

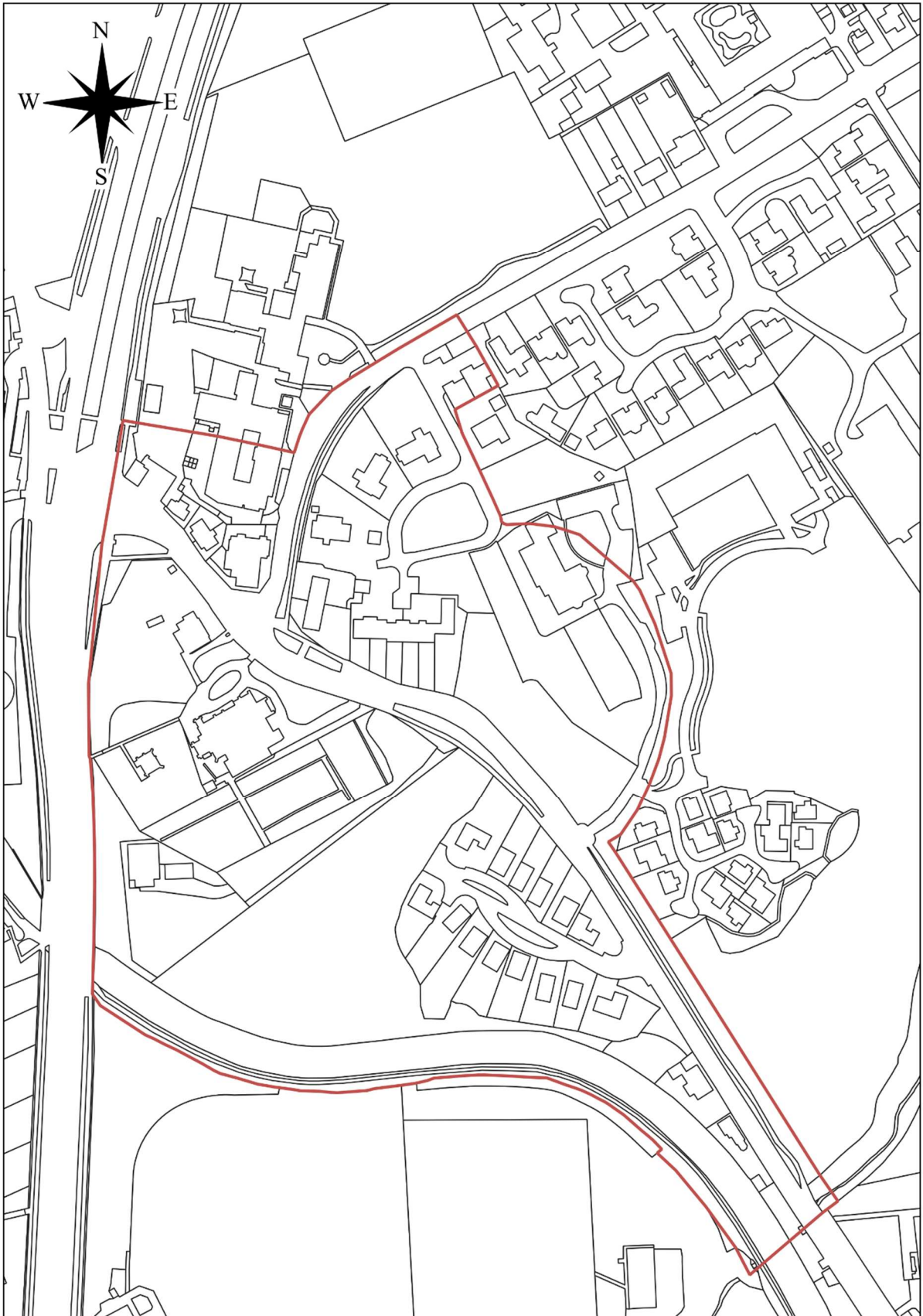


Damfield Lane

Conservation Area Appraisal &
Management Plan
Adopted

DAMFIELD LANE CONSERVATION AREA
APPRAISAL AND MANAGEMENT PLAN

This conservation area appraisal was prepared by Sefton Council in October 2024.



Damfield Lane Conservation Area Appraisal & Management Plan

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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 supported by the National Planning Policy Framework (NPPF), the National Planning Policy Guidance (NPPG) and Historic England 'Advice Note 1'. The principles within the NPPF, the NPPG and 'Advice Note 1' are further supported by Sefton Council's Heritage policies contained within its Local 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, which may be cumulatively detrimental, can be more closely controlled.

Historic England have also produced a suite of documents that expand on the NPPF and provide further advice on all different aspects of the historic environment, particularly "Guidance on the Management of Conservation Areas", "Conservation Area Appraisals", "Streets for All" and "Valuing Places". Local Authorities have a duty to review, from time to time, their areas 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.

NPPF – National Planning Policy Framework

[Gov.uk – National Planning Policy Framework 16 - Conserving and Enhancing the Historic Environment](#)

NPPG – National Planning Policy Guidance

[Gov.uk – Guidance - Conserving and Enhancing the Historic Environment](#)

Historic England 'Advice Note 1'

Historicengland.org.uk - Publications - Advice Note 1

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 by increasing its control over developments, in addition to normal permitted developments. It does this in the following ways:

- Buildings and structures may not be demolished without Planning Permission.
- Trees of a minimum 75mm diameter trunk at 1.5 metres above ground) 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 deciding planning applications.

Sefton 2030 vision

The Sefton 2030 vision (core-purpose-delivering-the-2030-vision.pdf (sefton.gov.uk)) was adopted in 2016 and sets out a vision for the future of the borough and to understand and focus on what is important for the Borough and its communities. This will provide a foundation in order to stimulate growth, prosperity, set new expectation levels and to help focus on what is important for Sefton. The Core Purpose relevant to the conservation area includes:

- Facilitate confident and resilient communities.
- Place-leadership and influence.
- Drivers for change and reform.
- Facilitate sustainable economic prosperity.
- Generate income for social reinvestment.
- Cleaner and Greener.

The document outlines how the Council will contribute to achieving those ambitions and core purposes set out in the Vision 2030.

Maghull Neighbourhood Plan (NDP)

The Maghull Neighbourhood Development Plan (NDP) (Maghull N P Final Version2 (sefton.gov.uk)) is a type of statutory planning document and aims to give the local community an opportunity to develop a shared vision for their neighbourhood and shape its development and growth. This is set out in the 'Localism Act' which came into force in April 2011.

The NDP provides a vision for the future of the town and sets out clear planning policies to realise this vision, which accord with higher level planning policy, as required by the Localism Act. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine their strategic policies. Outside these strategic elements, neighbourhood plans shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Maghull Neighbourhood Plan was formally approved by Sefton Council on 5th February 2015. It now forms part of Sefton's development plan, and, together with the Sefton Local Plan (2017) and Waste Local Plan (2013) will be used to help determine planning applications in the parish of Maghull.

Need for an appraisal

The first step to protecting the inherent qualities of a Conservation Area is having a thorough understanding of its character. This should then underpin local policies for the area's protection. Such a definition requires a thorough appraisal of the area to assess the contribution of each element (e.g., buildings, boundaries, trees, surfaces, etc.) to the area's overall character. Whilst this appraisal aims to identify the essential elements which give this Conservation 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.

Conservation Area designation may result in implications for property owners through increased statutory controls which carefully manage development, however designation can also enhance economic and social wellbeing and provide a sense of continuity. The most effective conservation work can act as a catalyst for further regeneration and improvements to the public realm. Conservation Area Appraisals allow the public to offer comment on the observations and recommendations made within and the justification of designation as a whole.

1 Introduction

1.1 Background

This appraisal has been prepared by the Conservation Team of the Planning Department within Economic Growth and Housing of Sefton Metropolitan Borough Council. The purpose of the Appraisal is to clarify the designation of Damfield Lane Conservation Area. This designation gives the Local Planning Authority additional powers and control with which to protect and enhance the areas characteristics.

1.2 Scope and Structure of the Study

The scope of this appraisal is based on '*Guidance on conservation area appraisals*', a document published by Historic England. In accordance with the guidelines, the following framework has been used as the basis for this analysis:

- Location and context
- Historic development
- Landscapes and vistas
- Townscape and focal buildings
- Architecture materials and details
- Negative factors and opportunities for enhancement
- Management Plan

The appraisal has been structured in accordance with this document, focusing on specific areas that have been highlighted within the document. Along with written documentation, visual material has also been included, encompassing plans (both historical and current) and photographs. The appraisal concludes with a management plan and recommendations for amendments to the Conservation Area boundary. It is the aim of this appraisal to identify and examine those elements which individually and collectively define the essential character of the area.

1.3 Extent of the Conservation Area

The study covers the Conservation Area of Damfield Lane, Maghull, which is situated 1km south of Maghull Central Square. The Conservation area is located on the Eastern side of the A59 which bisects Maghull, before leading North to Ormskirk and eventually Preston. The Conservation Area is enclosed by clear physical boundaries of the canal, the dual carriageway (A59) and the tree groups to the East.

