

Advisory Leaflet

Waterloo Conservation Area

History

At the beginning of the 19th century, Waterloo would have existed as a small collection of farms and fishermen's cottages on the bank of the Mersey and known as Crosby Seabank. It had become a popular bathing place with its golden sands and clear water attracting visitors.

An important development of the area took place with the Enclosure of the Commons Act of 1812. The Waterloo area then called Crosby Great Marsh, was an open tract of pastureland, sandhills and rabbit warrens and various owners and proprietors were entitled to "cow-gaits", the rights of common pasturage for cows on the marsh. The marsh in its existing state was of little value and would be considerably improved by dividing it into specific allotments and enclosing them. By this Act of Parliament the common land was so divided and in 1816 the Act was

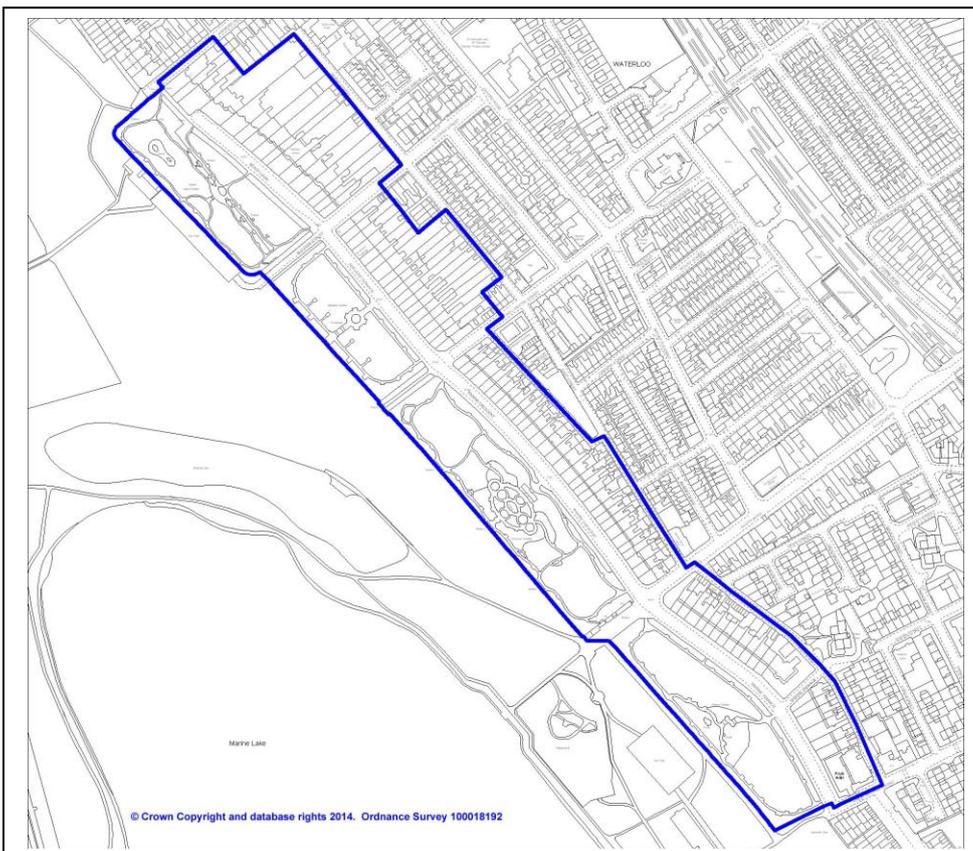
duly put into effect and allotments were made to John Myers, John Abram and Robert Makin and in time the terraces which the present conservation area comprises were built across their marshes.

Even before enclosure of the marsh plans were made for a grand hotel and six cottages and by 1816 these were built. The hotel, originally to be called the Crosby Seabank Hotel, was named the "Royal Waterloo Hotel" and a grand dinner was held there on 18th June 1816 to mark the opening and celebrate the first anniversary of the Battle of Waterloo. It is now known as the Royal Hotel. The adjoining cottages became Waterloo cottages, but are now numbered within Bath Street and Marine Terrace. By degrees the name "Waterloo" came to be applied to the area, along with the naming of many of the streets after people engaged in the battle of Waterloo.

