

Moor Park

Conservation Area

History

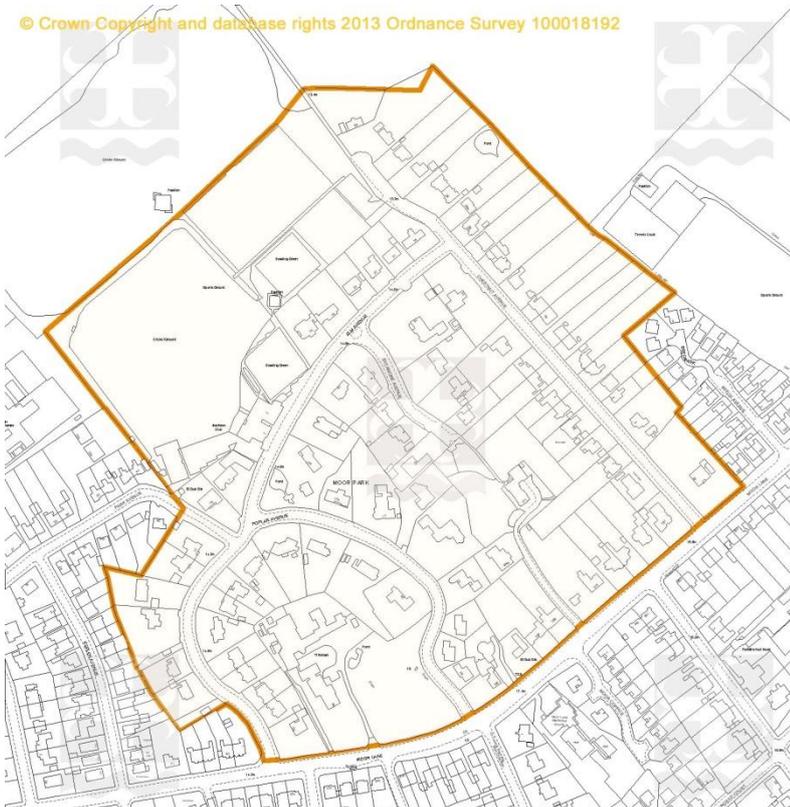
Evidence suggests that the area of Crosby was occupied by Angles, migrating to the coast from Yorkshire. However following the death of Alfred the Great in about 900AD the area suffered Viking invasion and a number of Viking settlements were established. The name "Crosby" is derived from a Norse word "Krossa" and "byr", meaning settlement with crosses. The name suggests that Christianity was a growing influence.

At the time of Domesday, Little Crosby was in the hands of the Saxon thegn, Uctred. Great Crosby is not included in Domesday, as it was part of the royal manor of West Derby, and was not surveyed. The manor of Great Crosby remained in royal hands until it was sold by Charles I in 1625 to Lord Mandeville. In 1798 it was sold to a trustee of the Blundell family, linking it to Little Crosby, an area owned by the Blundells since the medieval period.

The 1849 map also shows the area of the conservation area to be occupied by agricultural plots. Quite a number of them have ponds at the sides, or in corners possibly suggesting animal husbandry. A short lane, "Gins Lane" is on the line of what is now Chestnut Avenue, leading north from Moor Lane. Development of Liverpool and Bootle in the mid to late 19th century saw rapid urbanisation to surrounding areas. This area remained in agricultural related uses up until the spread of development caught up with it in the 20th Century. The Victorian County History, covering this part of Lancashire, published in 1907 describes the area:

'The country is flat and sandy, being in places still very marshy, so that deep ditches, especially in the north are required to drain the fields and meadows. The crops grown are principally oats, rye and potatoes.'

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The Conservation Area

Moor Park contains three buildings which have elements predating 1850 – the tithe barn, now a nursing home, the windmill, and the associated cottage, both now private houses. The majority of the remaining buildings are houses from the end of the 19th century and early 20th century, most having a strong 'Arts and Crafts' influence.