1.4 Designation

A proposal for the designation of Damfield Lane as a Conservation Area was drawn up and presented to Sefton Planning Committee in August 1992. The primary reason for designation is stated as:

‘The site identified at Damfield Lane, Maghull is considered to present a combination of architectural and townscape value with historic interest and archaeological potential of a quality to justify designation as a conservation area.’

The formal designation was made by Sefton Metropolitan Borough Council in October 1992.

1.5 General Identity

Damfield Lane Conservation Area focuses on a loosely arranged cluster of historic buildings around the junction of Damfield Lane and Deyes Lane. The area is notable for its strong semi-rural character, shaped by open green spaces, mature native planting, and an informal layout that reflects its medieval and agricultural origins. Three significant structures – Chapel House Farm, Chapel House Farm Outbuildings, and Maghull Chapel – date back to 1650 or earlier, anchoring the area’s historical identity. There are three distinct clusters of buildings which can be divided into groups around: the Church, the former Chapel House Farm and the Parish Hall. The buildings around the Parish Hall are part of or former buildings of St. Andrews C. of E. School, some of which date back to the Early 19th Century.

The canal defines the southern edge of the Conservation Area and contributes to the semi-rural setting. Equally important is the open land that sweeps down to meet the canal, adjacent to the Church. This green space is a defining feature in its own right, reinforcing the area’s semi-rural quality and offering a visual and physical sense of openness rarely found in urbanised settings. The semi-rural identity is further reinforced by the distinctive stone wall that lines both sides of Damfield Lane. Often accompanied by native hedging and mature planting, the wall helps screen properties beyond, reflecting the character of a secluded rural lane, forming a continuous and highly characteristic boundary feature within the landscape.

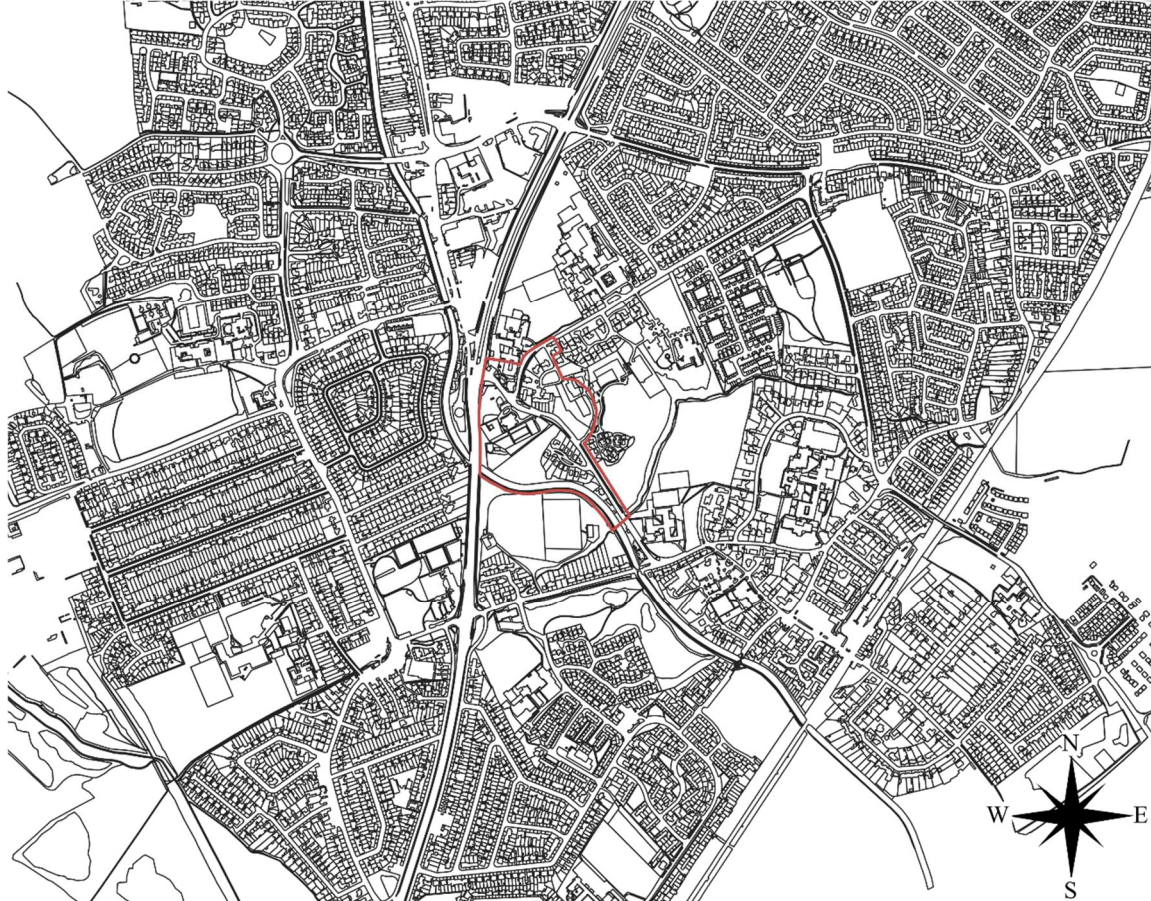
1.6 Survey

The Conservation Area Appraisal has involved archival research in the locality and detailed site surveys in the last quarter of 2024 and first quarter of 2025. The site visits provided an opportunity to gather photographic evidence, assess the condition of the area’s listed buildings against their most up to date surveys and combine the research undertaken as part of a desk-based study.

2 Location and Context

2.1 Location

Damfield Lane Conservation Area is located in the South of Sefton Metropolitan Borough, approximately 1km South of Maghull Central Square. The Conservation area is enclosed by the A59 to the East and the Leeds Liverpool Canal to the South. It covers an area of 5.4 hectares.



Plan 1 - Location of the Conservation Area in relation to Maghull

2.2 Topography and Geology

Maghull generally is flat and low lying other than some minor undulation and is largely sat on superficial deposits of Shirdley Hill Sand from the Pleistocene-Holocene Epoch and a bedrock of Sherwood Sandstone from the Late Permian - Mid Triassic Epoch.

Damfield Lane Conservation Area has some minor undulation caused by variations in the geology. The small cluster of buildings to the North-West of Damfield Lane are situated on a small mound, which has an underlying bedrock of Sandstone (Sellafield Member) from the Triassic Epoch. The mound is surrounded by superficial Devensian Till: Diamicton deposits from the Pleistocene Epoch.

2.3 Uses and General Condition

There are three distinct clusters of buildings in the North-West of the Conservation Area which have similar uses. St. Andrew's Church is surrounded by a graveyard,

Vicarage, Maghull Chapel, Harrison Monument and Sundial. Chapel House Farm and the surrounding buildings are all residential and are partially concealed from Damfield Lane by hedgerows, trees and a stone boundary wall. Former school buildings (now residential) and St. Andrews C. of E. School surround Maghull Parish Hall. Towards the South-East of the Conservation Area, the primary use class is residential, which includes a cluster of fourteen 21st Century dwellings and two isolated dwellings on the Conservation Area boundary.

The general condition of most aspects of the conservation area is very high. Properties and boundary walls are largely well maintained and the landscaping features such as trees, boundary hedges are well kept.

2.4 Conservation Context



Plan 2 - Conservation context of the Conservation Area.

Damfield Lane Conservation Area is situated approximately 1.7km North-East of Sefton Village Conservation Area, and 3.3km South of Lydiate Hall and Chapel Conservation Area. Both Lunt Village Conservation Area and Homer Green Conservation Area are located 2.5km and 3.1km East of Damfield Lane, respectively, Damfield Lane Conservation Area is the only Conservation Area in Maghull, therefore highlighting the uniqueness and distinctiveness of the area.

The conservation area sits within the Hall Lane Character Area of the Maghull Neighbourhood Plan.

2.5 Study Area Boundary

The Conservation Area Boundary is unusually shaped but is centred around a cluster of 6 listed building at the junction of Deyes Lane and Damfield Lane. The Conservation Area is boarded by the A59, dual carriageway, to the West and the Leeds and Liverpool Canal to the South. Beyond the Leeds and Liverpool Canal is Maghull Cricket Club.

The Conservation Area extends down to Whinney Brook and then roughly follows the boundary wall of Damfield Lane until the access road to Chapel House. Deyes Lane defines the Conservation Area to the North. The boundary of the Conservation Area cuts through St. Andrews C. of E. School due to the historic building line.

The area studied for this appraisal extended beyond the Conservation Area boundaries and took into account any external views into the area, particularly along the Leeds and Liverpool Canal.



Plan 3 - Conservation Area Boundary

3 Historic Development

3.1 Early History and Origins

Maghull is an ancient settlement with obscure origins. According to Maghull Neighbourhood Plan, the original settlement, pre-dating the Domesday Survey of 1086, consisted of fifty people and six square miles of agricultural land. In the Domesday survey, Maghull is identified as 'Magele', a tiny agricultural settlement located on a ridge of high ground. The name is thought to be derived from the Old English words 'maegoe' (mayweed) and 'halh' (nook or corner), reflecting the area's flora. Mayweed or stinking camomile (anthemic cotula) remains common in the area today.