In Baine's Lancashire Directory of 1825 about three residents were listed in Marine Crescent while behind in East Street were a few shops and lodging houses. Marine Crescent was built from 1825 onwards, Adelaide Terrace was commenced in the 1830s and Beach Lawn was the latest of the terraces and begun about 1860. Number 13 Beach Lawn was built in 1865 for Thomas Henry Ismay, founder of the White Star Line.

The plots of land in front of the terraces in time became four enclosed greens, and early photographs show cows grazing on the one in front of Marine Crescent in the early 20th century. Eventually the greens were ceded by the house owners to the Urban District Council and in the 1930s the ornamental gardens were formed.

(Reference: The Birth of Waterloo by James R Lewis)





No. 2-4 Adelaide Terrace

The Conservation Area

The Conservation Area has important environmental qualities that should be conserved and enhanced. There are a number of factors which contribute to the character of the Waterloo Conservation Area. Firstly the four terraces which comprise the Conservation Area are relatively uniform in scale and layout but within the overall form there is a wealth of detailed variation in the design of standard building components. Secondly, front doors, French windows, bay windows and cast-iron or timber verandahs have been attractively detailed and proportioned to exploit the seaboard aspect with its wide views of the estuary and the shipping lanes. Thirdly the variation in the axis of terraces with their long front gardens and their relationship with the Marine Gardens forms a unique seaside environment. Fourthly to the rear there is an interesting relationship between the scale and style of outbuildings of the terrace and adjacent terraced housing on Bath Street and East Street.

Most of the houses within the conservation area are listed Grade II on the Statutory List of Buildings of Special Architectural and Historic Interest in Crosby. It was in recognition of the significant grouping of these buildings, that in 1972, the former Borough of Crosby designated Waterloo a Conservation Area under S277 of the Town and Country Planning Act 1971.

The conservation area was extended in 2000 to encompass the series of gardens which front the terraces. These were developed during the 1930s and largely retain their original features, layout and character; they also provide an attractive setting and outlook for the listed buildings.

Additional Planning Powers

It is not the intention of the Council to prevent all change in the conservation area, but rather to ensure that new developments, alterations or extensions are in keeping

with its historic character and that any harm is balanced against wider public benefits.

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

Within the Conservation Area the following additional planning powers apply:-

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

- Any proposal involving the demolition of any part of a listed building will require listed building consent. Demolition of an unlisted building, subject to some minor exceptions, will require planning permission.
- Anyone wishing to cut down, top, lop or uproot a tree with a stem diameter of 75mm or greater measured at 1.5m above ground level must give the Local Planning Authority six weeks written notice of their intention to do so (a "Section 211 notice" under the Town and Country Planning Act 1990) subject to specific exemptions. Within this time the Authority may grant consent for the proposed work, or they may consider making a Tree Preservation Order. It is an offence to carry out tree works without permission.
- There are greater restrictions over 'permitted development' rights for the alteration and enlargement of dwellinghouses, and on the provision, alteration or improvement of outbuildings within their curtilage. Development to the side of buildings, or two storey development to the rear will require planning permission.
- 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 or tiles requires planning permission.
- Planning permission is needed for satellite dishes where they are to be located on a chimney, wall or roof slope which faces onto a highway.
- Micro-generation (e.g. wind turbines/solar panels) installations will require planning permission in some cases.

For up to date advice on what needs planning permission go to www.planningportal.gov.uk In considering proposals for the alteration of buildings, the Council will pay special regard to

- The retention, replacement and restoration of historical details and features of the houses and their gardens, including layout, boundary walls and railings, and outbuildings behind the main terraces.
- The design and detail of extensions and alterations to existing buildings, which will be expected to be sympathetic to the architectural and historic character of the building as a whole and to the setting of that building.
- The design of any new building (including form, massing, scale and materials) and its integration with its immediate surroundings and the special architectural and visual qualities of the Conservation Area
- The retention and preservation of existing trees and the provision of further appropriate landscaping.
- The retention and enhancement of views into and



Cast Iron Verandah No. 7 Beach Lawn

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

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 and Listed Building Consent Applications

A Heritage Statement will be needed to support your 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 architectural or historic value, particularly if a listed building will only be permitted in exceptional circumstances. Demolition would 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.

Conversion, alteration or extension of listed houses

It is unlikely that Listed Building Consent or planning permission would be granted for any proposals which caused major alteration to the external elevations or rooflines of the buildings, except where such work is for the removal of unsympathetic extensions and the restoration of the house to its original appearance.