The mill is the most recognisable building in Moor Park. The original Mill is believed to have been medieval in origin, and may have been located in Little Crosby. The current structure is a brick tower mill constructed in 1813, shown as a corn mill on the 1849 OS map indicating grain

growing in the area. The Mill was probably relocated to Moor Lane for commercial reasons and for ease of transport, being nearer to a main thoroughfare.

A tithebarn or 'tythe barn' was used to store 'tithes' often agricultural goods given as taxes to the church. It is not clear what of the earlier structure remains. The building has had various uses and has been much extended and altered.

The land for the whole of the Moor Park estate was purchased in the mid 1890s for the sum of £4680 by Mr. Joseph B Colton, a land agent and diamond merchant, who aimed to develop the area.

From around the mid-to-late 19th century the enlightened views and practices of philanthropists such as the Lever brothers at Port Sunlight together with the later pioneers of the Garden City Movement began to have a profound effect on housing developments. At the same time the style of the Arts and Crafts movement began to influence form and design. The layout of the Moor Park estate, with its loose informal arrangement, large plots and the individual architectural designs of the houses are clearly influenced by these movements.

The covenants imposed on the houses were designed to ensure that the developments were regulated both at the time of construction, but also into the future. The covenants included restrictions on subdivision of plots, regulated the planting of trees and hedges and the building materials used.

The area's character remains very much defined by the impact of the original covenants. The arcadian layout and Edwardian buildings is complemented by the 'greenness' of the area. The trees which line the avenues and the hedges combine to create the impression of the rural idyll.

The proposal for designation of Moor Park as a Conservation Area was presented to Sefton Council in June 1987 following representations from the Moor Park Property Owners Association. The Association were concerned that the character of the area should be preserved and enhanced, especially following a number of the original conditions imposed by the developer being breached. For example a number of the individual plots had been subdivided and new infill development had taken place. Moor Park

Conservation Area was officially designated by Sefton Metropolitan Borough Council in July 1987. As part of the conservation area appraisal, the boundaries of the conservation area were altered in March 2008. The appraisal also recommended the use of an Article 4 direction, which was brought into force in January 2010.

Additional Planning Powers

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

Conservation Area status means that the Council possesses increased abilities to safeguard against some changes. These are special planning controls which relate to specific works which would normally be considered 'permitted development', i.e. works which would not ordinarily require planning consent. Within the Conservation Area the following additional planning powers apply:-

Under the Article 4(2) Direction, where alterations would front a highway or open space most development will require planning permission.

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

- Any proposal involving the demolition of any building, wall or other structure within the Conservation Area (with minor exceptions) will require 'Conservation Area Consent'.
- Anyone wishing to cut down, top, lop or uproot a tree with a stem diameter of 75mm or greater measured at 1.5m above ground level must give the Local Planning Authority six weeks written notice of their intention to do so (a "Section 211 notice" under the Town and Country Planning Act 1990) subject to specific exemptions. Within this time the Authority may grant consent for the proposed work, or they may consider making a Tree Preservation Order. It is an offence to carry out tree works without permission.
- There are greater restrictions over 'permitted development' rights for the alteration and enlargement of dwellinghouses, and on the provision, alteration or improvement of outbuildings within their curtilage.



- Dormer windows will require planning permission, and in some cases, other changes to roofs and chimneys may require planning permission.
- The cladding of any part of external walls in stone, artificial stone, pebble dash, render, timber, plastic would require planning permission. Painting would require permission if the part had not been previously painted and would front a highway or open space.
- Micro-generation (e.g. wind turbines/solar panels) installations will require planning permission in some cases.

For up to date advice on what needs planning permission go to www.planningportal.gov.uk In determining applications for the development of land and alterations or extensions to buildings within the Moor Park Conservation Area the Council will pay special regard to:-

- The design and detail of extensions and alterations to existing buildings, which will be expected to be in sympathy with the architectural and historic character of the building as a whole and to the layout of the conservation area.
- The retention, replacement and restoration of historical details and features of the buildings and their gardens including hedges.
- The detailed design of any new building (including form, massing, scale and materials) and its integration with its surroundings and the special architectural and visual qualities of the conservation area.
- The retention and preservation of trees and the provision of further appropriate landscaping.
- The retention and enhancement of views into and out of the area, vistas within the area and the general character and appearance of the street scene and roofscape.