Early records of Maghull consist mainly of land grants, leases, and occasional court records. Mentions of Maghullwoode suggest that much of the area was once forested, but with evidence of areas of moss land and marsh as well.

The Manor of Maghull was held by Uctred in 1066, and in 1212, it was held by Alan de Halsall from Roger, the Constable of Cheshire, by Knight's service. The Halsall family continued to be recognised as the superior Lords of Maghull down to the 14th century. In 1568 Maghull Moss was divided between Sir Richard Molyneux of Melling and Edward Hulme of Maghull. The boundary of Maghull was defined by Maghull Brook to the North, Melling Brook to the South and the River Alt to the West.

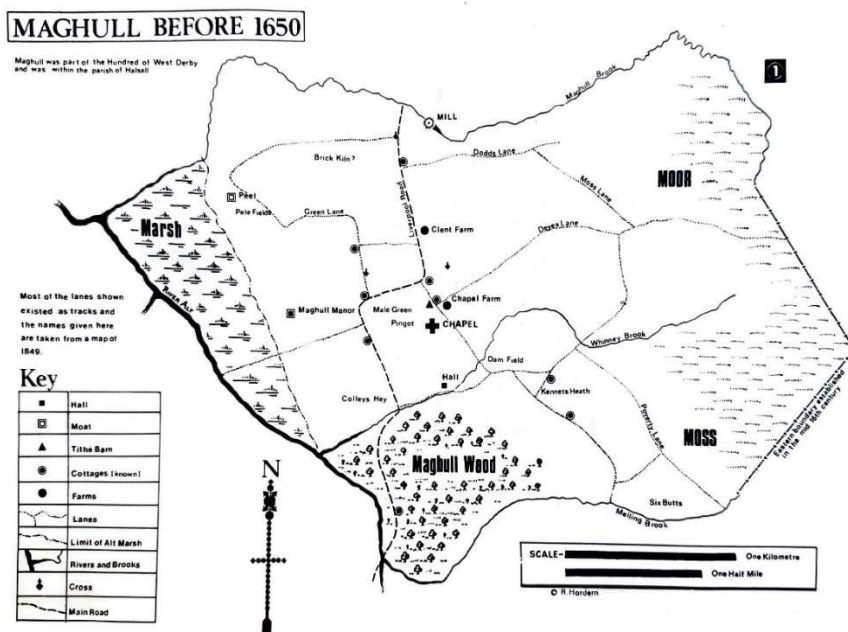


Figure 1 - Tithe map of Maghull Before 1650, compiled in 1840
Source: *A History of Maghull* by R. Hordern

Maghull was one of the five townships of the ancient parish of Halsall, alongside Halsall, Downholland, Lydiate and Melling. The scattered rural community of Maghull remained part of the Parish of Halsall until becoming an independent parish in the mid-19th century. The ancient parish of Halsall spanned 10 miles, with Maghull township covering 2,098 acres, one-eighth of the total area of the parish.

A 'chapel of ease' was provided for the local community well before the separation of Maghull from the Parish of Halsall, as early as 1100. The chapel was likely established due to the distance from the parish church of Halsall. Although the exact date of its construction is unknown, surviving piers and arches suggest that the chapel was built during the architectural transition from Romanesque to Gothic, in the 13th century. Despite the Chapel having Norman-looking round arches, the moulding of the arches indicates that the chapel was likely constructed around 1285-1290. The chapel, known as the Unsworth Chapel, is considered the oldest ecclesiastical building in Merseyside. In 1883, it was marked for demolition to make way for a larger Church, Parish Church of St Andrews, but local opposition preserved the older part of the chapel. The surviving structure, dating from the 13th century, is a Grade II* listed building. The nave and southern portion of the chapel, demolished in the late 19th century, were originally constructed in 1755, replacing an earlier medieval nave. Adjacent to the chapel stood the tithe barn, a substantial structure in Maghull. Although it was demolished to make way for St. Andrews Church, some of its stonework remains in the Vicarage Garden.

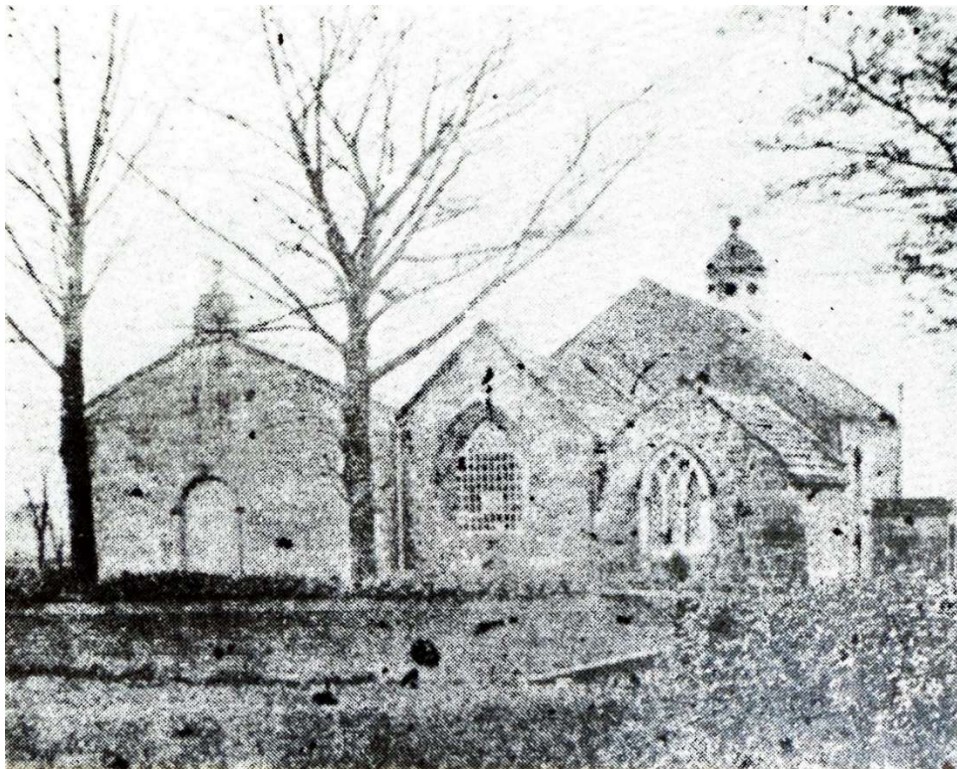


Figure 2 - An Early Photography of the Chapel, 1860

Although not as ancient, Chapel House Farm and the associated outbuilding are believed to date from the early 17th century. These buildings likely served as part of a working farm associated with the nearby chapel. Local residents once believed that a tunnel linked the house to the old chapel. The surrounding stone boundary walls, which may have been constructed at the same time and from similar stone, likely defined the farmland connected to the property.

By 1667, the population of Maghull had increased to 599, with 136 houses and 127 families. At this time, the primary crop in the area was oat, although most of the land was devoted to animal farming, with grazing pastures dominating the landscape. Accessibility to the settlement improved significantly with the construction of the

Leeds Liverpool Canal between 1770 and 1774. A wharf was established near Red Lion Bridge to facilitate the movement of agricultural produce and coal, although the township remained relatively dispersed and unchanged until the early 19th century.

By 1840, the area had undergone a shift from predominantly livestock farming to arable agriculture. Population growth led to further infrastructural development, including the arrival of the railway in 1949. Maghull station was opened on the Liverpool, Ormskirk and Preston Railway line, improving connections and accelerating local development.

Education also progressed during this period. ‘Maghull School’ was established in 1832, located in a small (now altered) 18th century cottage fronting onto Damfield Lane. A new single-storey school building was erected in 1839 with voluntary contributions and a charitable grant. The school was extended to become a two-storey building in 1878 after schooling became compulsory.



Figure 3 - Maghull School Buildings in mid-18th century

The school rooms doubled as the social centre of the village until 1906 when funds were raised to erect “a building for a Men’s Club, Reading Room and a large hall for concerts, entertainments and religious meetings”. The “Maghull Parish Institute” opened in 1909, designed by local architect A.E Cuddy in an ‘Arts and Crafts’ style. It remains standing today, largely in its original form, with some suspected mid-20th century additions.

The foundation stone for the parish Church of St Andrews was laid on 2nd July 1878, and the church consecrated on 8th September 1880. The Church was designed by Architect J. F. Doyle. The construction of the new church sparked debate about the fate of the old chapel. The compromise resulted in the demolition of most of the chapel, leaving only the chancel and north chapel intact. New south and west walls were built out of salvaged material and a new porch was added, creating the building’s current form.



