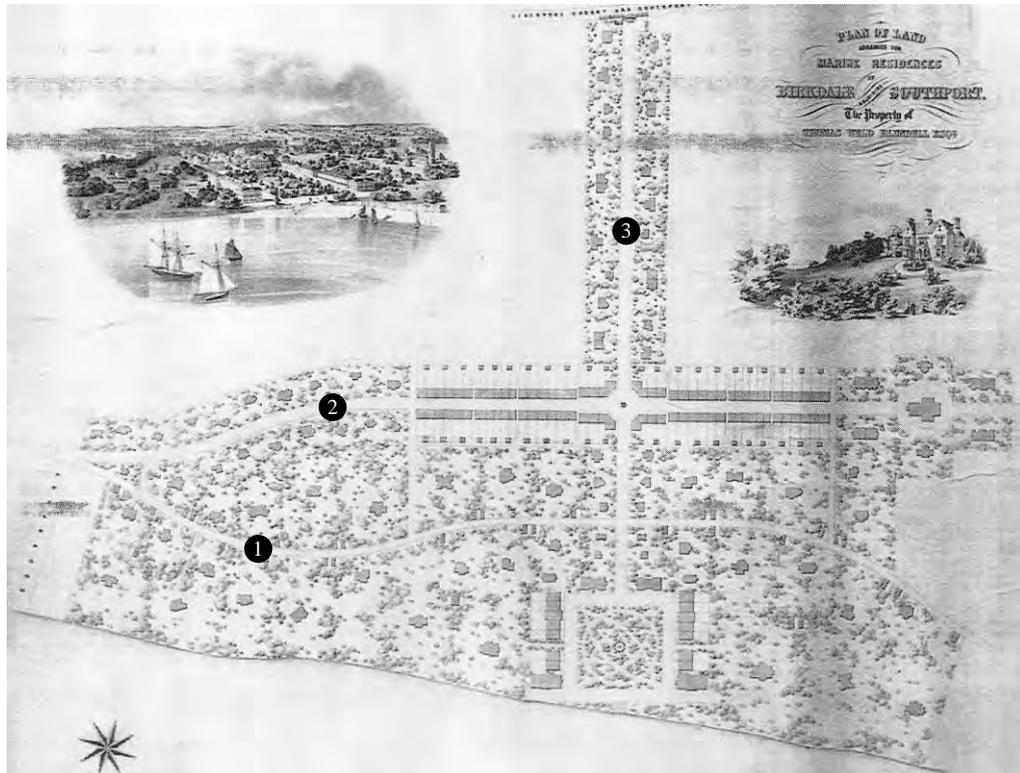
Southport flourished in the early 19<sup>th</sup> century as a health resort popular for sea bathing, but development was effectively halted at its southern end by the boundary waterway known as the Nile.

The stimulus to change was in 1848, when construction began on the Liverpool to Southport railway line. Not co-incidentally, also in 1848, Thomas Weld Blundell, the grandson of the aforementioned landowner, secured an act of parliament, enabling him to offer the area of land, that was to become Birkdale Park, for sale.

### 3.2 DEVELOPMENT (SEE PLAN 06 AND THE HISTORIC MAPS)

Thomas Weld Blundell employed landscape designer Edward Kemp in 1848 to draw up a plan for the development.

The original plan by Kemp showed approximately 100 detached, or occasionally semi-detached houses, each set in spacious grounds. These houses were to be built on the sweeping curve of what was to become Westcliffe Road, together with the northern end of Lulworth Road and Gloucester Road. In addition to the above, the tour-de-force of the design was the grand symmetrical terraces proposed either side of an axis set up around Gloucester Road. Towards the sea further terraces were to be set out around a formally landscaped square.



Kemp's 1848 plan for Birkdale Park . Although differing in a number of respects from what was actually built, a number of the roads seen today are clearly discernable: 1) Westcliffe Road; 2) Lulworth Road; 3) Gloucester Road

One of the first builders to take up the leases on the land was John Aughton. The earliest houses, of which 1 Lulworth Road and 6 Westcliffe Road are good examples, were built adjacent to Birkdale's Southport boundary. Also by Aughton, and built in

1851, were numbers 2 and 4 Gloucester Road. John Aughton worked on Birkdale Park between 1850 and 1854, before leaving to work in Canada.

Birkdale Park was intended to be an area for wealthy Liverpool businessmen to reside. It was originally conceived as a completely separate entity to Southport with shops and a church intended for Lulworth Road.

The asphalted roads laid out in the first few years of Birkdale Park were considered luxurious in comparison to the uncomfortable ride given over the stone setts seen elsewhere.

As Birkdale expanded, the demand for a church of its own grew. In 1856 an appeal was started for the necessary funds to build a church. St James's was consecrated in 1857 and served the population of 400 of Birkdale Park. The original plot shown on the Kemp plan was decided to be inadequate in size.

At the end of the 1850s, the following streets were occupied: Aughton Road, York Road, Gloucester Road, Lulworth Road, Westcliffe Road and Weld Road. By 1868 the number of roads under the place name of Birkdale Park had risen to 18, although the layout by this stage had deviated from that originally proposed by Kemp. Aughton Road was one of the first of the originally proposed roads to be extensively occupied as cheaper plots were offered. Amendments to the original leases on Aughton Road meant that houses were often built to the rear of those fronting the road together with short terraces. This effectively changed the original intentions for the roads, with the high-class dwellings focused elsewhere.

Thomas Weld Blundell came from a catholic family and keenly supported the building of St Joseph's Church in 1865, donating £1,000 of his own money. Two thousand people were present at the laying of its foundation stone.



The inland-facing elevation of the Birkdale Palace Hotel which was demolished in 1969. The single storey part of the building at the far right-hand end of the photograph now forms the Fisherman's Rest pub on Weld Road.

In 1866 the Palace Hotel was built, to the south of the current Birkdale Park Conservation Area, at the end of Weld Road. The grand building was 200ft or 17 bays long built amongst 20 acres of landscaping. It is rumoured that the building had been built the wrong way round, with the principal façade facing inland. The

architect, Magmall, reportedly committed suicide, by jumping from the roof of the hotel, possibly as a consequence of his apparent mistake. The hotel was slow to take off in popularity. The lack of road or tram access contributed to its initial problems, causing it to go into liquidation. Only 15 years after it opened, the hotel was refurbished and reopened with hydrotherapy facilities and modern amenities such as electric lighting. At this time its grounds had been reduced to 5 acres.

During the 1860s and 1870s Birkdale Park's wealth grew. At its outset, Gloucester Road had a relatively small percentage of owner-occupiers, but in 1871, the largest house 'Eskdale' was built, confirming it as part of the high-class residential area. Further evidence of the area's status is shown by the number of private schools - by 1968 there were sixteen private schools within Birkdale Park.

The Southport and Cheshire Lines Extension Railway opened in 1884 which included a station at Birkdale Palace Hotel. Previously rail journeys to Liverpool or Manchester had ended at terminus stations making travel beyond problematic. The new line gave improved access to Yorkshire and the Midlands. As part of the development of the railway, the company agreed to provide a promenade and sea wall. As well as a recreation ground that was to become Victoria Park, the act allowing the construction of the railway also insisted on the proper laying out of Rotten Row, which had previously been little more than a track.

Victoria Park had been laid out in 1884, shortly followed by Southport Park in 1887. Following the amalgamation of Birkdale and Southport in 1912, the two parks were combined and Rotten Row improved to provide a ½ mile herbaceous border.

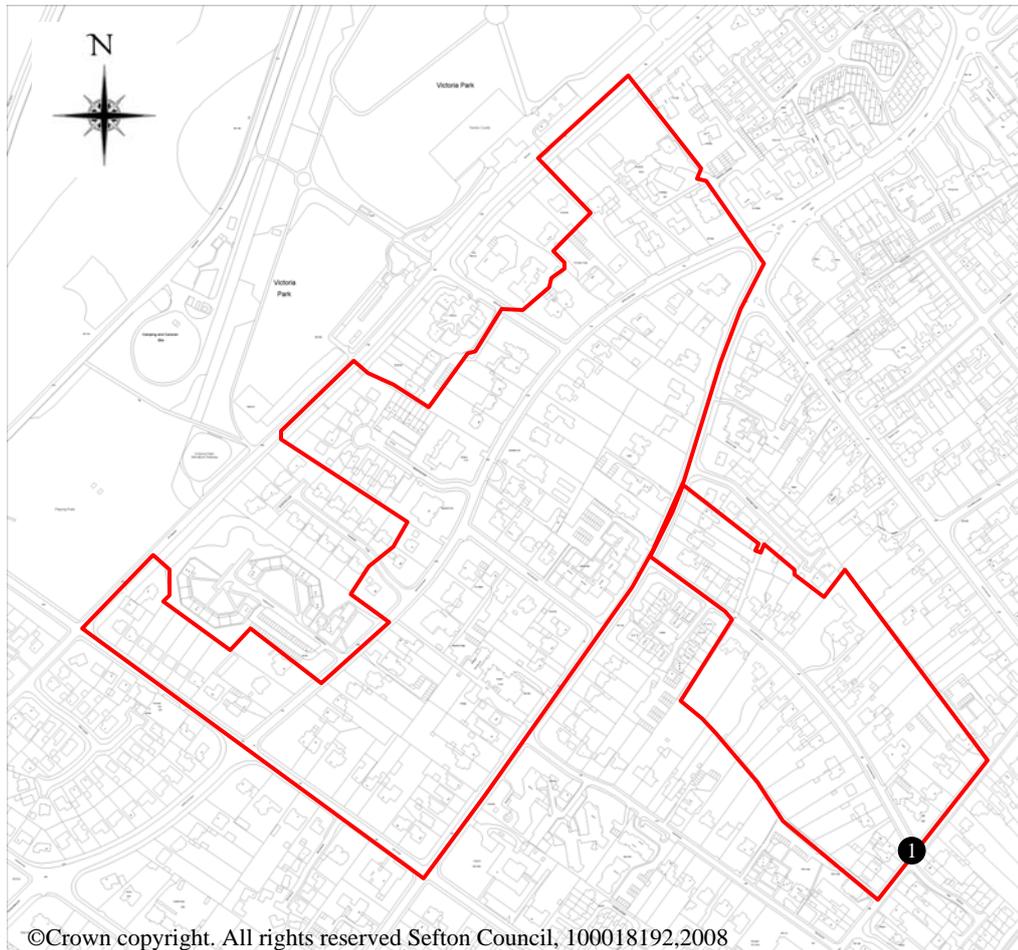
As with almost all historic towns and villages, the area experienced a decline in its wealth and status in the mid twentieth century. Birkdale Palace Station was closed in 1952 and the Palace Hotel closed and demolished in 1969, with only its northernmost extremity remaining – the single storey Fishermen's Rest public house standing as a reminder of its once grand setting.

Large detached houses in spacious gardens, requiring paid assistance for their upkeep became unrealistic for all but the wealthiest of homeowners following the Second World War. Development of purpose-built flats and conversions started in the 1960s and quickly accelerated to such an extent that the local planning committee imposed a temporary moratorium in 1974 on such developments until a policy could be approved. The Redevelopment Policy was written in 1976. The guidance stated that existing buildings should be retained if possible and extensions should be limited to a size that does not materially affect the appearance of the property or necessitate large parking requirements. Planning conditions would be imposed requiring the retention and maintenance of existing garden features. New buildings were to be set back at least 20ft from the road and were to accord with the existing site requirements. Monotonous frontages were to be avoided and buildings were to be of a domestic scale and character. Windows and roofs were to be sympathetic to, although not necessarily replicate their older counterparts.

Whilst this intervention may have stopped some loss of buildings within Birkdale Park, demolition continued to a lesser extent and apartments carried on being built on a similar scale. Gloucester Road and its immediate environs were designated as a conservation area in 1989 followed by the Birkdale Park Conservation Area in 2000.