Guidance Notes for planning applications and use of materials:

Pre-Application Advice

You can request advice from the planning department prior to submitting a formal application. In some cases we make a charge for this service. Forms are available on the Council's website.

Planning Applications

A Heritage Statement will be needed to support your planning application, this should include an explanation of what the significance of the property is, and what impact the proposals have on that significance.

Outline applications will not usually be considered.

Demolition

The demolition or redevelopment of any building of individual or group value will not be permitted unless the Local Planning Authority is satisfied that the building cannot be used for any suitable purpose and it is not important enough to merit the costs involved in its preservation. Any consent to demolish would normally be conditional on the building not being demolished before a contract is made to carry out redevelopment. This redevelopment must be of a high standard of design.

New development on vacant sites

Any new development should be conceived with the original layout, architectural character and scale of the area in mind. Early discussions with the Planning Department are advised prior to any design work being commenced. The services of a qualified architect are strongly recommended.

Conversion of existing buildings

Where planning permission to convert buildings into new uses is sought, the new use and internal layout of the building should be carefully considered. Particular attention will be paid to the appropriateness of the new use, the building's external appearance, use of materials and the layout of gardens

Every effort should be made to minimise external alterations, such as new windows (including dormer windows). Where external changes are required these must be architecturally sympathetic and preferably on a non-prominent elevation. Alterations or extensions should use carefully chosen materials that match/complement the building. Again, the services of a qualified architect are strongly recommended.

External alterations to existing buildings including extensions

The following provides advice for some common alterations and extensions to buildings:

Windows and Dormers

Traditional windows and detailing need to be retained, renovated or if necessary, or replaced to match the original design. Additional windows should be restricted to the non-prominent elevations and also match existing designs. Imitation leaded lights, aluminium and UPVC

windows should not be used as they completely change the original character of the building.

New dormer windows are not generally accepted on principal elevations. Any new dormer windows should be well-proportioned and kept to non-prominent elevations and any new cladding must match roofing materials.

Wall Surfaces

Pebbledash, brickwork or stonework should not generally be painted or rendered. Areas requiring renewal should be repaired or replaced in their original form or pattern. Areas of decorative timbering and tile hanging are valuable elements and should be retained and repaired in their original forms to maintain architectural character.

Cladding in stone, artificial stone, pebble dash, render, timber, plastic or tiles is not permitted for practical as well as aesthetic reasons. Painting bright obtrusive colours should be avoided.

Roofs

Original roofing materials and existing rooflines and views should be retained. Any renewals or repairs should use reclaimed or new materials to match those on the existing roof. Care should be taken to retain roof features such as decorated ridge tiles, eaves and gables details.

Chimneys

In most cases, the original chimney stacks and pots form an integral part of the design of buildings. If they become unsafe, they should be repaired or rebuilt to the original height and design, taking care to replace chimney pots, even if not currently in use.

Satellite Dishes and Aerials

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

Front Doors

Original doors and door surrounds should be retained and repaired wherever possible. Replacements should be to a sympathetic design. "Georgian style" doors with imitation semi-circular fanlights and UPVC should be particularly avoided.

Porticoes and Porches

These features should be retained and repaired where necessary. Mineral felt or other similar roofing materials should not be used. Where new porches and porticoes are proposed they should be appropriately designed with materials that are sympathetic to the age and style of the building, where porches are not part of the original design of the building, their addition should be avoided.

Hedges, Boundary Walls, Fences, Gates and Gate Posts

Hedges should be retained. Hedges of hawthorn, beech or privet were stipulated in the original covenants. These hedges are a key feature and are particularly valuable to the area's character. Walls, railings and fences are incompatible with the area, detracting from its more rural character, and are not accepted.

Services

Wherever possible original rainwater gutters and downpipes should be replaced in cast iron to the same patterns. If replacements cannot be obtained then cast aluminium of similar colour and profile could be considered. Care should be taken in the siting of burglar alarms, central heating flues and meter boxes so as not to detract from the appearance of principal elevations.

Maintenance

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

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