Figure 4 - St Andrew's Church, 1900's

Part of the former 'Maghull Homes' hospital site is located within the Conservation Area. Founded in 1888, the Maghull Homes were established as a charitable trust to care for people suffering from epilepsy. The 'Homes' expanded rapidly, acquiring the late 19th century 'Chapel House,' a fine mansion house of rusticated stucco and quoins, and its surrounding 6 acres of land in 1901. The 17th century Chapel House Farm and surrounding fifty acres were acquired in 1903 and used for accommodation and for farming operations which supplied milk, eggs, vegetables and bacon.

Both Chapel House and Chapel House Farm were refurbished at the turn of the 21st Century to form private dwellings and the nearby outbuilding was converted into two self-contained residential units. Chapel House was substantially extended and subdivided into apartments, although it still retains much of its internal character, including its decorative covings. The conversion of Chapel House Farm and its associated buildings was substantial, although the buildings retained much of their original character.

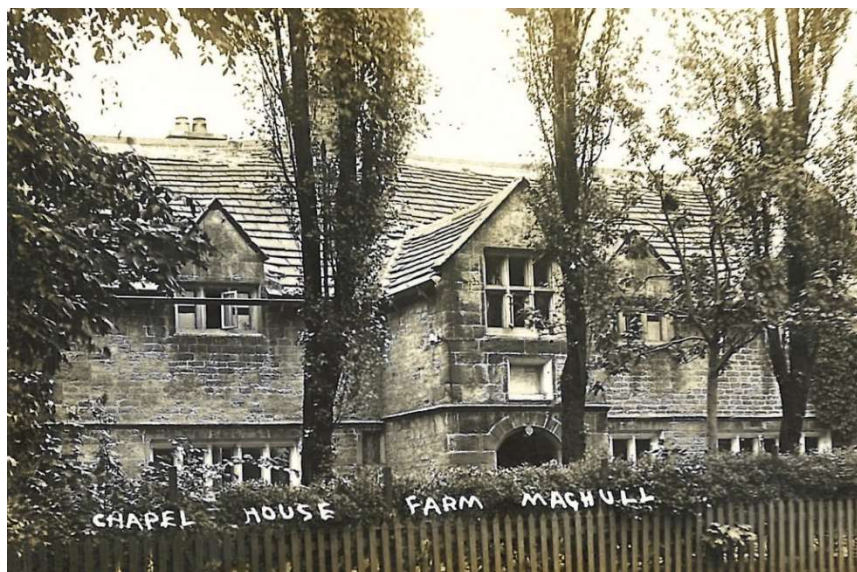


Figure 5 - Chapel House Farm (n.d.)

In 1933 Northway (the A59 road) was built, initially as a tree-lined single carriageway but was formed into a dual carriageway in the early 1960s. The road bisects Maghull, providing a direct route from Liverpool to Ormskirk. The arrival of Northway accelerated Maghull's expansion, although Damfield Lane remained largely free from modern development until the turn of the century. Increased development pressures have led to 21st century developments such as The Meadows, Chapel House and St Andrews Close within the Conservation Area.

3.2 Development

The area saw very little development before the establishment of St Andrew's C. of E. School in the early 19th Century. The first school in Maghull was located in a small cottage on Damfield Lane. In 1939 Maghull National School was built and the cottage became the master's house. The school had a close relationship to the church and appeared sufficient in accommodating local children until July 1869 when the school proved insufficient in size, which was further reinforced in 1870 when schooling became compulsory. The school was extended in 1873, and a piece of land was acquired in 1897 as a playground, followed by an additional half an acre in 1901 as additional playground space.

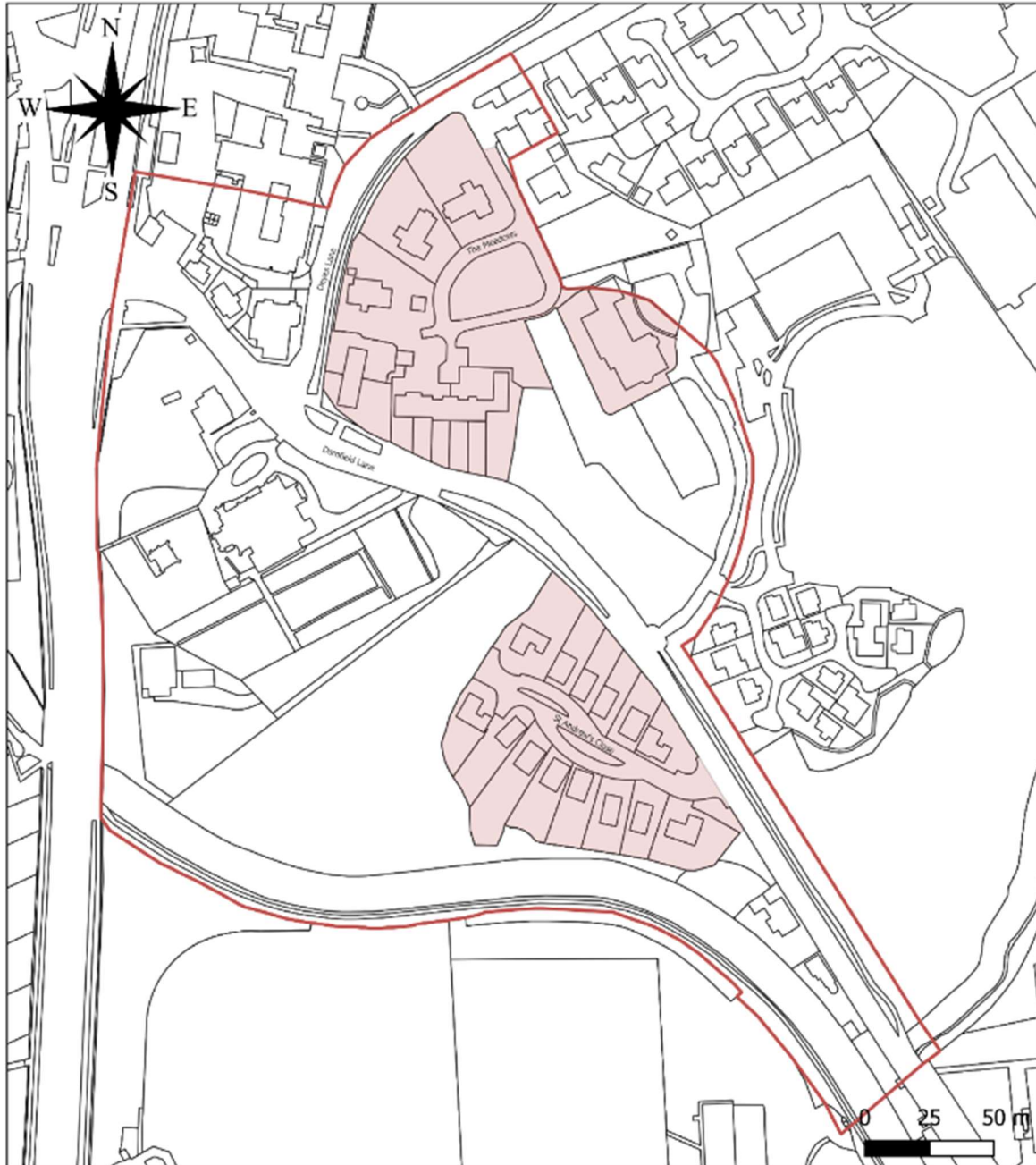
Further development of Damfield Lane began with the partial demolition of Maghull chapel and the construction of The Parish Church of St Andrew, 1878-80. The introduction of the A59 carriageway, which bisected Maghull in half, led to further development in the late 19th Century and early 20th Century. Development included the construction of Chapel House and the Parish Hall as well as additions and extension to St Andrew's C. of E. school.



Figure 6 - Historic maps from left to right, first row 1908 and 1937, second row 1945. Damfield Lane Conservation Area boundary shown in red (Complete maps in Historic Map Appendix).

DAMFIELD LANE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Except for a couple of Victorian properties and the 17th Century Chapel House Farm, most residential dwellings in the Damfield Lane Conservation Area were constructed in the late 20th Century or 21st Century. There have been three main developments in the area, The Meadows, Chapel House and St Andrews Close.



Plan 4 - Location of 21st Century Development Sites

The Meadows is a private road, accessed to the North of the Conservation Area from Deyes Lane. Although visible from the public realm the 21st Century dwellings are relatively hidden due to hedges, trees, and the low-level boundary wall which surround the development.



Figure 7 - View of 2-7 The Meadows from Damfield Lane

The development comprises 3 modern detached dwellings, 2 of which are within the conservation area, and 6 mews cottages. The new development served as enabling development to facilitate the retention and adaptive reuse of the Grade II Listed Chapel House Farm and its associated outbuilding.



Figure 8 - 2-4 The Meadows



Figure 9 - 11 and 12 The Meadows

Chapel House is a mid-Victorian house that was later purchased by the Maghull Homes for epileptics in 1901. It was converted into apartments in 2004 and closely followed neighbouring development, The Meadows. Although a substantial extension was agreed, the proposal included the renewal of the original house which was in poor condition, therefore the development was considered beneficial to the Conservation Area.