### 3.3 ARCHAEOLOGY

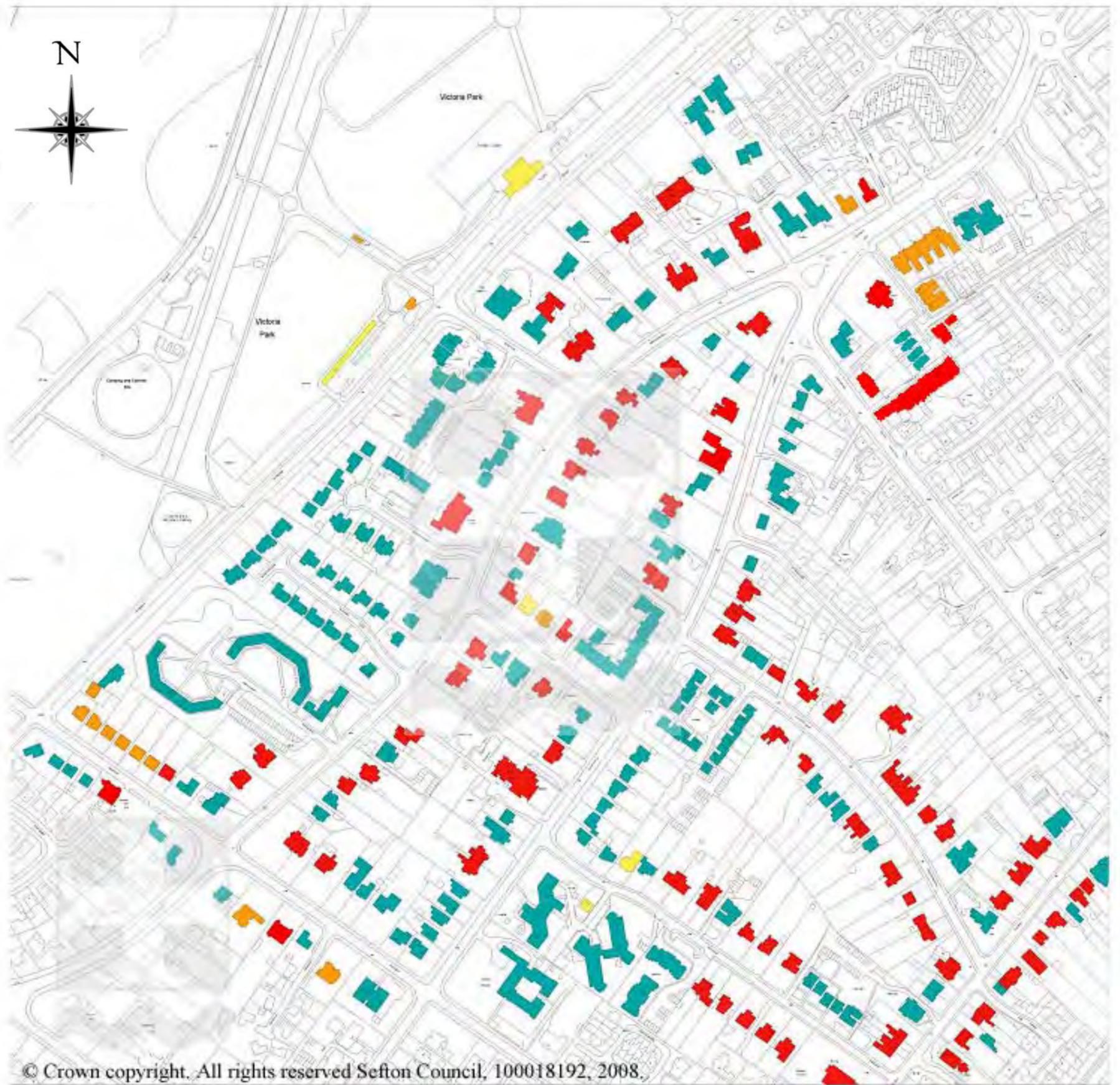
The Merseyside Archaeological Service Historic Environment Record has only one site of interest in and around the Birkdale Park and Gloucester Road Conservation Areas. This is as follows:



#### Plan 05 – Showing Archaeological Finds

Site 1 – Bronze Age / Mesolithic burial found in 1874 about 15ft below the surface. The ground conditions were said to be peaty soil covered with brown sand.

It should be noted, however, that lack of finds generally indicates a lack of investigation, as apposed to a lack of archaeological / historical interest.



**Key**

- Buildings built before **1893**
- Buildings built between **1893** and **1908**
- Buildings built between **1908** and **1927**
- Buildings built after **1927**

**BIRKDALE PARK AND GLOUCESTER ROAD CONSERVATION AREA APPRAISAL**

**PLAN 06 - SHOWING RELATIVE AGES OF BUILDINGS**

Donald Insall Associates Ltd., August 2007

## **4.0 LANDSCAPE AND VISTAS**

### **4.1 SETTING AND RELATIONSHIP WITH SURROUNDING AREA**

The Birkdale Park and Gloucester Road Conservation Areas effectively act as a suburb of Southport, sharing its facilities such as shops and schools. The physical relationship to Southport town centre is strong, with Lulworth Road operating as an extension to the town's principal thoroughfare, Lord Street, to the north.

Despite the equal proximity, the physical relationship with Birkdale Village, is perhaps not as strong. Birkdale Village and Birkdale Park are separated by the railway line and therefore are linked only via level crossings. Birkdale Village provides a good variety of shops, and is also popular for its cafes and restaurants.

Immediately to the south the Victorian and Edwardian suburbs of Southport continue, with further large detached houses. Separating the next community of Ainsdale from Birkdale is the Royal Birkdale Golf Club. Although Ainsdale has similar Norse roots to Birkdale, its character is distinctly more modern, with smaller, more densely spaced and architecturally repetitive houses prevalent.

Birkdale Park seems surprisingly detached from the coast. Victoria Park, separating it from the sea, is not generally visible from the conservation area, excepting from a small number of the houses overlooking Rotten Row. The park provides an attractive area of greenery but does not take on any of the character of the coastline beyond.

Lulworth Road acts as one of the main routes into Southport town centre from Liverpool and other places to the south. There is an almost constant stream of traffic throughout the day and traffic lights are used to manage vehicular movement at the junction with Weld Road. The noise created by the traffic and the visual clutter of signage and bus stops etc. detracts from the original character of the road and will have inevitably altered the way it has developed. The other roads in the conservation areas are considerably quieter, as they are generally not used as through routes.

### **4.2 CHARACTER AND RELATIONSHIP OF SPACES**

The spatial character of Birkdale Park is largely defined by the strong linear influence of Lulworth and Westcliffe Roads, which diverge from a common point at the southernmost extremity of Lord Street West. Two secondary roads, Rotten Row and York Road also run parallel to these roads and to the strong influence of the coastline and railway. Roads running perpendicular to the coast are generally narrower, more intimate in feeling and of a shorter length. Weld Road is perhaps an exception to this rule as it links Birkdale Village with the coast road.

Both conservation areas are almost entirely flat (except for the bank down to Rotten Row) and have no natural focal point with buildings of a fairly consistent density throughout. The largest of the houses are on the main streets of Westcliffe and Lulworth Roads. The original hierarchy of buildings has to some extent been lost, however, as the larger buildings overlooking the coastline have generally been replaced, or have had their grounds developed.

#### **4.3 VIEWS AND VISTAS WITHIN THE CONSERVATION AREA**

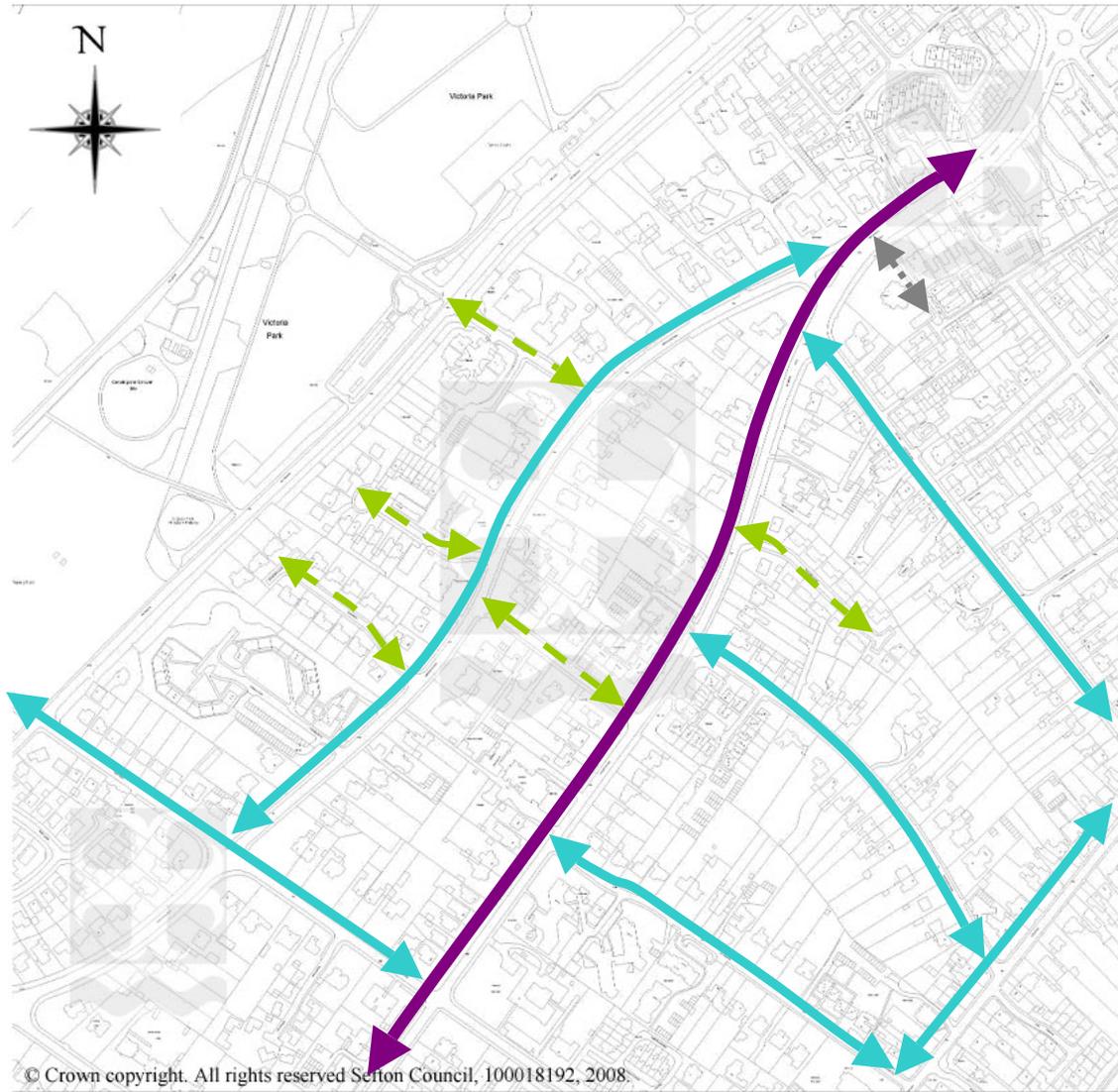
There are remarkably few vistas towards specific points of interest within the conservation area due to the consistency of the heights of buildings and the density of trees and shrubs along the front boundaries of the houses. All of the longer streets have a slight curve, therefore not permitting long range views: instead the winding roads gradually reveal the varied architectural streetscape, as intended by the original developers. The straighter roads terminate at the edge of or outside the conservation area at nodes where there is little of any particular interest.

Views towards no. 2 Lulworth Road and the former shelter/W.C building along Lord Street West are important as these buildings act visually as a gateway to the Birkdale Park Conservation Area.

From Victoria Park there are some views of the older villas in Birkdale Park, most notably Sunnymede School and the semi-detached 8/12 Westcliffe Road. The rears of these properties were designed to be prominent and therefore are as architecturally considered as their road-facing frontages.

Looking inland along Beach Road the view is attractively terminated by a centrally placed villa on Westcliffe Road.

St James's Church is the highest and most prominent building in Birkdale Park and is glimpsed in a number of places, perhaps most notably across the currently empty site on Westcliffe Road.



**Key**

- Primary route 
- Secondary route 
- Tertiary route 
- Footpath 

**PLAN 07 – SHOWING  
HIERARCHY OF ROUTES**

## **4.4 GREEN SPACES AND PLANTING**

### **4.4.1 Green Spaces**

The Birkdale Park and Gloucester Road Conservation Areas do not have any designated public green spaces, although they border Victoria Park which is an extensive recreational facility with amenities such as tennis courts, bowling greens and a boating lake. The park has a combination of formally laid out beds with shrubs and avenues of trees, together with simpler grassed areas. There are views from the park towards the rear of buildings on Westcliffe Road and of Southport Promenade.

### **4.4.2 Planting**

The leases of the original properties required owners to lay out flower gardens with trees and shrubs. To a large extent this tradition has continued, although clearly the choice of planting has now focused towards that which is low maintenance, instead of beds of flowering annuals. The 'greenness' and parkland setting of Birkdale Park is one of its most significant characteristics. The spacious grounds of houses allow for plenty of room for trees and large shrubs. Most plots have a significant border of trees and shrubs to the front and side boundaries, often partially obscuring the buildings from view from the street. The sense of seclusion given by this planting adds to the 'exclusive' character of the area.

In a small minority of cases, this significant part of the building's character which contributes positively to the conservation area is lost, due to either over or under-use of planting. Particularly where some houses have been converted into flats, large areas of the front garden have been hard landscaped for parking allowing very little room for planting. On the other hand, some houses have an opaquely dense screen of trees at the front boundary often 4 or 5 metres high. Particularly where the trees within the screen are not considered to be 'good quality' this can be detrimental to the streetscene (e.g. leylandii at 1 Lulworth Road).

There are a number of types of trees and shrubs that are seen repeatedly throughout the area. Most notable is holly, which provides dense architectural shapes all year round and contrasts well with the red brick buildings. Holly is amongst a number of dense evergreen plants that would have been fashionable in the early years of Birkdale Park.

Also important to the conservation area are hedges, which reaffirm the strong boundary lines provided by the gate piers and walls.

It is not known whether Birkdale Park's streets were ever tree-lined; it appears not to have been the intention on Kemp's plan. Certainly, Lulworth and Westcliffe Roads are of the width and character that would have originally suited being tree-lined; however, almost no trees exist today outside of privately owned land. The only exceptions to this rule are where trees have been planted adjacent to new housing developments. In these instances, the trees are important as they help to compensate for the lack of planting in the new plots.

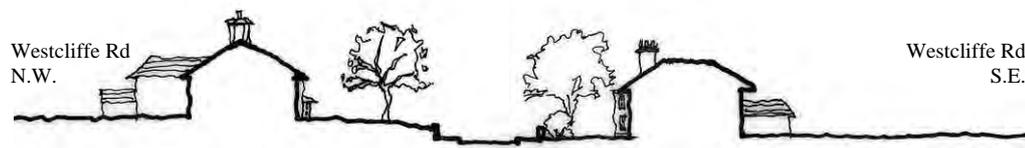
## 5.0 TOWNSCAPE AND FOCAL BUILDINGS

### 5.1 TOWNSCAPE

#### 5.1.1 Grain

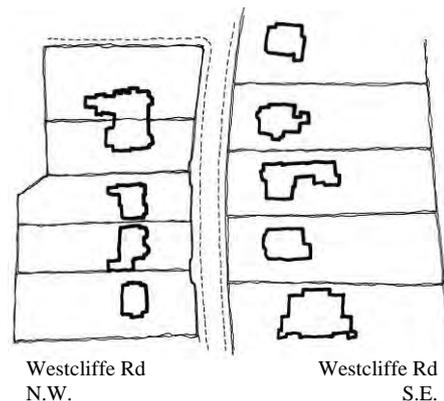
The grain and density of the Birkdale Park and Gloucester Road Conservation Areas is predominantly defined by generous plots containing large semi-detached or detached houses. The spaces between properties contribute to a sense of openness, as do the widths of the streets (which are generally considerable). Buildings generally fill only about 10% of their plots. This sense of spaciousness is critical to the character of the conservation areas. At the time that Birkdale Park was being laid out there was a requirement that all houses should be built at least 15 yards back from the street.