Listed Building Consent may be required for works which would normally be Permitted Development for a single family dwelling. The "mews" at the rear of the main terrace have a special historic character and proposals for the conversion of these former coach houses, together with the extensions at the rear of the terraces are also subject to requirements for Listed Building consent and will be considered in light of the guidance notes set out below.

Extensions at the rear of houses in the main terraces will be considered on their own merits, depending on whether there is need for the addition and the impact on the individual features of the listed building and its setting.

In general when undertaking building refurbishment there will be a requirement to replace like with like using traditional materials and techniques as far as possible and carefully matching new work to existing.

Conversion of former outbuildings

Conversions of the outbuildings to residential will require careful attention to ensuring that their original features are properly preserved. In submitting applications detailed plans will be required showing all the changes to the internal and external fabric and features of the building. The services of an architect familiar with the requirements of listed building legislation is strongly advised.

In converting these buildings their character and appearance will change. It is important that conversions be sensitive to the original nature and form of these modest buildings. Original shopfronts and windows should be retained or restored to their original appearance. No additional windows or doors should be created; the humble character of these buildings should remain intact.

Notes on the Use of Materials

Stucco and plaster work

Stucco or plaster mouldings and similar details should be replaced in their original form and pattern if missing or damaged. Care should be taken to use correct mixes and finishing coats, bearing in mind that the original finish of stucco work was usually flat oil paint on a smoothly finished surface. Textured renderings of any type as a replacement for stucco will not be granted consent and should be avoided.

Brickwork

Brickwork should neither be painted nor rendered unless this was part of the original design of the buildings. Areas of brickwork requiring renewal should be replaced with matching or second-hand bricks to the original bond. Materials or techniques for brick pointing must be compatible with existing brick construction which is generally in lime mortars; samples should be prepared to obtain the correct match. Dark mortars in hard cements are not acceptable.

Stonework

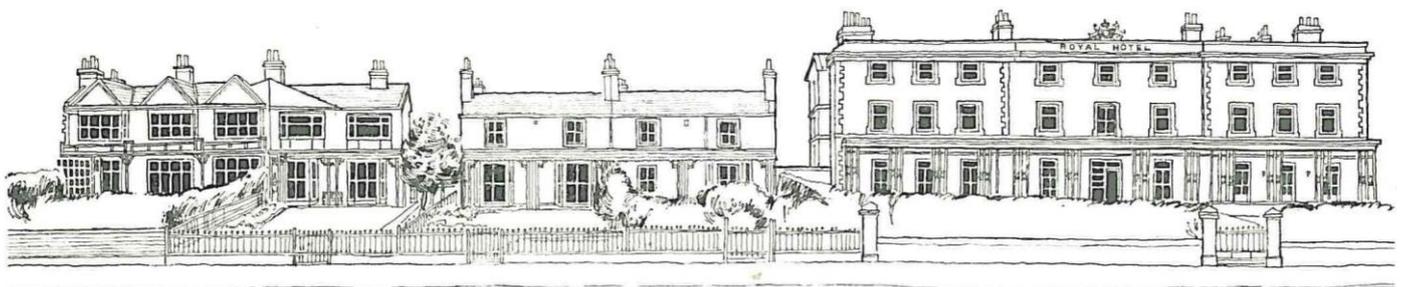
Stonework should be left unpainted unless there is sufficient evidence to suggest that it was painted as part of the original design. Cleaning should not normally be carried out unless the dirt is damaging the surface of the stone. Listed Building consent for cleaning may be required, and techniques used should be carefully chosen with the advice of a specialist. Minor repairs using resin-based materials may be allowed but otherwise repairs should be carried out using new stone.

Windows

Care should be taken to ensure that 'reveals' are retained. This is important for practical (weather protection) as well as aesthetic reasons.

When repairing/replacing windows care must be taken to retain and restore details. Imitation 'leaded' lights should always be avoided whilst aluminium and UPVC windows have a different surface finish, are likely to have different detailing and proportions to the existing and consequently are likely to detract from the character of the building.