Figure 10 - Chapel House



Figure 11 - Chapel House 21st Century Extension

The most recent development in the Damfield Lane Conservation Area is the 21st century development, St Andrews Close, which was allowed on appeal in 2019, following refusal by the local council. The development has since been partially completed. The development is of high-quality modern design but contrasts the material pallet of the conservation area and surrounding buildings and drastically impacts the setting of the church and the rural nature of the Conservation Area.



Figure 12 - Views of St Andrews Close from Damfield Lane

3.3 Archaeology

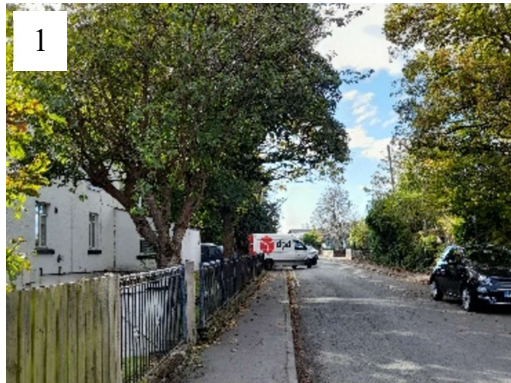
Due to the presence of the 13th Century Maghull Chapel and the 17th century Chapel House Farm, there is archaeological interest in the Conservation Area, but this has not been fully explored. The only archaeological investigations in the area focused on a small area to the east of the St Andrews Church. These did not produce significant archaeological findings but the wider area, which has not been investigated, may contain sites of interest. The Merseyside Historic Environment Record contains details of the sites and findings in the area.

4 Landscape and Vistas

4.1 Setting and Relationship with Surrounding Area

Damfield Lane Conservation Area is situated just off the main Liverpool to Preston Road (A59 Liverpool Road). This is the main road into Maghull from Liverpool and continues northbound to Ormskirk.

The northern boundary of the Conservation Area is bordered by two schools and the associated playing fields, Saint Andrews Church of England Primary School and Deyes High School. While the conservation can be seen from the North, the views are limited due to boundary walls, fencing and planting.



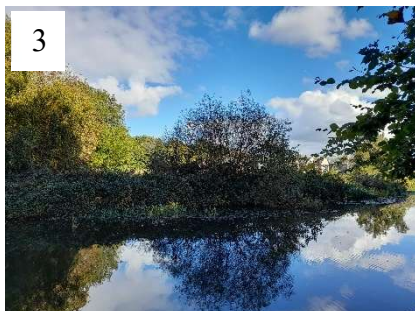
View 1 - Deyes Lane



View 2 - Damfield Lane

The eastern boundary ends at the intersection of Damfield Lane and Whinney Brook, but Damfield Lane continues East until joining Hall Lane. Damfield Lane is tree lined so views along Damfield Lane into the conservation are important in reflecting the rural character of the Conservation Area.

The Southern boundary is defined by the Leeds Liverpool Canal which borders Maghull Cricket Club and Football Club. Views from the Leeds Liverpool Canal into the conservation area contribute to the rural feeling of the Conservation Area. This is further emphasised by the open land to the South of the canal which is used by local sports teams. There are key views along the canal looking towards St Andrews Parish Church which is a landmark within the Conservation Area.



View 3 - Leeds Liverpool Canal



View 4 - Leeds Liverpool Canal



View 5 - Leeds Liverpool Canal

The Western boundary joins Liverpool Road (A59), the main road from Liverpool to Preston. This road is extremely busy but is largely shielded from the Conservation Area by vegetation, therefore there are only 2 key views into the Conservation Area from the West.



View 6 - Junction of A59 and Damfield Lane



View 7 - Canal from A59 Bridge

4.2 Character and Relationship of Spaces

The public realm within the conservation area is limited to the pavements and the canal tow path. Along the roads within the conservation area there are linear views up and down the lanes with limited views onto adjacent properties. The stone boundary walls along Damfield Lane and Deyes Lane defines the public realm. Despite the wall being low level, it is usually paired with planting which screens the residential properties beyond. The open land next to the St Andrews Church allows for views down onto the Canal and onto the Cricket Club beyond, contributing to the rural character of the Conservation Area.

4.3 Hierarchy of Routes

The Conservation Area is served by two main throughfares: Damfield Lane and Deyes Lane. Damfield Lane, which connects to the A59 to the West of the Conservation Area, carries the most traffic and plays a significant role in the area's traffic flow. St Andrews Close and The Meadows are private roads providing access to residential properties.

The location of St Andrews Maghull C. of E. Primary School within the Conservation Area, along with the proximity of Deyes High School and Maricourt Catholic High School, places significant pressure on both throughfares during school drop-off and pick-up times. Parking becomes a major issue during these times, with cars often abandoned along both throughfares, making it even more difficult for traffic to pass through. This congestion exacerbates the challenges of managing traffic flow in the area and impacts the experience and perception of the historic or architectural interest of the area.

4.4 Views and Vistas within the Conservation Area

Several key views along Damfield Lane highlight the rural character of the Conservation Area. St Andrew's Church tower is a prominent feature visible from various locations including Damfield Lane, Deyes Lane, and the canal tow path. The church stands as a key landmark, anchoring views throughout the Conservation Area.



View 8 – St Andrew's Church from Damfield Lane



View 9 – St Andrew's Church from Damfield Lane

The views of the church tower are essential to the rural character of the Conservation Area. However, recent development, particularly the 21st century St Andrew's Close and the growth of mature tree, have partially obstructed views along Damfield Lane and the canal tow path. While the church tower remains visible along Damfield Lane, it is less prominent, and the modern development has diminished the rural character of these vistas. Some of the most significant views within the Conservation Area are found along the Leeds Liverpool Canal towpath. From here, St Andrew's Church, surrounded by a variety of mature trees, is visible, further contributing to the rural character of the Conservation Area.

At the junction of Damfield lane and Deyes Lane, a cluster of heritage assets offer important views. The Parish Hall, the only non-designated heritage asset in the Conservation Area, occupies a prominent corner site and is visible from both Damfield Lane and Deyes Lane. Although St Andrew's Church is partially obscured by trees, it remains visible at the junction. Chapel House Farm and Maghull Chapel are not directly visible from the public realm due to their positioning, but the converted outbuilding of Chapel House Farm can be seen at the junction of Damfield and Deyes Lane.



View 10 – Parish Hall from Damfield Lane



View 11 – Parish Hall from Damfield Lane



View 12 – St Andrew's Church from Damfield Lane



View 13 – St Andrew's Church from Deyes Lane



Plan 5 - Key Views and Vistas

4.5 Green Spaces and Planting

The Conservation Area is heavily tree lined, particularly along Damfield Lane and around St Andrew's Church. There are a substantial number of mature and semi-mature trees including an important and visually impressive group of limes fronting Damfield Lane. The trees restrict views into and across the conservation area which retains the impression of an isolated rural settlement, reflecting the origins of Maghull prior to later Victorian and 20th Century development. This is further emphasised by

native hedging behind the stone boundary walls, which also help to soften the buildings and dwellings.

The mature trees within the grounds of St Andrews Church, the Chapel and the Vicarage are protected by a TPO and demonstrate a wide variety of trees including Horse Chestnut, Silver Birch, Larch, Oak, Beech and Limes.

The Conservation Area has a reasonable amount of green space. The tow path along the canal is publicly accessible and provides green space for the local community and visitors passing through the Conservation Area. There is also a notable green space adjacent to the Church which strongly contributes to the semi-rural character of the area and setting of St Andrew's Church, linking Damfield Lane with the Canal. As part of St Andrew's Close development, this green space will become a community garden which will be accessible to the local community on a managed basis. This development has not yet been completed but the community green space will consist of a meadow, park and nature trail.



Figure 13 - Trees along Damfield Lane



Figure 14 - Community Green Space



Figure 15 - Canal Tow Path

There are several areas of privately owned green spaces within the Conservation Area. The privately owned grounds surrounding Chapel House are shielded from the public realm by several mature trees. The only indication of the grounds is the meandering driveway which can be seen from the entrance on Damfield Lane. The Meadows also has a small area of grass in the centre of the gated community which has several young trees; this is hidden from the public realm by the surrounding dwellings and boundary treatments.



Figure 18 - Green Space to Chapel House



Figure 17 - Chapel House Driveway



Figure 16 - Green Space to The Meadows

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There are also several large green spaces surrounding Damfield Lane: Maghull Cricket and Football Club Grounds and the private playing fields of Deyes High School, Maricourt Catholic High School and St Andrews Maghull C of E Primary School, are all large green spaces nearby that complement Damfield Lane Conservation Area.



Plan 6 - Green Space inside and outside the Conservation Area

5 Townscape and Focal Buildings

5.1 Townscape

5.1.1 Grain

The original grain of Damfield Lane Conservation Area was loose due to the informal arrangement of buildings around the junction of Damfield Lane and Deyes Lane, an arrangement that was likely established when Chapel House Farm was first constructed. Most of the buildings within the Conservation Area occupied relatively large plots of land. When first designated there were few residential dwellings within the Conservation Area, with the exception of the Vicarage, Chapel House, Chapel House Farm and the cottages associated with the school.