The following are comparative example sections indicating the street widths in relation to typical building heights:



#### Westcliffe Road (South-East) Grain

- Originally had some of the largest, highest status houses, with grounds often extending towards Rotten Row
- Few original boundaries remain
- A combination of detached and semi-detached houses (many of which are later subdivisions)
- Houses generally set back around 20m from the road
- Buildings 2-3 storeys in height



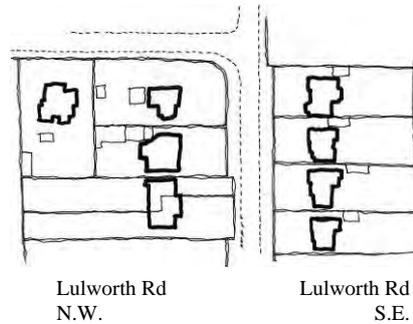
#### Westcliffe Road (North-West) Grain

- Deep plots with large detached houses
- Houses generally set back around 10-15m from the road
- Typical plot size 26m x 80m
- Buildings 2-3 storeys in height



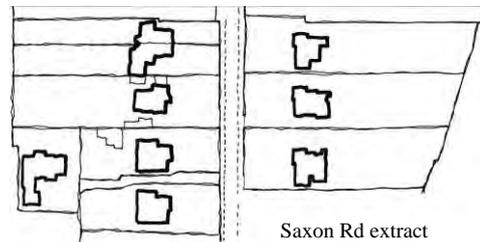
**Lulworth Road**

- Large variation in plot size and shape
- No building line to north-east end
- Buildings generally 2 storeys in height, with some exceptions
- Houses generally detached, but vary considerably in size
- Houses on the south-east side (outside the conservation area) are often much smaller and are built in less generous plots.



**Gloucester Road / Saxon Road Grain**

- Equal quantities of fairly large detached or semi-detached houses
- Long narrow plots of a typical size 18 x 90m.
- Generally consistent building line of around 15-20m from the road
- Buildings spaced closer together, but with generally at least 7-8m between them
- Narrower road width



As well as the size and shape of plots, the relationship of the building to its boundary is also critical

Although it is possible to note a pattern between plot sizes and the relative positions of buildings within them, there are just a few interesting anomalies. Perhaps of most interest are a collection of buildings along a short section Gloucester Road. Whereas, the rest of the road has a relatively consistent building typology, the grain is suddenly broken. The first anomaly is 'Eskdale', a large detached house set in spacious grounds, akin to a number of the early houses on the north-west side of Westcliffe Road. The building is perhaps more along the lines of what was originally intended for the road, before the landowners had to settle for smaller buildings whilst the leases were slow to be sold. The second is the small row of terraces adjacent – the only one in either conservation area. Although the building has a number of the features that help to characterise the area, such as the dentilated eaves, it lacks the formality of other buildings, appearing more as a building that has evolved over time. It is thought that the terrace, formerly known as Arlington Place, is the oldest building

on the road and possibly incorporates parts of an older farm building. One of the units within the terrace was also Birkdale's first Post Office.

### **5.1.2 Scale**

Historically, the scale of buildings within Birkdale Park was carefully used to define hierarchy. Although many of the grandest of the houses are only of two storeys, these would dwarf a modern counterpart due to their high floor to ceiling heights. Buildings such as St Wyburn (Kingswood School) used features such as heavy eaves details, quoins and a classical porch to assert the building's presence on the street. In addition to the above, the building is raised up from the road within its landscape and is positioned on the inside of the sweeping curve of the road. All of these design attributes make it feel much larger than its 2 storeys and 5 bays.

Some slightly later houses are taller, often with a third 'half' storey in a gable end or using dormers. These buildings are generally of a gothic influence, with steeply pitched roofs, and built when there was a fashion for flamboyant roofscapes. The later, 20<sup>th</sup> century, arts and crafts houses are of a smaller scale, although still larger than a typical current day house.

The scale of buildings is important to the character of Birkdale Park. Generally buildings are not over-dominant and are of a height that can be screened by trees. The consistent height of buildings is particularly important to views across the area from Victoria Park.

### **5.1.3 Rhythm**

Rhythm is an important part of the character of some parts of Birkdale Park. Along the south-east side of Westcliffe Road and parts of Saxon and Gloucester Road there is a rhythm set up between groups of buildings, where they are of a similar massing, intermediate spacing, distance from the road and architectural character. In these areas the visual relationship between buildings is important – buildings are often positioned directly opposite each other or have similar features on the facing side elevations.

In other parts of the conservation areas, the original houses were larger and designed to be individual in character, and often to stand out from their neighbours. Along the north-west side of Westcliffe Road the building line, spacing and style of the buildings was varied, presumably as different building owners had different requirements for views, privacy and one-upmanship. It is possible to say along these parts of roads, there is very little or no rhythm between houses and in these instances it must be seen as a positive part of the conservation areas character.

### 5.1.4 Repetition, Diversity and Building Groups

With the exception of a small number of modern houses, there is almost no repetition of house design within Birkdale Park and Gloucester Road Conservation Areas. It is clear that individuality was an important part of the original concept of the estate, giving it an air of exclusivity and making it quite different from the mass housing being built in and around Liverpool at that time. There are, however, a few groups of generally adjacent buildings, which have a very similar design, but with slight variations on a common theme. These are generally buildings built later in the 19<sup>th</sup> or early 20<sup>th</sup> centuries.



**Repetition of building forms along Westcliffe Road.** Although these buildings would have been subtly different when built, these photographs illustrate how adverse alterations can destroy the relationship existing buildings have with each other.



**Similar buildings along Saxon Road**

This sense of repetition in general form but with varied detailing within a common theme is important to the character of the conservation areas where buildings are fairly closely spaced. Diversity within these general forms is generally provided through changes to window surrounds (including hood-moulds), doors and bay window types.

### 5.1.5 Roofscape

Almost all buildings within the conservation areas have pitched roofs, with the exception of a very small number of 20<sup>th</sup> century apartment buildings. The roofs of

buildings within Birkdale Park, together with their associated details such as eaves and gables are a particularly important feature to its special character. The roofs of buildings are often their most prominent feature as the rest can be hidden by trees. Roofs of the buildings express the individual character and style of the buildings beneath and many use elaborate detailing around the eaves, verges and chimneys as part of their character. There are clear distinctions between the architectural treatment of the Italianate, Gothic and Arts and Crafts roofs. A number of houses have decorative ridge tiles and some roofs are further detailed by bands of fishscale slates.

Low pitched, hipped roofs are seen in all the Italianate influenced buildings, but also in the slightly later and often smaller houses. The gothic styled houses have more complicated roofscapes picturesquely broken up with turrets, dormer windows and gables.

#### **5.1.6 Condition**

The vast majority of the buildings within the conservation areas appear to be occupied and therefore dereliction is not prevalent. However, there are a number of vacant buildings which are boarded up against vandalism. It is likely that the condition of these buildings is deteriorating. Prolonged periods of buildings being boarded up can have a detrimental effect on the streetscape. The smaller properties within conservation areas are in single family occupancy and these are generally well-maintained. Larger properties are sometimes in multiple occupancy often resulting in some alterations occurring and potentially leaving the condition of shared areas (such as gardens) less well maintained and/or decorated / planted to a more basic standard.

### **5.2 FOCAL BUILDINGS AND FEATURES**

(see Plan 08 at the end of the section for the locations of focal buildings)

Birkdale Park has few focal buildings and structures due to the limited height of buildings, their predominant residential usage and the large degree to which buildings are screened by trees and set back from the road.

However, the following buildings and structures act as points of reference to visitors and residents:

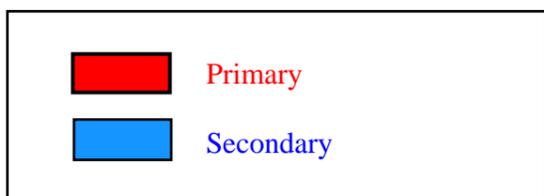
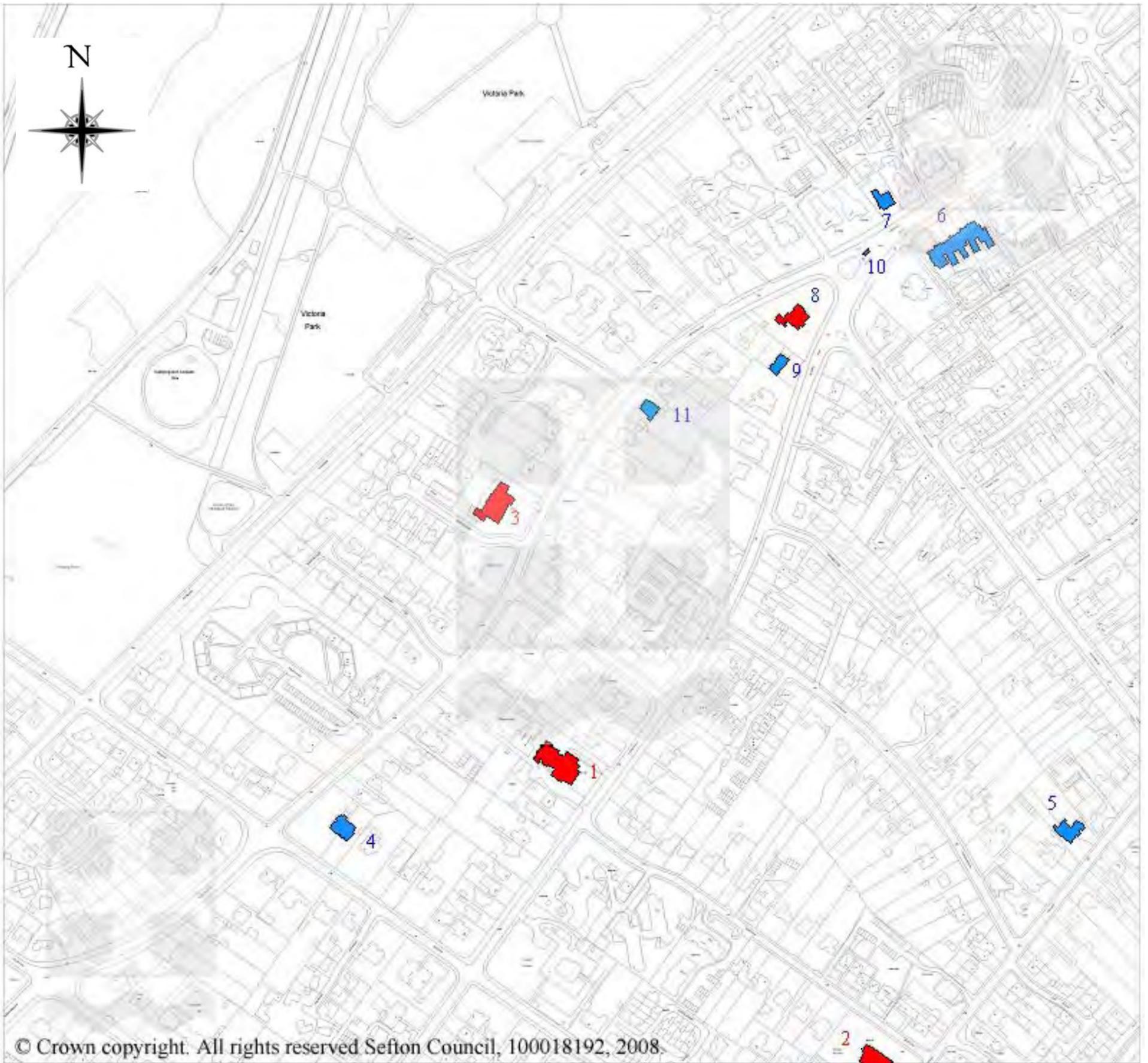
#### **Primary:**

Being the two highest buildings, the two churches (St James's (1) and St Joseph's (2)) are perhaps the most obvious focal points, providing visual points of reference to visitors. Also listed as being a primary landmark is St Wyburn (Kingswood School) (3), due to its visual dominance over Westcliffe Road.

#### **Secondary:**

There are a few further buildings in and around the conservation areas that add to the character of a specific point within the conservation areas and help to provide a point of reference:

- 13 Weld Road (4)
- 12/14 York Road (5)
- 10-18(even) Lord Street West (6)
- 13 Lord Street West (7)
- 2 Lulworth Road (8)
- 2a Lulworth Road (9)
- Lodge to Victoria Park (10)
- Shelter/WC at junction of Lulworth and Westcliffe Roads (11)



BIRKDALE PARK AND GLOUCESTER ROAD CONSERVATION AREA APPRAISAL

## 6.0 ARCHITECTURE MATERIALS AND DETAILS

### 6.1 PROMINENT STYLES

The predominating style in Birkdale Park is ‘Suburban Italianate’ with the majority of buildings built before around 1880 being of this manner. Many of the houses in the conservation areas demonstrate features of the style such as stuccoed quoins, bracketed eaves, tripartite windows, classically inspired pilasters or columns to porches. The style is associated with the large suburban villas of the 1830s and 40s and later became diluted for mass middle-class housing around the mid to late 19<sup>th</sup> century.



