

Metropolitan Borough of Sefton

Advisory Leaflet

Waterloo Park

Conservation Area



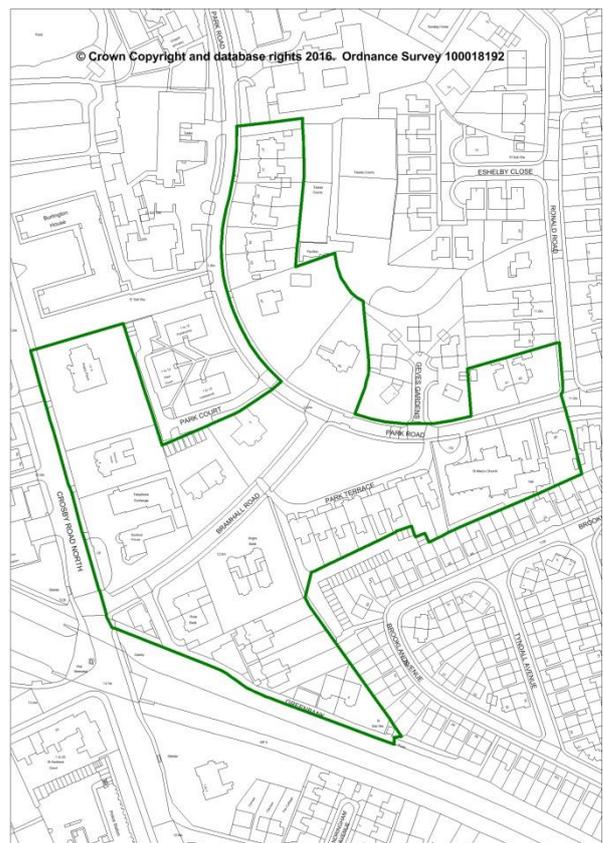
History

The area designated as a conservation area was agricultural land until the mid-nineteenth century. Development appears to have commenced in 1858 when 'Stone House' was built. This property is a fine Yorkstone villa commissioned by David Rollo, founder of ship engineers Grayson, Rollo and Clover. This somewhat isolated development seems to have stimulated plans for a wider residential scheme and in 1864 Samuel Mouldsdale Mellor commissioned an informal 'Park' development for a number of large villas arranged around a large lake. The scheme seems to have been a success and attracted many of the leading businessmen and officials of Liverpool and Bootle such as Parry, Cripps, Court and Vernon.

Mellor's development includes the large villas facing on to Bramhall Road completed by 1871. They have a mixture of classical Italianate and Gothic styles. Braunston Lea is perhaps the most impressive of the Gothic villas notable for its cusped and pointed arch windows, while Ellesmere is one of the best early classical villas with a particularly fine entrance porch. Also included in Mellor's scheme are the more modest villas along Greenbank, a discreet cul-de-sac enclosed by the railway line. Park Terrace was completed by the 1890s. This asymmetrical three storey red-brick terrace faces on to a triangle of land which has an attractive wooded copse with a pathway meandering through its centre. The terrace is a significant architectural feature within the area and acts as an axis linking the two main parts of the conservation area.

The conservation area includes one listed building - St Mary's Church on Park Road. The present stone church was built in the Early English Gothic style in 1883 to replace a temporary iron church erected in 1877. The church hall was built in a matching style adjoining the east side of the building in 1901, delaying completion of the church as a whole until 1908. A further addition was made to the church in 1934, with the erection of the Sunday School on what was a cricket field, now Brooklands Avenue.

Much of the original planned, 'picturesque' residential layout of Waterloo Park has now disappeared. The former ornamental lake and gardens have been encroached upon so that today the tennis courts are the only remaining evidence of the larger informal park. The lake was filled in around the late 1950s and built over in the 1960s.



The Conservation Area

The Waterloo Park Conservation Area was designated by Sefton Council in October 1991 under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the boundary was extended in April 2016. The area contains elements of a late Victorian planned housing development with both architectural and

townscape interest which justifies efforts to preserve or enhance its character and appearance.

The area includes groups of trees, which are protected by Conservation Area designation and more specifically by a Tree Preservation Order. Sefton Council will lay greater importance on the retention of existing buildings (including protection for original architectural detail), the preservation of trees and the maintenance and enhancement of streetscape features. It is not the intention of the Council to prevent change in the conservation area, but rather to ensure that new developments, alterations or extensions are in keeping with the existing character. Any new developments will be expected to be of high quality design and sympathetic use of materials.

Additional Planning Powers

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

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

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

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

- Dormer windows will require planning permission, and in some cases, other changes to roofs and chimneys may require planning permission.
- Cladding of external walls in stone, artificial stone, pebble dash, render, timber, plastic or tiles is not permitted. The cladding of any part of external walls would require planning permission.
- Planning permission is needed for satellite dishes where they are to be located on a chimney, wall or roof slope which faces onto a highway.
- Micro-generation (e.g. wind turbines/solar panels) installations will require planning permission in some cases.
- The Council has powers under the Act to require owners to carry out essential repair works to empty or partly occupied buildings in order to protect the fabric of buildings important to the conservation area.