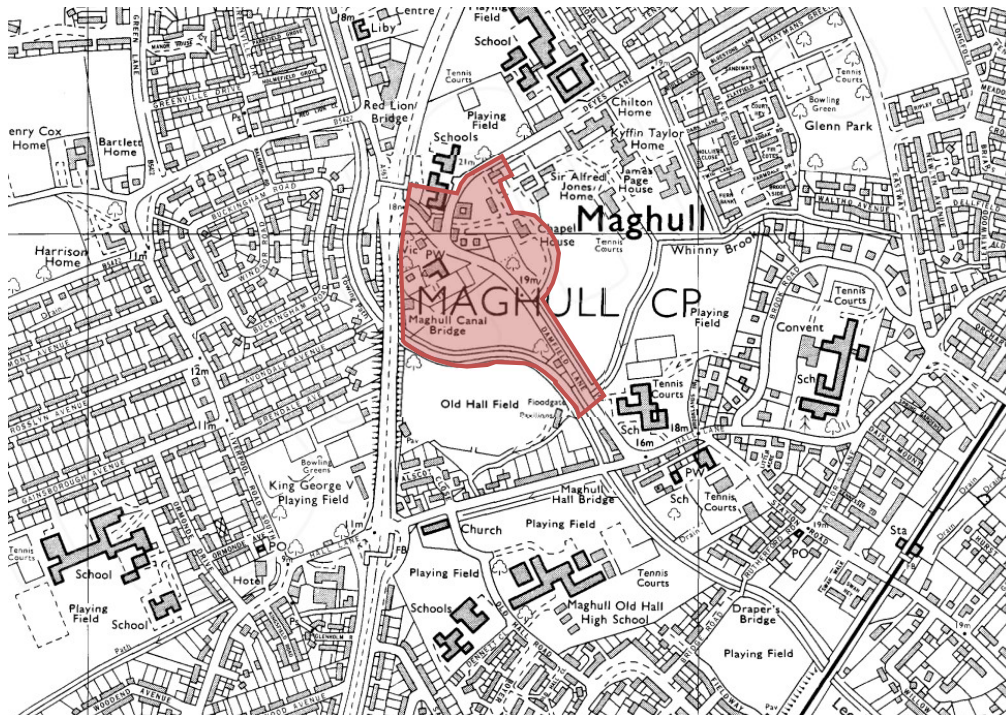


Figure 19 - Ordnance Survey Map Published 1980's – Original Grain of Conservation Area before Designation in 1992

Late 20th and 21st century developments have led to a change in the grain of the Conservation Area by increasing the number of planned developments and residential properties. These developments have occurred in two clusters: The Meadows and St Andrews Close. The Conservation Area now accommodates 32 residential properties, of which 66% are detached, 31% are semi-detached or terraced and the remaining 3% having previously been detached houses were converted into multiple apartments. The increased residential density has overpopulated the Conservation Area, decreasing the sense of openness, eroding the rural character of the Conservation Area.

The trees and native hedging mentioned previously act as positive contributors to the character of the Conservation Area, have assisted in screening residential developments from the public realm.

5.1.2 Scale

The building heights within the area are largely consistent, with most structures not exceeding two storeys. This creates a harmonious sense of character and alignment within the neighbourhood. The informal layout of buildings results in a variety of plot sizes and building shapes, contributing to the area's unique character. Notably, the buildings within the conservation area do not surpass the height of the mature trees, except for St. Andrew's Church, which stands as an exception.

The larger scale of St. Andrew's Church serves as a landmark within the local landscape. As mentioned, the church tower is visible throughout the Conservation Area, acting as a prominent focal point in the semi-rural surroundings. Despite its size, the church is set back from Damfield Lane and partially screened by trees, ensuring that it not overbearing on the surrounding environment.



Figure 21 - View of St Andrew's Church Figure 20 - View of St Andrew's Church

Overall, the scale of the buildings is integral to the character of the Damfield Lane Conservation Area. The generally low-rise structures ensure that buildings remain unobtrusive, allowing the tree canopy to provide a natural screen, preserving privacy and maintaining the area's semi-rural character.

5.1.3 Rhythm

When the Conservation Area was first designated, the informal arrangement of buildings around the junction of Damfield Lane and Deyes Lane, played a key role in preserving its rural character, preventing a consistent rhythm from emerging. The only rhythm within the Conservation Area was provided by the historic boundary walls that line the public highway of Damfield Lane. These low-level stone walls create a sense of continuity and rhythm throughout the Conservation Area, regardless of the individual properties behind.

However, the previously irregular pattern of properties has been increasingly disrupted by 21st-century developments, which feature buildings of similar scale, layout, and repetitive design elements. While the buildings within the Damfield Lane Conservation Area are generally of individual design, distinct from their neighbours, the construction of two recent developments: The Meadows and St Andrews Close, has eroded the area's original rhythm and character.

5.1.4 Repetition, Diversity and Building Groups

Damfield Lane Conservation Area is characterized by a rich diversity of buildings from various periods. Religious structures, such as St. Andrew's Church, Maghull Chapel, and the vicarage highlight a recurring theme of faith within the area, each showcasing different architectural styles that reflect the distinct time periods in which they were constructed. The properties associated with St. Andrew's Maghull Primary School further illustrate this architectural diversity. While all were built in association with education, the range of architectural styles across these buildings reflects evolving design trends over time. Among these building, the Parish Hall stands out with its distinctive Arts and Crafts style, adding a unique aesthetic to the conservation area.

Chapel House Farm and its converted outbuildings, share a similar historical period of construction, giving them some architectural similarities. However, the different functions of these buildings are expressed through varying architectural details, resulting in notable design differences.

Repetition in architectural design becomes more apparent in the 21st-century developments within the Conservation Area. While the two separate modern developments differ significantly in style, each features houses with similar layouts and repetitive architectural elements.

The modern residential dwellings within the Meadows development are somewhat sympathetic to the area. The development features two distinct architectural styles: detached brick houses and rendered terraced cottages. Though the houses share common features, the informal arrangement of the buildings helps preserve the Conservation Area's character. Additionally, planting and trees screen the buildings from the public realm, reducing the visual repetition within the development.

In contrast, the residential dwellings of St. Andrew's Close contrast the architectural styles found throughout the conservation area. This 14-dwelling development includes three different housing types but consistent material palettes, such as buff and black brick, and uniform anthracite metal-framed openings create a sense of repetition. The plot sizes are similarly uniform, and the design sharply contrasts sharply with the informal, varied arrangement of buildings in the rest of the Conservation Area.



Figure 22 - Housing Types Within St Andrew's Close

While the diversity of building design throughout the Conservation Area enhances its character by reflecting the area's informal, historical development, the 21st-century developments have introduced increased repetition, which risks diminishing the semi-rural character that defines the area.

5.1.5 Conditions

All the properties within the Conservation Area are currently occupied, most of which are well maintained. Most residential properties are in good condition, with maintained gardens. Only a small number of buildings show signs of wear, typically due to issues like cracked render, rust, blocked gutters and moss growth.

5.2 Focal Buildings and Features

Damfield Lane is the primary road through the Conservation Area, and this is where most of the focal buildings are located. Many of the focal buildings are also Designated or Non-Designated Heritage Assets and can be used to navigate the Conservation Area. Due to the relatively small size of the Conservation Area, the focal buildings are located in close proximity to one another.

1) The Parish Church of St Andrew

The most notable building within the Conservation Area is St Andrews Church. It possesses national protection as a Grade II listed Building because of its historic and architectural significance. As the largest building in the Conservation Area, the churches to the West end which can be seen across the local area. The church is in the gothic revival style built 1878-80 by J. F. Doyle. The church is located on the same site as the smaller Maghull Chapel and houses a churchyard. The church is positioned on the junction of Damfield Lane and Dayes Lane but is set back from the public highway. Mature trees and a low-level boundary wall partially screen the church from street level.