‘Suburban Italianate’ houses in Birkdale Park

A secondary style within Birkdale Park is Victorian gothic. These houses were probably built within a relatively short period of between around 1880-1900, after Suburban Italianate had ceased to be popular. Typical features are ornate terracotta or stonework detailing, steeply pitched roofs, pointed arch openings, polychromatic brickwork and dormer windows. Some houses, display characteristics of both styles with the bracketed eaves and low pitched roofs of the earlier villas together with gothic-arched openings and steeply-pitched towers and turrets. The most prominent house with these mix of styles is the early 1 Lulworth Road. This period and style saw a gradual move away from sash windows to casements often with leaded panes, although many houses unusually display leaded sash windows.



‘Gothic’ style houses within and adjacent to Birkdale Park. The right hand photograph shows a building that has both Gothic and Suburban Italianate influences.

Domestic revival / Arts and Crafts styles are also important to the character of the area and are used prolifically in buildings dated from around 1900-1935. These buildings are generally of a more modest scale, but use a larger palette of materials including timber framing, brickwork, plain render, pebbledashing and vertically hung tiling. Tall, often decorative, chimneys are also important features. Arts and Crafts style houses display a high degree of craftsmanship, for instance in carved timber elements, and use traditional forms of decorative timber construction. Windows are generally leaded casements.



Building built using Arts and Craft or Domestic Revival influences

## 6.2 LEADING ARCHITECTS AND DESIGNERS

Little information is readily available about the architects of the early buildings in Birkdale Park, however further research would help to enlighten the understanding of the area and should well-known architects be found to have designed any houses this may add to the architectural significance of the conservation areas.

However, there are, within and adjacent to the conservation areas, a number of buildings by known architects:-

### *Church of St James, Lulworth Road (grade II listed)*

By Alfred Rimmer (1856-7) – no further evidence of built projects by Rimmer (1829-1893) have been discovered as part of this appraisal, although several references to written material by him have been noted, including: ‘Ancient Halls of Lancashire’, (1852) and ‘Our Old Country Towns’.

### *Church of St Joseph, York Road (grade II listed)*

By E. W. Pugin (1865-7) – probably the most notable architect known to have worked in Birkdale Park. Son of the more famous A. W. N. Pugin. Designed many churches across the country, including locally: St Vincent de Paul, St James’s Street, Liverpool (1856-7); Holy Cross, Standish Street, Liverpool (1859-60); St Michael, West Derby Road, Liverpool (1861-5); St Edward, Victoria Park, Manchester (1861-2). Perhaps his best known work is the St Francis and Gordon Monastery of 1866 near central Manchester.

### *Normanhurst, 15 Lord Street West (grade II listed)*

By G. S. Packer (1889) – began practising in Southport in 1883, other buildings accredited to him include Christchurch and Marshside Road Schools; he also prepared plans for the architectural competition for the Liverpool Anglican Cathedral.

### *2 & 4 Gloucester Road (grade II listed), Birkdale Lodge, 1 Lulworth Road (grade II listed)*

Attributed to John Aughton (1850s) – Entrepreneur builder Aughton is known to have commissioned a number of the earliest houses in Birkdale Park. It is not known to what extent he was involved in the design process himself. These are characterised by their Italianate styling and architectural motifs such as dentilated cornices and ornamental cast-iron railings mounted over bay windows.

Edward Kemp (1817-1891) laid out the original landscaping of Birkdale Park. He was a well-known garden and landscape designer responsible for the design of Stanley Park in Liverpool and a number of larger cemeteries, including examples in Liverpool and Manchester. He trained under Paxton at both Chatsworth and Birkenhead Park, making him well respected in the field of landscape design.

### 6.3 MATERIALS

Throughout the conservation areas a varied palette of construction materials has been used. However, almost without exception, buildings constructed before around 1900 have, or would have been built with, slate roofs. There are a number of instances of fishscale slates being used to decorate the roofs of later 19<sup>th</sup> century houses, most of which have some gothic character. Whilst slate is the original roofing material of Birkdale Park, plain clay tiles also play a part in the visual character of roofscapes. These plain clay tiles (or rosemary tiles) are seen in many buildings built in the first half of the 20<sup>th</sup> century.

Brick is the dominant walling material. Most bricks of the early buildings in Birkdale Park are of a soft red colour, sometimes varying to a brown. Around one third of the historic buildings within the conservation areas are rendered with stucco and plasterwork detailing. Many of the area's earliest villas are rendered; therefore this material plays an important role in its character. There are also a number of slightly later Arts and Crafts inspired houses that feature timber framed elements.

Stone is used extensively throughout the conservation areas, but only on features such as window surrounds, quoins, boundary walls and gate posts. The stone generally used is a buff sandstone.

### 6.4 TYPICAL FEATURES AND DETAILS

The following details characterise buildings in Birkdale Park:-

*Sliding sash windows:* The majority of windows in the 19<sup>th</sup> century buildings in Birkdale Park are vertical sliding sashes. Most are of a simple configuration with large panes of glass. Where glazing bars are used, sashes are generally only divided into 2 panes. Most sash windows within the conservation areas have horns. Sash windows are often grouped in twos or threes or used within bays.



Sash windows within Birkdale Park

*Decorative leaded windows:* These are seen in many late 19<sup>th</sup> / early 20<sup>th</sup> century houses in the conservation areas. In some windows a simple rectilinear pattern is adopted but with different coloured glass in other instances elaborate patterns are used. Leaded lights can be used in all windows in the building (where they are just casements) or in panels above other windows or doors. Coloured glass is

occasionally used within leaded panes. A peculiar feature seen within the area is the occasional use of leaded panes within sash windows (see middle photograph, below).



Leaded windows

*Window surrounds and configuration:* The fenestration arrangements to the facades of buildings in Birkdale Park are critical to its largely Italianate character. In many buildings, sash windows are grouped together in twos or threes, linked together by their arched lintels. Often, in the case of a tripartite arrangement, the central window is higher than its neighbours. Another similar theme that is peculiar to Birkdale Park is the use of arched panes within the top sash of a window. It is possible that more houses originally had this detail, with simpler sashes having gradually replaced them. Later 19<sup>th</sup> century houses use hoodmoulds to meet the then fashion for gothic styling.



Window surrounds and configurations in Birkdale Park.

*Bay, bow and oriel windows:* Bay windows are used to a large extent in buildings within Birkdale Park. They are used to enhance both the earlier Italianate buildings and the later gothic and Arts and Crafts houses. These projecting windows create a hierarchy of rooms, denoting the principle living and bedrooms and engage the building with the streetscape. A variety of building materials are used – some are heavy and structural with thick masonry posts dividing the windows; others are lightweight, with simple timber mullions and transoms. The level of decoration to the bay windows is a particular special characteristic of the area with elaborate carved timber cornices and cast ironwork seen regularly. Bow and oriel windows are seen to a lesser extent, but are still important.



Bay, bow and oriel windows

*Doors and door surrounds:* Within Birkdale Park, doors are often recessed back from the front façade of the building or protected by a projecting porch. The doors themselves, therefore, are remarkably simple in design. Most of solid timber panelled doors, often with a simple fanlight above. A large number of the door openings are round arch-headed. The more elaborate door surrounds are generally from a slightly later period in Birkdale Park’s history, when there was a fashion for carved stonework or terracotta. Houses influenced by the Arts and Crafts movement often have unpainted timber doors.



Doors within Birkdale Park

*Porches:* Porches are an important original feature to houses in Birkdale. Early Italianate porches are often flat roofed and project from the front of the building. Slightly later houses sometimes have a single storey or full height projecting wing on the side of the house for this purpose.



Porches within the conservation areas

*Eaves detailing:* Most of the early buildings built within Birkdale Park have either timber (or occasionally stone) brackets supporting a large overhanging eaves or a dentilated cornice detail. Later buildings, built around the turn of the 20<sup>th</sup> century and onwards, have simpler eaves details, often with exposed, but dark painted rafter feet and a fairly large overhang.



Eaves treatments

*Gable detailing:* Gable detailing is generally a continuity of that on the eaves with timber brackets and dentilated cornices mostly used on older houses. Slightly later buildings, built around the 1890s and onwards, have generally simpler gable treatment, with fairly plain bargeboards used. There are, however, a small number of very attractive carved bargeboards in the conservation areas.



Gable details

*Chimneys:* Most chimneys within the conservation areas are relatively simple and perhaps can be considered secondary features, but they are nonetheless an important part of their character of their buildings, and contribute considerably to the roofscapes within Birkdale Park. Early chimneys within Birkdale Park are simple rectilinear forms with minimal stepping or projections. Only in the 20<sup>th</sup> century were chimneys really used as architectural features, to accentuate the form of the building, as illustrated by the star-plan chimney of 2A Lulworth Road. Chimneys vary in height: most chimneys on the grander houses are fairly tall and elegant although others are remarkably low; it is possible, however, that some of these may have been reduced in height from their original design.



Chimneys within the conservation areas



*Cast Ironwork:* The cast ironwork is perhaps one of the most distinguishing architectural features within Birkdale and neighbouring Southport. The primary use of cast ironwork within the conservation areas is in the highly decorative railings and metalwork over bay windows and ground floor projecting porches. There are also a small number of ornate cast iron canopies with glazed or slated roofs.



Cast ironwork details within Birkdale Park

*Gate Piers:* Sandstone gate piers are a typical feature throughout the conservation areas. Their size and design vary to some extent with the grandeur and scale of the property to which they relate. Some of the gate posts are painted. Their contribution to the dynamic and character of the street scene is significant, even where the related property has been lost or replaced by new development. Some of the gate piers are constructed from red brick, but most have at least sandstone cappings. The majority of houses within the conservation areas have retained their original gate piers, although very few have original or appropriate gates between them.

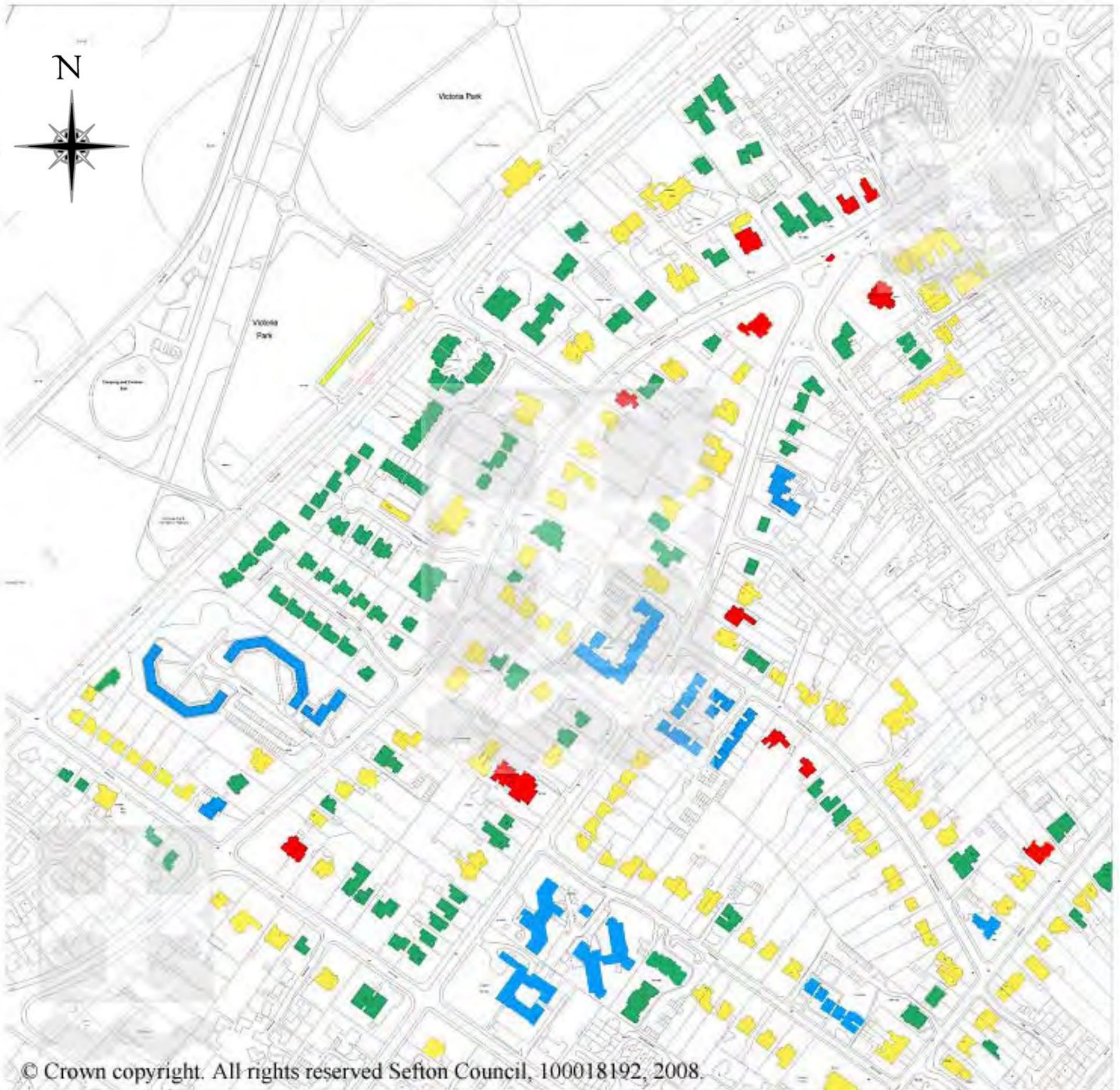


Stone gate piers within the conservation areas

*Front boundary walls:* The majority of front boundary walls within the conservation areas are of plain red brick with a sandstone capping stone. Some of the early boundaries onto the pavements consist only of a low sandstone wall, which presumably would have once been surmounted by a railing. Most of these low walls have a hedge behind them.