Replacement of windows will usually require listed building consent. In general the replacement of all or part of any window should match the original design in all respects. Frontages of the terraced properties tend to be mid-late Victorian timber sash windows with large panes of glazing, some with margin lights. Windows to the rear of the earlier terraces are generally Georgian style multi-paned timber sash windows. Windows within the coach houses would also originally display this multi-paned Georgian style. Large scale drawn details of replacement windows will be required before Listed Building Consent can be granted. In general replacement of windows with non-traditional materials such as aluminium or plastic is not acceptable. Care must be taken when repairing windows to retain and restore associated details such as shutter boxes and decorative blind boxes. If windows are proposed to be inserted into the former coach house doors, these should entail a simple glazed design



No. 22-28 Bath Street and Royal Hotel, Marine Terrace

Doors

Existing historic panelled doors and associated details such as thresholds, architraves, transoms and fanlights should be repaired and retained where possible or replaced in replica. Care must be taken to retain and re-use existing door furniture and fittings. Mass-produced doors will not be acceptable as replacements for original doors.

Front doors and garage doors within the outbuildings should be of simple wooded boarded ledged and braced designs with a simple architrave. Metal up and over style garage doors should be avoided.

Dormer windows

In general no alteration to the existing roof lines will be permitted. Where dormer windows have been constructed in more recent times, encouragement will be given to building owners to remove these and return the roof to its original shape. Where possible the impact of recent dormer windows should be reduced by painting in a dark grey colour, e.g. B.S. 00 A13.

New rooflights should not be inserted on street facing elevations of either the main properties or outbuildings. They should be positioned flush with the slope of the roof.

Roofs

The only acceptable material for roof replacement or repair is new or second hand welsh slate to match the thickness and sizes of the original materials. In general in the conservation area, felting of existing roofs or replacement with other forms of roofing will not be acceptable.

Chimneys

Existing chimney stacks form an integral part of the appearance of the terraces and create an interesting 'roofscape', in general consent will not be granted for the demolition of chimney stacks. Stacks which become redundant should be capped and ventilated, keeping the existing chimney pots. Where stacks become unsafe these should be carefully taken down and rebuilt to their original design and height.

Porticoes, porches and verandahs

Cast-iron and glass, or cast-iron and leaded roof verandahs are a characteristic feature of many of the listed buildings within the conservation area. All repairs to lead roofs must be carried out to the standards and recommendations of the Lead Development Association using the correct code of lead and taking care with detailing.

Cast-iron supports should be repaired or re-cast if necessary, matching existing detail in all respects. The replacement of verandahs or porch roofs with bituminous felt coverings of any kind is not acceptable. All re-cast or repaired ironwork must be protected from the sea air using an appropriate paint system.

Boundary Walls and Gates

Wherever possible original cast iron railings should be repaired, or if necessary replaced to the original patterns in cast iron. Where missing gates or railings are reinstated designs should match or complement existing patterns within the terrace. Stone plinths, gate piers and copings should be treated in the same way as stonework on the houses themselves, as should existing stuccoed or brick boundary walls. The replacement and reinstatement of original boundary walls and railings will be encouraged.

External Painting

The use of bright or obtrusive colours should be avoided. Wherever possible, the choice of colour scheme to suit individual owners taste should be made with reference to the overall appearance of the terrace concerned and the colour scheme chosen should be co-ordinated with adjoining houses. This is particularly so in the more unified architectural character of Adelaide Terrace and Beach Lawn. The following choice of colours is provided as a guide:

Item	Type of paint	Colour (British standard)
Existing Stucco Walls	Flat Oil paint	Off-white or light pastel colours e.g. B.S. 00 A01 B.S. 04 B15 B.S. 04 B21 B.S. 10 B17
Window Frames	Gloss oil Paint, Moisture controlling paint	White or off-white e.g. B.S. 00 E55
Doors	Gloss oil paint; avoid stains	Strong colours are acceptable
Verandahs	Gloss Oil paint	Black or white depending on material and position
Cast Iron and Railings gates	Gloss Oil paint	Black

Services

Rainwater goods must be retained and repaired or replaced in cast iron to the original pattern. Rainwater heads which are a feature of several of the terraces must be retained or re-cast. Care should also be taken in the siting of burglar alarms, aerials, satellite dishes, meter boxes, and central heating flues to avoid 'visual clutter' detracting from the building's architectural appearance.

Maintenance

The exposed seafront location of the conservation area places a heavy burden of maintenance on the householders. Regular and effective maintenance including the cleaning out of gutters and downspouts and

regular painting should in the long term pay for itself by avoiding the need for major repairs.

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Section of Marine Crescent