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

- The retention, replacement and restoration of the details and features of the buildings and their gardens including layout, boundary walls and landscaping.
- The design and architectural 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 also to the setting of that building and others nearby.
- The detailed design of any new building (including form, massing, scale and materials) and its integration with its immediate surroundings including the special architectural qualities of the conservation area, the effect on the settings of nearby buildings including visual relationships, and the spacious layout of the Conservation Area.
- The retention and preservation of existing trees and the provision of further appropriate landscaping.
- The retention and enhancement of views into and out of the area, vistas within the area and the general character and appearance of the street scene and roofscape.

Guidance Notes for planning applications and use of materials:



Pre-Application Advice

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

Planning Applications

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

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. An early consultation with Planning Services is advised. The services of a qualified architect are strongly recommended.

Conversion of existing buildings

Where planning permission to convert buildings into new uses is sought, the new use and internal layout of

the building should be carefully considered. Particular attention will be paid to the building's external appearance, use of materials, the layout of open spaces and car parks and the position of bin stores.

Every effort should be made to minimise external alterations, such as fire escapes and new windows (including dormer windows). Where external change is required, it should be made to a non-prominent elevation. Alterations or extensions should use carefully chosen materials that match or complement the building. The services of a qualified architect are strongly recommended.

External alterations to existing buildings including extensions

The following deals with some of the details of alterations and extensions to buildings.

Windows

There are a number of original windows in the area. They should be retained and renovated where possible. If all or part of any window needs to be replaced it should match the original design. Care should be taken to ensure that 'reveals' are retained. This is important for practical (weather protection) as well as aesthetic reasons. If additional windows are essential, they should be restricted to the non-prominent elevations and be sympathetically positioned. Their design, size and proportion should complement the original windows.

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

Dormer Windows

New dormer windows are not generally accepted unless they can be shown to complement the original design. Any new dormer windows must be well-proportioned and kept to non-prominent elevations. Any new cladding must match roofing materials.

Wall Surfaces

Brickwork and stonework should not be painted or rendered. In replacing existing traditional render or dash, the new render should be chosen to match that removed in both materials and appearance. Areas of brickwork or stonework requiring renewal should be repaired or replaced in their original form or pattern. Pointing should be compatible with existing construction, which is generally flush finish. Repointing should be carried out with lime mortar rather than cement to prevent softer bricks or stones from deteriorating. Where stonework is to be cleaned, professional advice should be sought as the incorrect choice of treatments can result in damage.

Brick and terracotta features such as keystones, corbels, finials and leaf designs should be retained wherever possible. Cladding of brickwork in stone, artificial stone, pebble dash, render, timber, plastic or tiles is not permitted for practical as well as aesthetic reasons and the use of bright obtrusive colours for stucco render should be avoided. If missing or damaged, stucco or plaster mouldings and similar details should be replaced in their original form or pattern. Care should be taken to use correct mixes and finishing coats.

Stucco render or plaster mouldings and similar details should be replaced in their original form or pattern if missing or damaged. Care should be taken to use correct mixes and finishing coats.

Roofs

Original rooflines and profiles should be maintained. Any renewals or repairs should use reclaimed or new materials to match the original roof covering. Care should be taken to retain roof features such as open eaves and verge details.

Chimneys

The original chimney stacks and pots form an integral part of the design of buildings and create an interesting 'roofscape'. It is important, therefore, to opt for repairing rather than dismantling stacks if they are no longer in use. If the stacks become unsafe, then they should be taken down and rebuilt to the original height and design taking care to replace chimney pots.

Satellite Dishes and Aerials

Aerials and satellite dishes should be located as sensitively as possible and should avoid main street elevations.

Front Doors

Original front doors and door surrounds should be retained and repaired wherever possible. Replacements should be to a sympathetic design. Wooden moulded and panelled doors are likely to be the most suitable. "Georgian style" doors with imitation semi-circular fanlights should be particularly avoided. Care should be taken to retain and repair details around openings, such as architraves, thresholds, transoms and fanlights.

Porches

Where porches are not part of the original design of the building, their addition should be avoided.

Boundary Walls, Fences, Gates and Gate Posts

Original stone and brick boundary walls, including their copings, should be repaired or rebuilt to the original design, using reclaimed or matching materials. Boundary walls and gateposts should not be painted; this has a poor visual appearance and can trap moisture which will cause deterioration.

New wooden fences or railings should not be installed above existing walls, particularly along frontages. The street scene can be 'softened' and enhanced by the planting of boundary hedges, which has the added benefit of improving privacy. Original gates should be repaired or replaced to the original design. New gates should utilise authentic designs, avoiding the use of gold or multi-coloured paints. Traditional colours such as black or bronze-green for ironwork, and strong dark colours on timber gates are appropriate.

Services

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

Maintenance

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

Website and Email:

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

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