*Surfaces:* All roads and most pavements within the conservation areas are simply tarmaced. It is understood that asphalt would have been the original road surfacing. Where pavements are not of tarmac, concrete slabs are used. There are few original stone kerbs remaining. Of particular interest is the blue/brown clay paviour surfacing to Castle Walk, alongside 1 Lulworth Road (known locally as Southport pavements).” These were widely used for pavements across Birkdale and Southport.”

*Street Furniture:* Original lighting columns are found within Birkdale, however these appear to be being slowly replaced. Cast iron features such as these are important to the character of the area and should be retained and repaired wherever possible.



**Key**

- Buildings critical to the character of the area
- Buildings that contribute to the character of the area
- Buildings of neutral interest
- Buildings that are detrimental to the character of the area

**BIRKDALE PARK AND GLOUCESTER ROAD CONSERVATION AREA APPRAISAL**

## 7.0 NEGATIVE FACTORS AND OPPORTUNITIES FOR ENHANCEMENT

### 7.1 OVERVIEW

The Birkdale Park and Gloucester Road Conservation Areas contains many fine buildings and much historic interest which, together, contribute to its special character and justify its designation.

However, there are a number of issues which impact on the character of an area and these fall broadly into the following categories:-

- Poor quality later 20th century development
- Unsympathetic extensions
- Alterations to historic detailing and materials
- Development pressures and loss

### 7.2 POOR QUALITY AND ILL-CONSIDERED LATER 20<sup>TH</sup> CENTURY DEVELOPMENT

Relatively few developments which have been constructed within the conservation areas since the Second World War can be assessed as preserving or enhancing its historic character. Examples of buildings that detract from the character of the conservation areas are evident in all of Birkdale Park's streets.

Modern buildings are generally of two types: firstly large apartment buildings, or secondly developments of small individual houses. Both have eroded the character of the area over recent decades. Modern houses are generally of a much smaller scale than their older counterparts and therefore look incongruous in the street scene, breaking existing rhythms. In a few instances, a number of small houses have been fitted within the old plot of a larger house, often in the form of a cul-de-sac. The introduction of a new road access onto an existing street, changes its character, breaking the otherwise continuous line formed by boundary wall. Despite their small scale, modern developments of houses have a significant effect on the views between and towards many key historic buildings and sites. Perhaps the most notable example of this phenomenon is the significant recent change to the relationship between buildings along Westcliffe Road and Victoria Park / Rotten Row. Whereas previously, the vista from Victoria Park would have been towards the well designed rear of the elegant villas and their extensive grounds, today high fences rise up from the Rotten Row embankment to protect the privacy of the detached houses just beyond. Views of the rears of properties such as St Wyburn / Kingswood School have essentially been lost.



Modern culs-de-sac to the north-west side of Westcliffe Road. The photograph illustrates the change in approach to appropriate building styles: the left photograph shows buildings built in the last 10 years, which although are tall, they make some reference to the bay windows seen in the conservation areas. The right-hand

example shows a slightly earlier approach with much more inconspicuous, lower buildings, but without any reference to local historic detailing or materials. They share the visual problems associated with small plot sizes, insufficient landscaping and over-dominate street surfaces.

Earlier, modern housing in Birkdale Park paid no reference to the detailing and materials of historic buildings. In the last decade, possibly after the designation of the Birkdale Park Conservation Area, houses have been designed with some attempt at copying historic details, such as replica sash windows, slate roofs and bay windows, although these far from understand the specific character of the area and are probably simply modified standardised designs. The layout of these developments is purely modern with the needs of the car and the profitability of land key design factors. The inevitable lack of landscaping and space around houses leaves the development alien in character to Birkdale Park.

Taken individually, many modern houses in the area, in isolation and within a large well planted garden, do not detract unduly from the conservation areas or from the setting of other buildings. Any negative effect comes from the accumulative effect of a number of houses grouped together or poor spacing and landscaping.

Flat developments are also generally of an inappropriate scale often almost filling the widths and lengths of their plots. Although they are probably not taller than many of the existing villas at their highest points, there are a number of developments of apartments that are greatly larger in footprint than any of the individual villas, up to around 7 times the footprint area. The massing of these buildings is completely alien to the character of the area and they are highly prominent within their local area.

There are a number of further, smaller apartment buildings that are generally around the same size footprint as the larger villas. Although these buildings may not be unusually large for the area as a whole, they were often built to replace a smaller earlier building, or built as infill and therefore are mostly tightly wedged into their site. Where these buildings take up a relatively large percentage of their site, the area allocated for landscaping that is so much a characteristic of the area, is further reduced by the need for a large area of car parking. Other factors associated with buildings' use as flats can also be detrimental to the character of the conservation areas, such as large bin stores, if they are not designed properly.



Flats built around the 1970s and 1980s

Many blocks of flats built within the conservation areas (built around the 1970s) pay absolutely no reference to the detailing of the surrounding buildings. These were of a time when Victorian and Edwardian buildings were considered deeply unfashionable and the buildings are a stark response to that. Most of these buildings are of a simple box shape with little variation to the plan form. In the case of the larger blocks, a

simple regular plan form is repeated a number of times. Most apartment buildings have picture windows with a horizontal orientation.



Recent examples of apartment developments

Both houses and apartment buildings built within the last decade show more understanding of the character of Birkdale Park, although they generally still lack the quality of materials and detailing of their historic counterparts. The materials are poor imitations of the historic materials with imported slate and reconstituted stone being used. The modern boundary wall of the apartment buildings illustrated above, is constructed from a reclaimed brick (or a new brick made to look as such). The bricks are of a quality that is completely inappropriate as a facing brick in a wealthy 19<sup>th</sup> century area: although they may date from a similar period, many reclaimed bricks are internal and would have been rated as seconds. The used of white painted / lime-washed bricks on external walls within the conservation areas is particularly incongruous to their character.

More recent apartment buildings are a vast improvement on their slightly older counterparts but still fall below the benchmark of the quality of building that would preserve and enhance the setting of the conservation areas. The two photographs above illustrate the best two examples of modern flats within the conservation areas. Both buildings make architectural reference to the local area with bracketed eaves, slate roofs, red brick walls and sandstone dressing, but the quality of details, such as windows, falls far short of the neighbouring historic buildings.

### 7.3 UNSYMPATHETIC EXTENSIONS

Relatively few buildings within Birkdale Park have significant extensions that have an impact on the character of the conservation areas. Some of the more notable examples are of extensions to school buildings and nursing homes. As the historic buildings were generally spacious houses, additional space was generally not sought. It is only in recent years, since there has been a commercial pressure to convert buildings into flats (before that buildings were simply demolished and a modern building built in its place) have significant extensions become a problem.



Significant extension to 14 Lulworth Road – side and front elevations.

Number 14 Lulworth Road illustrates this issue: the original house is an elegant 2 storey Italianate style villa, probably built in the early phase of Birkdale Park. Sadly, an extension has been built to the rear of the original house that completely dominates it, despite not infringing directly on either the front or side elevations. The 4 storeys of the extension rise far above the roof of the original building and complicate its otherwise simple roofscape. The storey heights of the extension are a great deal lower than that of the villa which creates an awkward clash where the buildings meet. The impact of these issues is heightened by the lack of landscaping at the sides of the building. Another change that is often necessitated by a residential extension of this size is the construction of a large area of car parking at the front of the building that allows very little space for trees and shrubs. The appearance of the area in front of the building therefore becomes completely out of character with the dense planting that is part of the special interest of the area.



Extensions to existing buildings

The above photographs illustrate further examples of types of extensions to existing buildings within the conservation areas. The first shows the adverse effects of extending buildings beyond the line of their front elevation. The design and materials of the conservatory are of an inferior quality to rest of the building and therefore its prominence means that it detracts from the special interest of the building.

The right-hand photograph shows a less detrimental, but nonetheless inappropriate example. The materials and detailing of the extension are simple, the design does not imitate the main building and the extension has a degree of visual separation given by the much lower eaves line. However, a more successful extension in this instance may have used some of the underlying design principles of the existing building, such as copying its roof pitch, even using modern materials to clearly distinguish between old and new.

#### 7.4 ALTERATIONS TO HISTORIC DETAILING AND MATERIALS

Unfortunately many of the historic properties have suffered from alterations to their detailing and materials that are important to their contribution to the character of the conservation areas:

*Roofs:* In occasional instances original slate roofs have been replaced by concrete tiles or pantiles. This practice is detrimental to the visual character of the areas as a whole but also may cause structural problems to the fabric of the individual building as the mass of such tiles is generally greater than that of the covering being replaced. Roofs play a critical role in the character of the conservation areas, particularly in the longer 'streetscape' views, visually linking similar building types. In the case of semi-detached houses, the alteration of one roof seriously detracts from overall appearance of the block. In more recent years there has been a more minor, but still noteworthy threat from the use of imported slate. Slate from across the world, including countries like China, is being used on existing roofs as it is cheaper than the traditional Welsh slate. Imported slate often has a different visual character to Welsh slate, generally being a dissimilar colour, thickness and texture. The configuration of the existing roof coverings is an important part of the buildings' characters, with a subtle variation on slate coursing (e.g. diminishing courses), size and thickness.

*Satellite dishes:* The installation of satellite dishes is not unachievable within conservation areas, as long as they are positioned sympathetically and are kept as small as possible. There are, however, many instances throughout the area of poorly positioned and very visible satellite dishes. Their visibility is often increased because they are seen against the sky. The least obtrusive dishes tend to be those positioned on the rear or sides of houses (clearly out of public view) and those constructed from a dark grey semitransparent material.

*Windows and doors:* Around a quarter of the houses within the conservation areas have had their windows replaced either with uPVC or inappropriate timber casement windows. This is particularly damaging to the character of not only the individual properties but also to the streetscene. Thus, the introduction of thicker framing members (almost always necessary with uPVC), removal of glazing bars, reconfiguration of the window, etc. all have a detrimental effect on the appearance of the property and the overall visual quality of the area. There are many examples throughout the area of poor quality replacement windows which not only differ from those of the neighbouring properties but also differ from others within the same façade.

Also important to the character of the area are the leaded lights. These are often examples of beautiful late Victorian or Edwardian craftsmanship and Birkdale Park has a number of very good quality examples. However, these leaded panes are gradually being replaced with plain glass and double glazed units.

Though less common than replacement windows, replacement front doors are also detrimental to the character of the area. Where uPVC is used, replacement doors are particularly obtrusive and lack the quality of design and detail found in timber originals.



Examples of detrimental replacement windows and rooflights.

The addition of rooflights into the roofs of existing buildings can also adversely affect their character. When they are on street-facing slopes and when large numbers are used, particularly in a haphazard arrangement, they can detract from the streetscape. Rooflights are particularly obtrusive when they are not of the ‘conservation’ type and when they are not positioned flush with the roof covering.

*Changes to colours / finishes:* The choice of the colour / finish of windows is also important. The use of unpainted/stained timber to windows is not an authentic historic method, and does not complement the historic buildings materials or architectural style. There are a number of instances where adjacent semi-detached houses have windows painted in different colours. This destroys the visual unity of the block – where either colour may have been acceptable if used to all the joinery.



Examples of the way in which different decorative treatments can affect the character of a house.

A similar issue concerns the external finishes and treatment of the mirrored facades. The above photographs show alteration to houses, which, if they were detached would be fairly inconsequential, but to a semi-detached house it has a much greater effect. Although the rendering of brickwork should be strongly discouraged, it often does not significantly change the character of the building. However, if a textured render or pebbledash is used the building may often appear more modern and the original character of the building could be lost.

*Replaced / altered boundaries:*

The removal of boundary walls and their replacement with inappropriate materials has a damaging effect of the streetscene, destroying the continuity and rhythm of the road. The walls and gate piers are an important part of the character of a building and are often lost simply because it is apparently easier to build an entirely new wall than repair the existing feature. Modern walls and gate piers are often of a different scale and architectural character to the original, potentially changing the perception of the building beyond. Modern gates and fencing can also detract from the appearance of the building and visual character of the streetscene as a whole.



Replaced or lost gate posts and front boundary walls. The left-hand photograph also illustrates the loss of the front garden of the old villa to car parking.

*Loss of gardens and landscaping:* Where houses have been subdivided into or replaced with blocks of flats, the desire for car parking often overrides that of attractive landscaping. This is particularly detrimental where a strip of planting is not allowed for around the plot boundary.

*Poor quality, modern paving, street furniture and street signage:* All pavements within the area have modern standard concrete slabs, setts or tarmac as their finish. This adversely affects the high quality of the area and is a poor example to residents. Most of the old street name signs have been replaced without thought as to the visual contribution they make to the area. Also, standard bus stops and road markings are used along Lulworth and Lord Street West which detract from the setting of the adjacent buildings (some of which are listed) and the overall character of the area. There are many older lampposts in the area which contribute to its character. Some of these have been replaced by modern alternatives that are not of a similar quality or design character.