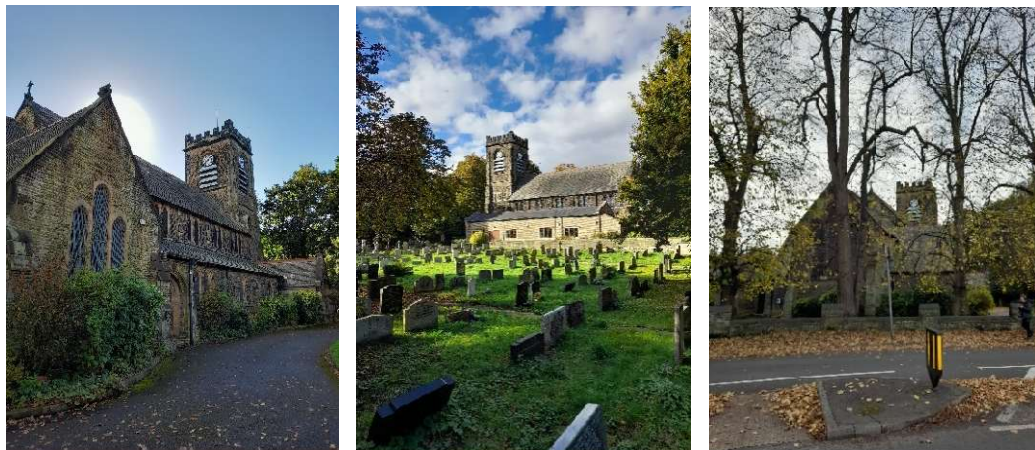


Figure 23 - Photos of The Parish Church of St Andrew

The church was originally built to replace Maghull Chapel but has since been extended, in 1998, to accommodate a community hall. St Andrews Church holds significance to the history of Maghull through its association to Maghull Chapel and the early origin of religion within Maghull.

2) St Andrew's Parish Hall

The local Parish Hall, an important structure within the Conservation Area, occupies a prominent corner plot at the junction of Damfield Lane and Deyes Lane. Built in 1909 by W. Kelly & Bro and designed by Ball and Cuddy, the hall is a Non-Designated Heritage Asset and a rare example of Arts and Crafts architecture in the area. The hall serves as a vital community hub, offering spaces for local groups, meetings, and performances.

Architecturally, the building features a striking South-facing gable with a steep pitched roof, highlighted by a large arched stained-glass window. The main gable, running North-South, is flanked by smaller, subservient gables. A memorial stone of the main gable end commemorates the laying of the foundation on 21st June 1909, listing the names of trustees, architects, and builders.

Historical maps show that rear additions were made in approximately the 1930s and the 1960s. These later extensions are functional but lack the architectural distinction of the original structure. The building's main entrance is located on the West façade, which also features two gable ends, one replicating the main gable with a bay window, and the other a simpler, later addition with a tall sash window.

The East elevation is composed of five bays, punctuated by a gable-fronted porch with low eaves. Three of these bays contain identical windows, while the fourth houses a taller window beneath a gabled dormer. The porch, serving as a secondary entrance, includes a small bay window.



Figure 24 - Arts & Crafts Inspired Parish Hall

Constructed of red brick, pebbledash render, and red clay roof tiles, the building's materials are consistent throughout, contributing to its cohesive appearance. The surrounding grounds are modest, featuring hard landscaping with access ramps, rear, and small congregation areas.

The Parish Hall's prominent corner location reinforces its importance to the local community. As one of the few examples of Arts and Crafts architecture in the area, it plays a key role in preserving the historical development of the Conservation Area. Beyond its architectural value, the building continues to serve as a vital community asset, symbolising the area's heritage and fostering community connections.

3) Chapel House Farm Outbuilding

The former outbuilding, one of six listed buildings within the Conservation Area, occupies a prominent corner plot at the junction of Damfield Lane and Deyes Lane. Thought to date from the early 17th century, the Grade II Listed Building was once an ancillary structure to Chapel House Farm, an adjacent Grade II Listed Building. In 2004 the outbuilding was converted into two self-contained residential dwellings. It is situated at a key node within the Conservation Area, where five heritage assets are clustered together, and plays a significant role in views into the area from the north end of Damfield Lane.

Constructed of stone with a slate roof, the outbuilding's materials mirror those of Chapel House Farm, reflecting the building's historical connection to the farm. Despite its conversion, the outbuilding retains much of its original appearance, with limited alteration to its street-facing elevations. The roof has been replaced, likely replacing an earlier stone slate roof that would have matched that of Chapel House Farm, as noted in the original listing description of 1968. Six skylights have been added to the roof on the west side to facilitate the property's conversion. These skylights are small in size and do not detract from the building's original form or function.



Figure 25 - Chapel House Farm Outbuildings, now two residential dwellings

Due to its prominent position within the Conservation Area, the outbuilding contributes significantly to the area's character. It is a key focal point and integral to maintaining the semi-rural character of the Conservation Area. As such, it is essential that the building's setting is preserved to reinforce the area's historical and architectural integrity.

4) Leeds Liverpool Canal

The Leeds Liverpool Canal follows the southern border of the Conservation Area and is a key heritage asset and an integral part of the area's rural character.

The idea for a canal linking Yorkshire to Liverpool was first proposed in 1764, with construction beginning in 1770. The section running through this Conservation Area was opened in 1775 as part of the Liverpool to Newburgh stretch. By 1816, the full 127-mile route was completed, making it the longest single canal in Britain built by a single company. Today, the canal retains its historic character and continue to shape the landscape and sense of place.

The canal and its setting are specifically recognised in Sefton Council Local Plan, Policy NH9, as a defining element of the borough's heritage. This formal designation underscores the canal's significance not only to the Conservation Area but also to the broader historic and environmental character of Sefton. It is a priority for preservation and enhancement.

Historically, the canal has contributed to the area's identity through its strong visual and spatial relationship with nearby heritage assets, including Maghull Chapel, St Andrew's Church and the Vicarage. When the Conservation Area was designated, the canal ran alongside an open stretch of rural land that gently descended from the church grounds, reinforcing the historic setting of these listed buildings. The embankment, towpath, and surrounding greenery created a cohesive semi-rural backdrop, reflective of the area's agricultural and ecclesiastical heritage.

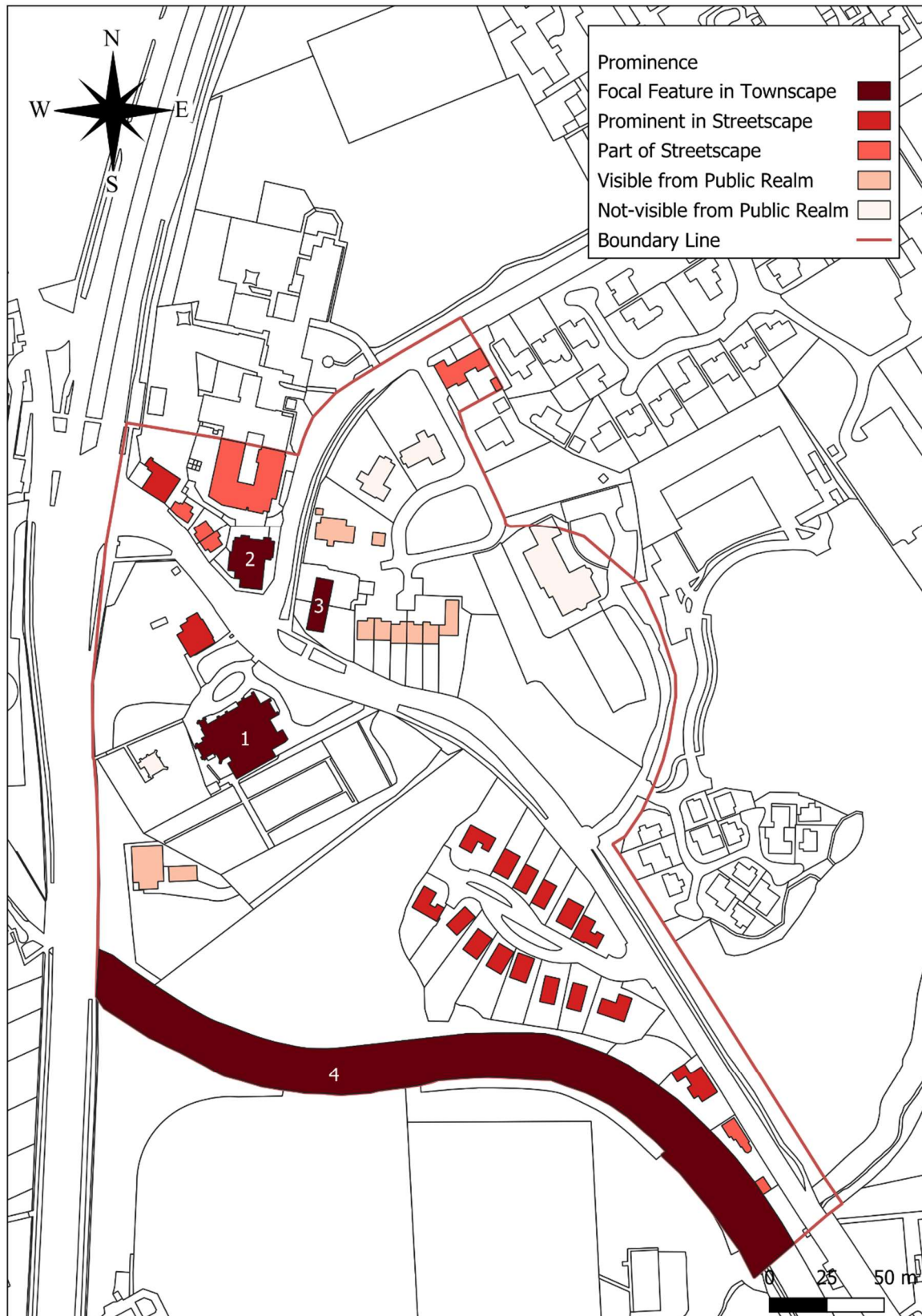
However, the recent development, specifically the construction of St Andrews Close, has encroached upon this historically open setting. Built on land that once provided a rural setting to the canal and St Andrew's Church, the modern housing development introduces a contemporary architectural form that interrupts views and alters the historic character. As a result, the visual connection between the canal and adjacent heritage assets has been disrupted.