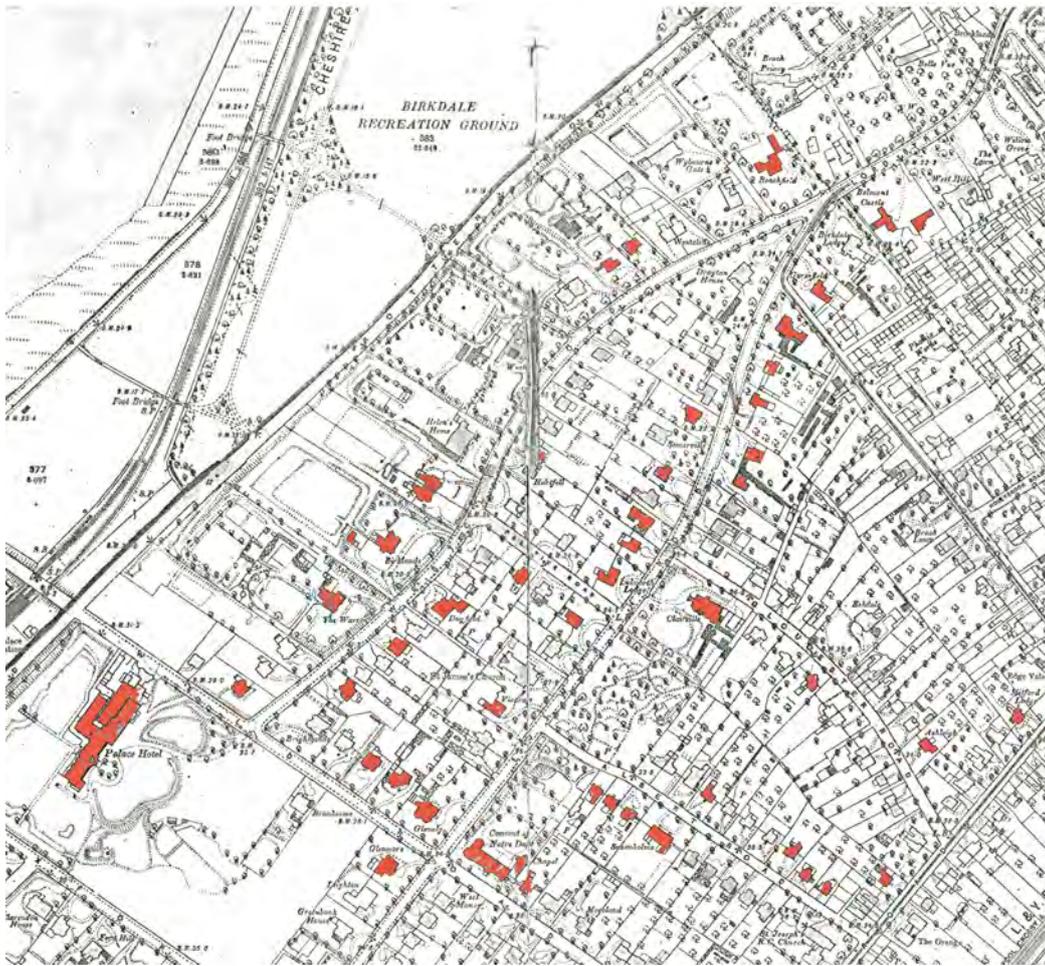


(Left) Older, converted lamppost; (middle) modern bus stop that adversely affects the setting of a listed building; (right below) early cast iron sign; (right above) modern replica sign that although uses the original colour scheme of the old street signage, is not of the same quality.

*Repairs using modern materials:* Repairs to historic building fabric using modern materials can have a detrimental effect not only on the appearance of a building but they can also speed up the process of deterioration. Most notable is the use of cementitious mortars and renders. When used on soft brick or stone, hard mortars or renders can adversely affect the natural paths of water movement. As pointing, they can force moisture out through the face of the masonry, eventually causing the failure of the surface of the material. As a render, the impermeable barrier can prevent the building from breathing and can lead to damp and condensation problems. Where modern, textured render or pebbledashing is used in a few instances in Birkdale Park, it changes the character of the building.

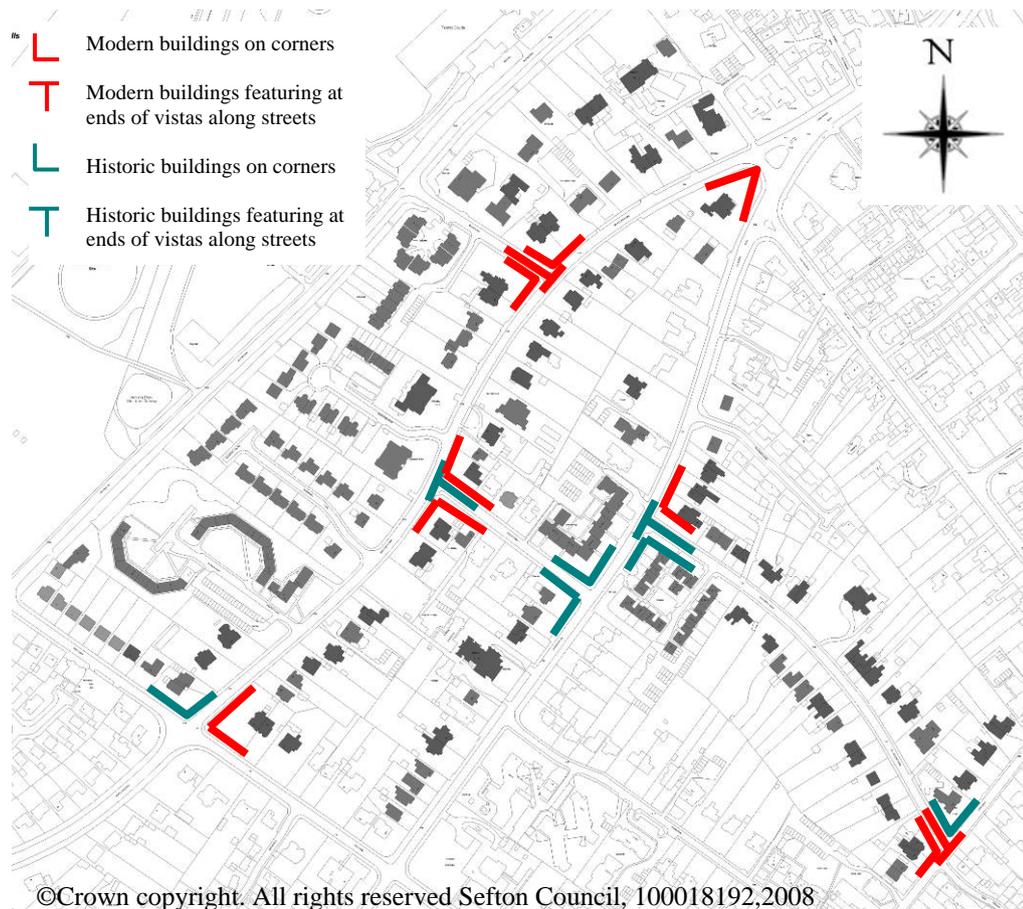
## 7.5 DEVELOPMENT PRESSURES AND LOSS

Plan 10 shows the buildings lost within the conservation areas since its ‘completion’ at the end of the 19<sup>th</sup> century. The plan shows that despite the large numbers of modern buildings in the area, relatively few older buildings have been lost. However, where this has happened, the sites are often highly prominent, with large modern blocks of flats, for instance, built on corner sites and at road junctions. Lulworth Road has seen the greatest degree of loss, with over half of the buildings shown on the 1893 plan no longer in existence. The loss of the Palace Hotel in 1969 would have significantly changed the character of the southern part of Birkdale Park as it would have visually dominated the area around Weld Road and the coastal area. Other significant buildings to have been lost include Kingswood on Westcliffe Road, which was built in 1872. This building was built as a private house, but converted into an independent boy’s school. It was described in Cedric Greenwood’s *Thatch, Towers and Colonnades* as having ‘a handsome portico of yellow sandstone and magnificent oak panelling throughout the interior’. Sadly, despite having survived the destruction of the 1960s and 70s, this building has only recently been replaced by a modern apartment building.



1893 Ordnance Survey mapping reproduced from Sefton Council's Archives

**Plan 10 - 1893 OS plan with buildings indicated in red that are no longer present**



**Plan 11 showing incidence of modern development/historic survival in prominent locations**

Perhaps causing the greatest blight to the character of the conservation areas has been infill development within the formally spacious grounds of the older villas. In some cases this has resulted in the removal of the older building, in others the compromising of its setting, through the loss of its landscaped grounds. Within the conservation areas there are now no significant vacant sites (with the exception of one plot on Westcliffe Road) or derelict buildings in an irreparable condition. It is therefore unlikely that this form of development will be an issue in the near future, however, it should be noted that it is completely unacceptable to lose a building because of its condition and that steps should always be taken (e.g. urgent works or repairs notices) to ensure its repair or preservation prior to any building reaching a condition in which it becomes uneconomical to repair it.

Of greater current concern is the pressure from developers to convert existing buildings into flats. This not only involves the loss of landscaping (due to the additional car parking requirements), but also planning applications for conversion seem to be automatically accompanied with a requirement for a significant extension, often proposing to double the size of the existing footprint.

## 7.6 OPPORTUNITIES FOR ENHANCEMENT

To counteract the negative factors which are detracting from the character of Birkdale Park and Gloucester Road Conservation Areas, a number of measures might be considered and introduced:-

### *Guidance Leaflet*

As well as the development pressures that are clearly evident, the impact on the area of small alterations which individual householders have made to their houses and which, collectively, have compromised the areas character, is also of importance. It is likely that these alterations are due to a lack of awareness and appreciation of the value of the area and of those elements which contribute to its character.

An advisory leaflet already exists for the area which includes the background to the area and guidance notes. It is advised that residents are made fully aware of the leaflet and if possible the opportunity should be taken to update it to include any more specific recent threats.

### *Article 4 Directions*

It is generally the case that guidance available to residents within the advisory leaflet is not adequate to completely prevent all detrimental alterations. To prevent further negative change it is therefore recommended that article 4 directions be used. The priorities for article 4 directions should be for protection to windows and doors, roof coverings, chimneys and front boundary walls. It is suggested that as these matters are important to the majority of buildings within the conservation areas therefore article 4 directions are applied to all buildings to avoid confusion and uncertainty.

### *Trees*

Trees planted within the pavement zone generally make a substantially positive contribution to the character of a street and often have additional consequential benefits such as traffic calming. The planting of further trees within pavements should therefore be considered.

### *Traffic Calming*

Whilst it is seldom possible or appropriate to completely remove the intrusion of vehicles, the impact which traffic has on a conservation areas needs to be minimised. Birkdale Park does not currently have any specific traffic calming measures and the speed and noise of traffic along Lulworth Road is a particular issue.

The width and straightness of the roads leads drivers to drive faster than they would in other residential areas. However, many measures such as speed humps and signage could detract from the character of the area. It is therefore suggested that more subtle methods are first considered such as the widening of pavements (e.g. pinch points), the planting of trees and the introduction of rumble strips using high quality materials such as granite setts.

### *Streetscape Elements*

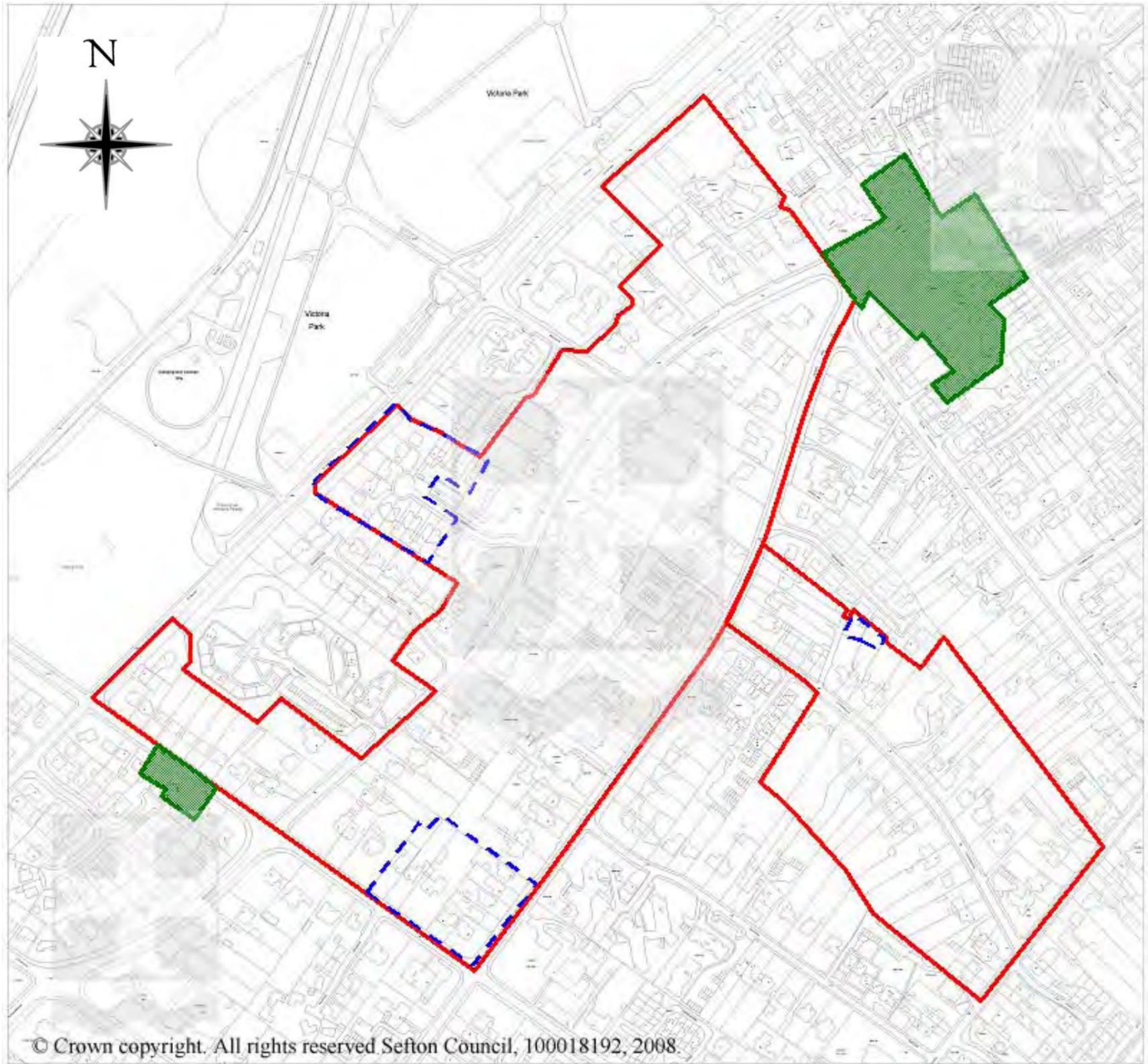
Much of the street furniture within Birkdale Park is of a basic quality with little attention paid to the appropriateness of its design or quality. A long-term programme should reconsider replacement of modern lampposts and street furniture, together with improvements to the quality of paving and kerbs, replacing concrete or non-matching units wherever possible.

*s215 Notices*

Where the poor condition and appearance of a building or piece of land are detrimental to the surrounding areas or neighbourhood, a s215 notice should be issued by the Council.

**7.7 FURTHER PROTECTION OF KEY UNLISTED BUILDINGS**

It is recommended as part of this report that any buildings identified as being critical to the character of the conservation areas are protected further from alteration as any detrimental changes would have a significant effect not only on the buildings themselves but on their wider setting. Where the buildings are listed they are already protected from change. However, the study identified four unlisted buildings as being 'critical' to the area's character: 14 York Road, 3 Westcliffe Road, 17/17A Lulworth Road and 13/13A Weld Road. It may be felt to be appropriate to put these buildings forward for listing, particularly where their exteriors appear to be in good, original condition. Should they not be deemed to be of 'listable' quality, it is suggested that further article 4 directions to the individual buildings are used to restrict any foreseeable changes to specific building elements that might adversely affect their character.



**Key:**

- Existing Conservation Area boundary
- Proposed additional area to Conservation Area boundary
- Proposed area to be removed from Conservation area boundary

**BIRKDALE PARK AND GLOUCESTER ROAD CONSERVATION AREA APPRAISAL**

**PLAN 12 - SHOWING ALTERATIONS TO EXISTING BIRKDALE PARK AND GLOUCESTER ROAD CONSERVATION AREA BOUNDARIES**

## 8.0 RECOMMENDED AMENDMENTS TO CONSERVATION AREA BOUNDARIES

### 8.1 DESIGNATED BOUNDARIES

(see Plan 12 at the beginning of the section - designated boundary is shown in red)

The boundaries as drawn for designation have generally been drawn tightly and reflect the extent of the area within which the special character of Birkdale Park predominates. There are, however, a number of amendments which are recommended for consideration.

### 8.2 AMENDMENTS

#### Proposed additional inclusions within the conservation areas:

*13-15 (odd) & 10-18 (even) Lord Street West, 1 Lulworth Road, 10-16 (even) & 11/13/13a Castle Walk and 1-12 Southern Road*

This area is recommended for inclusion within the conservation area as it acts as a gateway to Birkdale Park from Southport and has a number of architecturally interesting houses. Number 1, Lulworth Road is important for being one of the first buildings built in Birkdale Park. Number 13 and 15 Lord Street West are interesting architecturally, which is shown in their listed building status. Also on Lord Street West, the terrace of 10-16 (even) is a good example of late Victorian architecture and is in a good condition with few alterations. 1-12 Southern Road were used to house tradespeople engaged in the work of building Birkdale Park. They are small in scale and stand as a sharp contrast to the grandeur of the housing being built. Although different in character to the remainder of Birkdale Park, they have important historical associations and represent an important part of the areas development.



Numbers 13 and 10-16 (even) Lord Street West

*Fishermen's Rest Public House, Weld Road*

It is recommended that a small area of land including the Fishermen's Rest Public House is included within the Birkdale Park Conservation Area to help ensure that the building is retained as the last standing remnant of the Birkdale Palace Hotel (being an important part of the area's history) and help in the recognition of its origin and significance.



The Fishermen's Rest Public House on Weld Road

**Proposed areas to be removed from the existing conservation area boundaries:**

*Kingswood Park.*

This highlighted area consists entirely of buildings built within recent decades and therefore it is recommended that it is excluded from the conservation area boundary. Although the Kingswood Park development plays some limited references to the detailing of Birkdale Park, the buildings are essentially standard units without the detailing quality of the older houses.



(left) Kingswood Park housing; (right) modern bungalow on Weld Road

*17, 17a, 19 & 19a Weld Road and 32, 32a-e Lulworth Road*

It is recommended that this area is removed from the conservation area as none of the buildings are of the architectural character of historic value that is important to the conservation area and therefore weaken its interest. The late 20<sup>th</sup> century bungalows are particularly incongruous with the conservation area in terms of their scale, spacing, detailing and materials.

*Land at 10 & 12 Twistfield Close*

This land has become part of the modern housing development of Twistfield Close and no longer relates to the Gloucester Road Conservation Area.

### 8.3 OTHER AREAS ASSESSED BUT NOT RECOMMENDED FOR INCLUSION WITHIN THE CONSERVATION AREA

#### *13-39 (odd) York Road, 1-29 (odd) & 12a-18 (even) Saxon Road and St Joseph's Roman Catholic Church*

Much of Saxon Road is of a similar architectural character and scale to the adjacent, already designated area. Most buildings along the road date from the early decades of Birkdale Park (it was then known as Albert Road) with many buildings being built in the 1860s at the time in which the Estate underwent its most significant period of expansion. Although the road does not seem to feature on the original proposed layout, the fact that many of the buildings share common details with counterparts within the current conservation area boundary means that the streetscape has a very similar character, and suggests that the road layout was conceived by the same designers and the houses potentially designed by one or some of the architects used on other roads.

The overall quality of detailing to the earlier buildings in this area is particularly high and is of a level matching that of similarly sized buildings within the rest of the Estate. Details of interest include: decorative window and door surrounds, arched headed openings, hoodmoulds, eaves articulation and bracketing, cast ironwork and small sections of fishscale slating to roofs. It is these details that demonstrate that these houses are architecturally superior to other such housing of a similar date within the region. Also of importance to the significance of these buildings is their condition: a good majority of the villas still have good timber sash windows and front boundary walls and gateposts are intact. The visual character of these buildings is not marred by significant extensions or alterations such as the replacement of the slate roofs coverings in modern materials. The villas, being of a smaller size than many others in Birkdale Park, seem to have remained as single dwellings and therefore generally have attractive front gardens (without large, hard-landscaped areas for car parking) with trees and hedges that create an attractive streetscene.

The small area of early 20<sup>th</sup> century housing on the corner of Saxon and Lulworth Roads is not of the Suburban Italianate style that dominates the area, but the houses aesthetically contribute to both conservation areas and are in good condition. The far side of York Road consists of mainly 19<sup>th</sup> century houses in good condition, which act as a positive gateway to Gloucester Road.



**Buildings of interest on Saxon Road**

Despite the similarity of architectural detail and quality displayed on some of the buildings on Saxon Road and York Road with that of the buildings in the already designated areas, the coherence of the overall street scene has not been maintained,

due to infill developments of a different character and scale. In subsequent reviews of the Conservation Areas in Birkdale this area should be considered for either inclusion with existing areas, or designation in its own right.

## **APPENDIX A**

### **Bibliography Illustration Sources References and Acknowledgements**

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SEFTON PLANNING DEPARTMENT: Gloucester Road Advisory Leaflet  
[Pub: Borough Planning Officer Sefton M.B.C.]

SEFTON PLANNING DEPARTMENT: Birkdale Park Advisory Leaflet  
[Pub: Borough Planning Officer Sefton M.B.C.]

#### **Illustration Sources**

All OS base maps have been provided by Sefton M.B.C under licence. All marking up of plans is by Donald Insall Associates Ltd, with the exception of the boundaries marked on plans 02 and 04.

Page 6 – 1850 historical map – Sefton Council Archives

Page 7 – Kemp’s 1848 plan – photocopy held at Southport library

Page 8 – Birkdale Palace Hotel – extracted from [www.virtualsouthport.co.uk](http://www.virtualsouthport.co.uk)

Appendix B – Historical maps - Sefton Council Archives

All other photographs, illustrations and plans supplied by Donald Insall Associates

#### **Acknowledgements**

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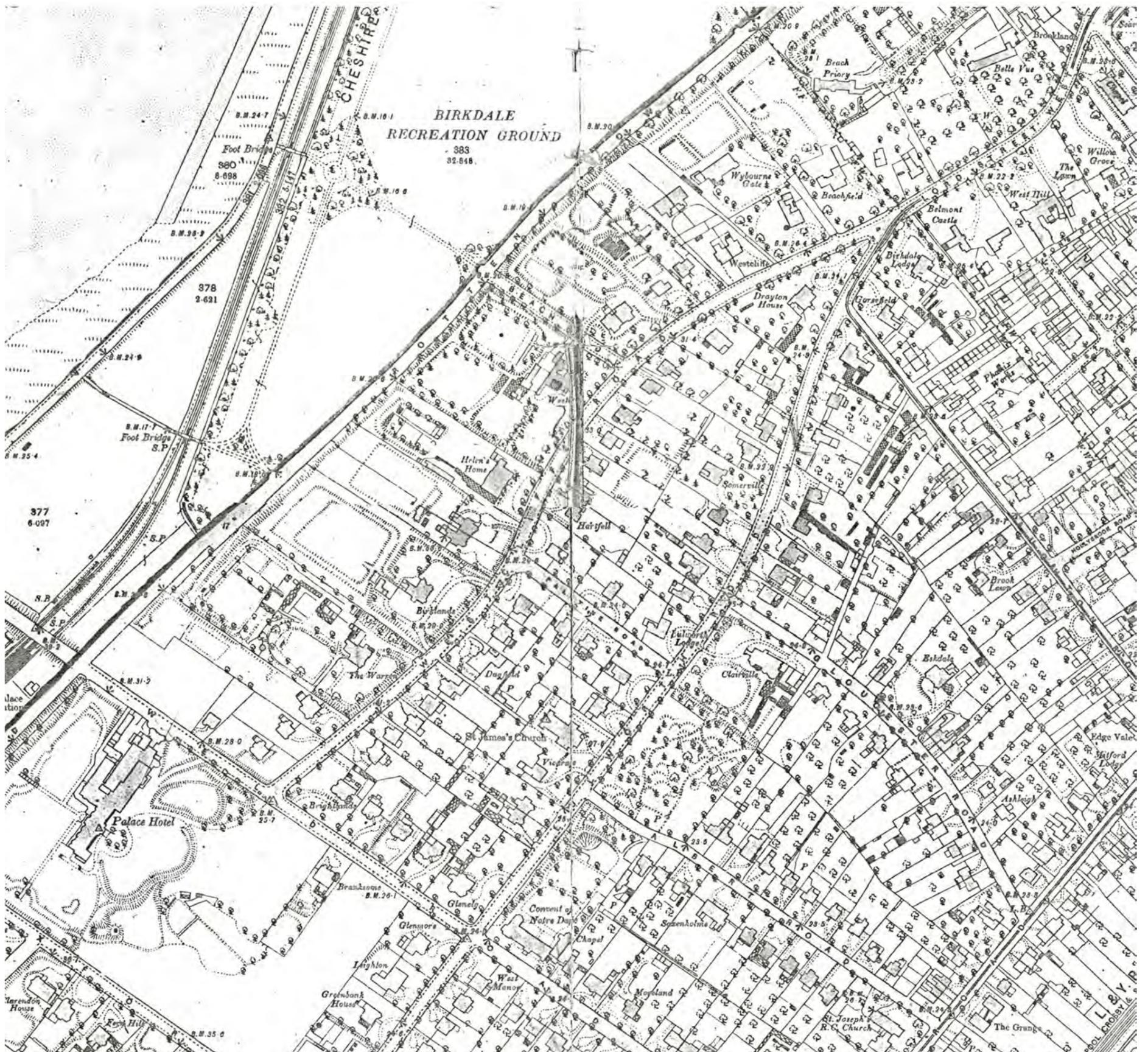
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## **APPENDIX B**

### **Historic Maps**

This appendix contains the following maps:

Ordnance Survey Map	1893
Ordnance Survey Map	1911
Ordnance Survey Map.....	1927



1893 Ordnance Survey mapping reproduced from Sefton Council's Archives

## BIRKDALE PARK AND GLOUCESTER ROAD CONSERVATION AREA APPRAISAL



1911 Ordnance Survey mapping reproduced from Sefton Council's Archives

BIRKDALE PARK AND GLOUCESTER ROAD CONSERVATION AREA APPRAISAL



1927 Ordnance Survey mapping reproduced from Sefton Council's Archives

## BIRKDALE PARK AND GLOUCESTER ROAD CONSERVATION AREA APPRAISAL

## APPENDIX C

### *Schedule of Amendments Following Public Consultation*

<b>Location</b>	<b>Amendment</b>
2.2, 1 <sup>st</sup> para, last sentence	Insert “the route of” between “what is now” and “Lulworth Road”
2.4, first paragraph,	Omit “The Birkdale Park and Gloucester Road conservation areas are situated around ½ mile to the south of the Lord Street Conservation Area and ½ mile to the north of the West Birkdale Conservation Area. Birkdale Village Conservation Area is situated around ½ mile to the east of the Gloucester Road Conservation area.” And replace with “Birkdale Park conservation area is located only 250m to the south west of the Lord Street Conservation Area. Gloucester Road conservation area abuts the Birkdale Park conservation area and is situated around ½ mile to the north of Birkdale Village Conservation Area.”
Para 2.4 2 <sup>nd</sup> para. 1 <sup>st</sup> sentence	Replace “Buildings in the Lord Street Conservation Area date from the late 18 <sup>th</sup> / early 19 <sup>th</sup> century and beyond, following Southport’s rapid growth as a bathing resort. Lord Street is characterised by the elegant public buildings and rows of shops sheltered by cast iron verandas, generally built between the 1820s and 1880s.” with “Buildings in the Lord Street Conservation Area date from the early 19 <sup>th</sup> century, following Southport’s rapid growth as a bathing resort. Lord Street is characterised by a rich tapestry of mid-late Victorian elegant public buildings and rows of shops sheltered by late 19 <sup>th</sup> /early 20 <sup>th</sup> century cast iron verandas.”
Para 2.4 2 <sup>nd</sup> para, 2 <sup>nd</sup> sentence	Replace “Birkdale Village Conservation Area, on the other hand, has an older history, with 74 Liverpool Road standing as an example of the type of buildings that would have perhaps been seen in the area in the 17 <sup>th</sup> century. Other buildings within Birkdale Village date from the most recent past, perhaps most notably the second half of the 19 <sup>th</sup> century, following the construction of the railway line.” With “Birkdale Village Conservation Area, contains buildings dating from the second half of the 19 <sup>th</sup> century, following the construction of the railway line. An exception to this is 74 Liverpool Road (a low, rendered cruck frame house with a thatched roof) which remains standing as an example of the type of buildings that would have perhaps been seen in the area in the 17 <sup>th</sup> century.”
2.4 Last paragraph, last sentence	Alter “although are of a similar spacing and massing” to “ <u>although the form of the area demonstrates a similar spacing and massing</u> ”
2.4	Insert a Conservation Context map (including re-numbering of all other following plans accordingly)
3.1	Alter “end by the boundary ditched known as the Nile” to

4 <sup>th</sup> paragraph, last sentence	“end by the boundary waterway known as the Nile”
3.2 para 13, last sentence	Alter “the single storey Fishermen’s Rest public house standing as a reminder of its once grand setting.” To “the single storey Fishermen’s Rest public house which still stands as a reminder of this grand building.”
3.3 2 <sup>nd</sup> paragraph, last sentence	Alter “The ground conditions were said to be peaty soil covered with brown sand.” To “The ground conditions were said to be peaty soil covered with blown sand.”
Plan 05 showing relative ages of buildings	Alter to Plan 06 and include additional buildings on Southern Road and Castle Walk
4.1 10 <sup>th</sup> paragraph, last sentence	Alter “16 private schools within the Birkdale Park” to “sixteen private schools within Birkdale Park”
4.1, 2 <sup>nd</sup> paragraph, last sentence	Alter “Birkdale Village provides some limited local amenities such as shops, but is also popular for its cafes and restaurants.” with “Birkdale Village provides a good variety of shops, and is also popular for its cafes and restaurants.”
4.2 2 <sup>nd</sup> paragraph, 3 <sup>rd</sup> sentence	Alter “Roads running perpendicular to the coast are generally narrower, more intimate feeling and of a shorter length” To “Roads running perpendicular to the coast are generally narrower, more intimate <u>in</u> feeling and of a shorter length.”
4.3 1 <sup>st</sup> paragraph, last sentence	Alter “The straighter roads terminate at the edge of or outside the conservation area where there is little of any particular interest.” To “The straighter roads terminate at the edge of or outside the conservation area at nodes where there is little of any particular interest.”
4.3 second paragraph	Alter “Views towards no. 2 Lulworth Road along Lord Street West are important as the building acts visu ally as a gat away to the Birkdale Park Conservation Area.” To read “Views towards no. 2 Lulworth Road and the former shelter/W.C building along Lord Street West are important as these b uildings act visually as a gateway to the Birkdale Park Conservation Area.”
4.3 between paras 3 & 4	Insert new para “Looking inland along Beach Road the view is attractively terminated by a centrally placed villa on Westcliffe Road.”
4.4.2 2 <sup>nd</sup> paragraph, last sentence	Alter “Particularly where the trees within the screen are not considered to be ‘good quality’ (e.g. leylandii) this can be detrimental to the streetscene.” to “Particularly where the trees within the screen are not considered to be ‘good quality’ this can be detrimental to the streetscene (e.g leylandii at 1 Lulworth Road).”
4.4.2 paragraph 3, 2 <sup>nd</sup> sentence	Alter “contrasts well with the red bricks generally seen in buildings.” To “contrasts well with the red brick buildings.”
5.1.1 8 <sup>th</sup> paragraph, 7 <sup>th</sup> and 8 <sup>th</sup> sentences	Alter “Although the building has a number of the features that help to characterise the area, such as the dentilated eaves, it lacks the formality of other buildings, appearing more as a building that has evolved over time. It is thought that the terrace, formerly known as Arlington Place, possibly

	has parts of an older farm building.” to “Although the building has a number of the features that help to characterise the area, such as the dentilated eaves, it lacks the formality of other buildings, appearing more as a building that has evolved over time. It is thought that the terrace, formerly known as Arlington Place, is the oldest building on the road and possibly incorporates parts of an older farm building”
5.1 2 <sup>nd</sup> Para	Alter “However, the following buildings and structures act as landmarks to visitors and residents” to However, the following buildings and structures act as <u>points of reference</u> to visitors and residents:
5.1.2 2 <sup>nd</sup> paragraph, last sentence	Alter “The later, 20 <sup>th</sup> century, arts and crafts houses are of a smaller scale, often little bigger than a current day house.” To “The later, 20 <sup>th</sup> century, arts and crafts houses are of a smaller scale, although still larger than a typical current day house.”
5.1.4 2 <sup>nd</sup> paragraph	Alter “This sense of repetition of general form but varied detailing within a common theme is important to the character of the conservation areas where buildings are fairly closely spaced. Diversification to these general forms is generally with changes to window surrounds (including hood-moulds), doors and bay window types.” To “This sense of repetition in general form but with varied detailing within a common theme is important to the character of the conservation areas where buildings are fairly closely spaced. Diversity within these general forms is generally provided through changes to window surrounds (including hood-moulds), doors and bay window types.”
5.2 3 <sup>rd</sup> Paragraph, 1 <sup>st</sup> sentence	Alter “Being the three highest buildings, the two churches (St James’s (1) and St Joseph’s (2)) are perhaps the most notable buildings providing a visual point of reference” to “Being the two highest buildings, the two churches (St James’s (1) and St Joseph’s (2)) are perhaps the most obvious focal points providing visual points of reference”
5.2	Add Shelter/WC at the junction of Lulworth and Westcliffe Roads as a secondary feature Alter 2 Lulworth Road to a Primary focal building
Plan 07 Showing Focal Buildings	Alter title to Plan 08 Add shelter/W.Cs to the list of secondary focal building/features Add 5 Westcliffe Road to list of secondary focal features Omit “Lodge to Victoria Park 10” as a secondary focal building Upgrade 2 Lulworth Road to a Primary focal building
	Alter “no further references to architect available ” to “began practising in Southport in 1883, other buildings accredited to him include Christchurch and Marshside Road Schools, he also prepared plans for the architectural competition for the Liverpool Cathedral.”
6.4 <i>Sliding sash windows</i> 1 <sup>st</sup> sentence	Alter “The majority of windows in the 19 <sup>th</sup> century buildings in Birkdale Park are sliding sashes.” To “The majority of windows in the 19 <sup>th</sup> century buildings in Birkdale Park are <u>vertical sliding sashes</u> .”

6.4 Bay, Bow and Oriel windows, last sentence	Alter “Bay and oriel windows are seen to a lesser extent, but are still important” to “ <u>Bow</u> and oriel windows are seen to a lesser extent, but are still important.”
6.4 <i>Surfaces</i>	Alter “Of interest is the grey clay paviour surfacing to Castle Walk, alongside 1 Lulworth Road (known locally as Southport paviments).” To “Of <u>particular</u> interest is the <u>blue/brown</u> clay paviour surfacing to Castle Walk, alongside 1 Lulworth Road (known locally as Southport paviments).” These were widely used for pavements across Birkdale and Southport.”
6.4 Final Para	Insert paragraph at the end of the section: <i>Street Furniture:</i> Original lighting columns are found within Birkdale, however these appear to be being slowly replaced. Cast iron features such as these are important to the character of the area and should be retained and repaired wherever possible.
Plan 09	Corrections made to various addresses and additional buildings covered
7.2 para 6, 3 <sup>rd</sup> sentence	Alter “Where these buildings take up a relatively large percentage of their site, the area allocated for landscaping that is so much a characteristic of the area, is further reduced by the need for a large area of car parking.” to “Where these buildings take up a relatively large percentage of their site, the area allocated for landscaping, which is characteristic of the area, is further reduced by the desire for a large area of car parking.”
7.3 2 <sup>nd</sup> paragraph 6 <sup>th</sup> sentence	Alter “Another change is that are necessitated by a residential extension of this size is the vast area of car parking“ to “Another change that is often necessitated by a residential extension of this size is the construction of a large area of car parking”
7.4 8 <sup>th</sup> paragraph, 2 <sup>nd</sup> sentence	Alter “The use of exposed timber to windows is not an authentic historic method and does not complement the building’s materials or architectural style” to “The use of <u>unpainted/stained</u> timber to windows is not an authentic historic <u>finish</u> and does not complement the <u>historic</u> buildings materials or architectural style”
7.4 9 <sup>th</sup> paragraph, 2 <sup>nd</sup> sentence	Alter “fairly inconsequential, be to a semi-detached house” to “fairly inconsequential, <u>but</u> to a semi-detached house”
7.4 10 <sup>th</sup> Paragraph, 1 <sup>st</sup> sentence	Alter “Rhythm of the road” to “The consistency in the appearance of boundary treatments and the positioning of gate piers is important in <u>defining the rhythm of the road.</u> ”
7.4 10 <sup>th</sup> para, 1 <sup>st</sup> sentence	Alter “Where houses have been subdivided into or replaced with blocks of flats the need for car parking often overrides that of attractive landscaping.” To “Where houses have been subdivided into or replaced with blocks of flats the <u>desire</u> for car parking often overrides that for attractive landscaping.”
7.5	Add title to plan on p40 “Plan 10 showing incidence of modern development/historic survival in prominent locations”

Plan 10	Alter title to Plan 11__ Alter boundaries in line with a mended text (see below)
8.2 first paragraph,	Alter 1 <sup>st</sup> paragraph “13-15 (odd) & 10-18 (even) Lord Street West, 1 Lulworth Road and 10-16 (even) & 11/13/13a Castle Walk” to read “13-15 (odd) & 10-18 (even) Lord Street West, 1 Lulworth Road, 10-16 (even) & 11/11a/15 Castle Walk <u>and 1-12 Southern Road</u> ”
8.2 first paragraph	Add additional sentence to end of paragraph “1-12 Southern Road were used to house trades people engaged in the work of building the new Birkdale Park. They are small in scale and stand as a sharp contrast to the grandeur of the housing being built. Although different in character to the remainder of Birkdale Park, they represent an important part of the areas development”
8.2	<p>Omit paragraphs 3,4 &amp; 5 “It is suggested that the majority of Saxon Road is included within the Gloucester Road Conservation Area as it is of a similar architectural character and scale to the adjacent, already designated area. Most buildings along the road date from the early decades of Birkdale Park (it was then known as Albert Road) with many buildings being built in the 1860s at the time in which the Estate underwent its most significant period of expansion. Although the road does not seem to feature on the original proposed layout, the fact that many of the buildings share common details with counterparts within the current conservation area boundary means that the streetscape has a very similar character, and suggests that the road layout was conceived by the same designers and the houses potentially designed by one or some of the architects used on other roads.</p> <p>The overall quality of detailing to the earlier buildings in this area is particularly high and is of a level matching that of similarly sized buildings within the rest of the Estate. Details of interest include: decorative window and door surrounds, arched headed openings, hoodmoulds, eaves articulation and bracketing, cast ironwork and small sections of fishscale slating to roofs. It is these details that demonstrate that these houses are architecturally superior to other such housing of a similar date within the region. Also of importance to the significance of these buildings is their condition: a good majority of the villas still have good timber sash windows and front boundary walls and gateposts are intact. The visual character of these buildings is not marred by significant extensions or alterations such as the replacement of the slate roofs coverings in modern materials. The villas, being of a smaller size than many others in Birkdale Park, seem to have remained as single dwellings and therefore generally have attractive front gardens (without large, hard-landscaped areas for car parking) with trees and hedges that create an attractive streetscene.</p> <p>It is proposed that a small area of early 20<sup>th</sup> century housing on the corner of Saxon and Lulworth Roads is included as, although it is not of the Suburban Italianate style that dominates the area, the houses aesthetically contribute to both conservation areas and are in good condition. The far side of York Road is also recommended for inclusion as it consists of mainly 19<sup>th</sup> century</p>

	houses in good condition, which act as a positive gateway to Gloucester Road.
8.2	<p>Add new paragraph:  <i>“Land at 10 &amp; 12 Twistfield Close</i>  This land has become part of the modern housing development of Twistfield Close and no longer relates to the Gloucester Road Conservation Area.”</p>
8.3	<p>Create new section entitled “Other Areas assessed but not recommended for inclusion within the conservation area”, move paragraphs 3, 4 &amp; 5 of section 8.2 and reword paras 3 &amp; 5 to read:</p> <p><i>13-39 (odd) York Road, 1-29 (odd) &amp; 12a-18 (even) Saxon Road and St Joseph’s Roman Catholic Church</i></p> <p><u>Much of Saxon Road</u> is of a similar architectural character and scale to the adjacent, already designated area. Most buildings along the road date from the early decades of Birkdale Park (it was then known as Albert Road) with many buildings being built in the 1860s at the time in which the Estate underwent its most significant period of expansion. Although the road does not seem to feature on the original proposed layout, the fact that many of the buildings share common details with counterparts within the current conservation area boundary means that the streetscape has a very similar character, and suggests that the road layout was conceived by the same designers and the houses potentially designed by one or some of the architects used on other roads.</p> <p><u>The small area of early 20<sup>th</sup> century housing on the corner of Saxon and Lulworth Roads is not of the Suburban Italianate style that dominates the area, but the houses aesthetically contribute to both conservation areas and are in good condition. The far side of York Road consists of mainly 19<sup>th</sup> century houses in good condition, which act as a positive gateway to Gloucester Road.</u></p>