Figure 26 - Views along the Canal Tow Path

The remaining open land in this area has now become even more significant, functioning as a crucial green buffer that softens the impact of the 21st century development on the historic character of the Conservation Area. This undeveloped land, alongside the canal, maintains the semi-rural setting that contributes so strongly to the character and appearance of the area. Preserving this open space is essential to safeguarding the integrity of the historic landscape and the setting of multiple listed buildings. The canal's importance extends beyond its visual contribution. The Maghull Neighbourhood Plan highlights the canal as an asset to the natural environment and local community. The towpath supports a rich variety of flora, fauna and hedgerows, while its role as a well-used walking route reflects its continued relevance to daily life.

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Plan 7 - Prominence of buildings inside the Conservation Area.

5.3 Boundaries and Surfaces

The boundaries within the Conservation Area are crucial in defining the distinction between public and private spaces. A notable feature of the area is the stone wall that runs along the northern and southern edges of Damfield Lane, extending up Deyes Lane to the northern boundary of the Conservation Area. These walls resemble traditional field boundaries, and are critical to the Conservation Area, reflecting the area's agricultural origins, particularly around Chapel House Farm and its associated outbuildings.

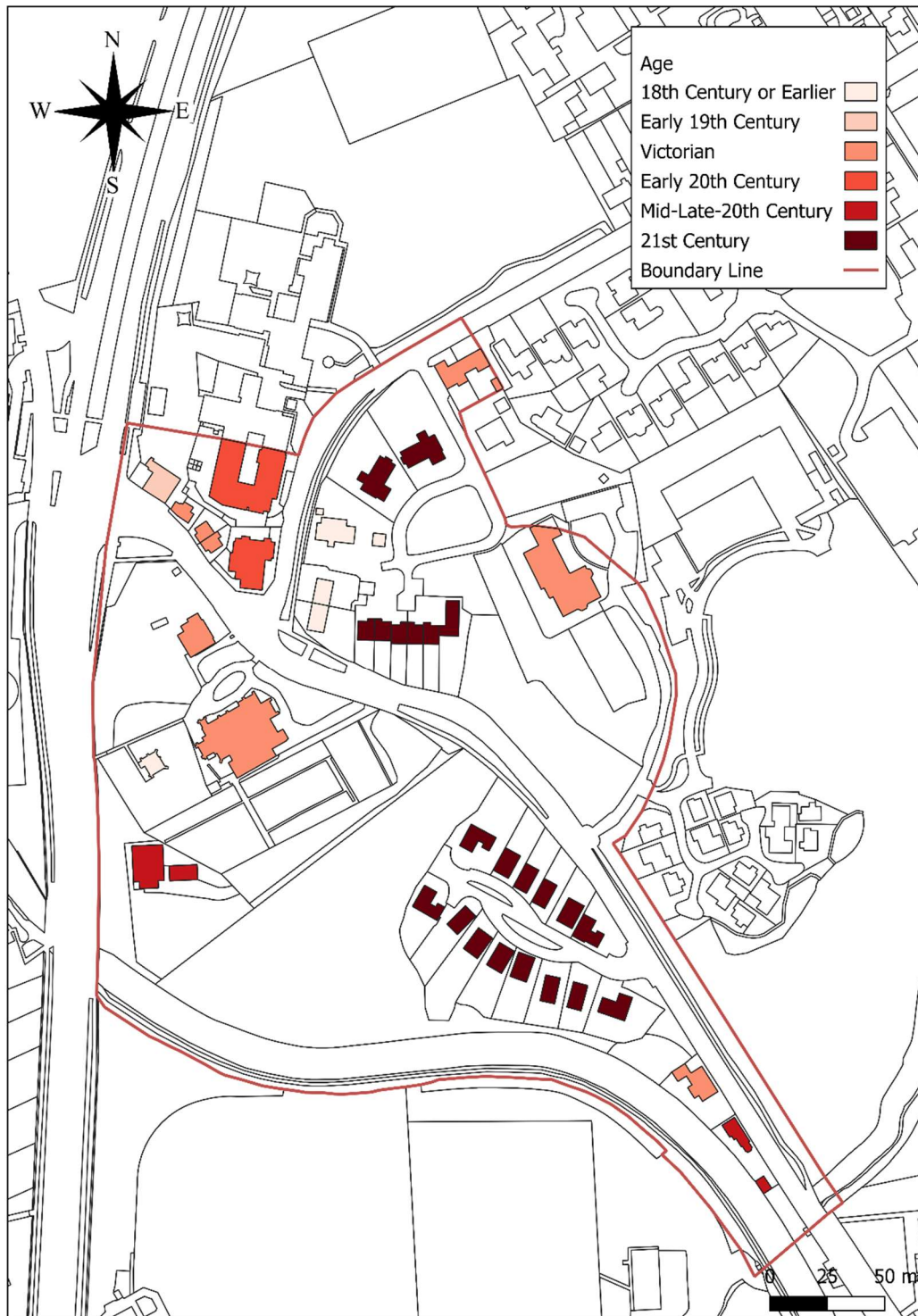
When complemented by native hedging, such as Hawthorne and privet, and trees, the stone wall enhances the semi-rural character of the Conservation Area.



Figure 27 - Stone Wall along Damfield Lane

6 Architecture Materials and Details

6.1 Prominent Styles



Plan 8 - Relative Ages of Buildings inside Conservation Area

The dates are derived from Ordnance Survey maps, supplemented by later observations and planning records.

The building styles within the Conservation Area reflect a diverse range of historical periods. As a result, there is no dominant architectural style, instead the area displays a rich variety of styles from different periods. Notably, the 21st century developments now account for 68% of the buildings within the Conservation Area. However, due to their condensed arrangements and contrasting styles, they do not contribute to a unified style.

Aside from the modern developments, most of the area's development occurred in the Victorian and Early 20th Century. These periods introduced a variety of architectural styles which have contributed to the distinct character of the Conservation Area.



Figure 29 - 19th Century Vicarage



Figure 28 - 19th Century Chapel House.

Ecclesiastical buildings within the area are predominantly Gothic, with pointed arch and stained-glass windows as a key feature which stand as a testament to the contribution of religion in Maghull's development.



Figure 30 - Ecclesiastical Buildings within the Conservation Area

A notable example of vernacular architecture within the Conservation Area is the 17th-century Chapel House Farm and its associated outbuildings – constructed from local materials and traditional techniques, reflecting the regional building practices of the time. Additionally, the parish hall is the only building in the area to display Arts and Crafts motifs. The architectural style, popular in the late 19th and early 20th centuries, is characterised by handcrafted details, the use of natural materials, and a design philosophy that wished to mimic vernacular architecture.

Together, these diverse architectural styles contribute to the Conservation Area's historical fabric, with each period leaving a unique imprint on the built environment. The interplay of different architectural styles, ranging from the Gothic and vernacular to Arts and Crafts, creates a historically significant landscape that reflects the evolution of the Conservation Area.

6.2 Leading Architects

There is limited information available about the architects of the early buildings of Damfield Lane. The area's sporadic development suggested that no single architect significantly influences its layout or design. Aside from the Parish Church of St Andrew, little is known about the architects of other key buildings, such as Maghull Chapel, Chapel House Farm, and the Parish Hall.

One known architect is J. F. Doyle, who designed the Parish Church of St Andrew. It is also likely that Doyle was responsible for the south-facing additions to the neighbouring vicarage. Doyle was locally recognised for his work on several significant buildings in Merseyside, including his involvement in the design of the *White Star Offices*, 30 James Street in Liverpool and the Church of St. Peter in Heswall.

6.3 Materials

6.3.1 Roofs

The predominant roof covering material in the conservation area is slate. As a natural material, slate exhibits some variation in colour but when sourced locally, it maintains a consistent blue toned appearance. The Parish Hall has a red clay tiled roof which was popular of its time and the Arts & Craft movement.

There has been limited alterations to the roofs, but lack of maintenance has led to moss growth and salt deposits, which, overtime, can damage the slates. If roof repairs or replacements are need, it is essential that locally sourced or Welsh slate is used. This will help maintain a consistent texture, profile and colour that matches the existing slates, ensuring replacements are historically appropriate and minimise any impact of the streetscape.



Figure 31 - Roofs within the Conservation Area

Most residential buildings in the conservation area have relatively shallow pitched roofs. Properties with steeper sloping roofs include Chapel House and its associated outbuildings, St Andrews Church, the Parish Hall, the school buildings and residential properties in St Andrews Close. Except for the 21st century development, these steeper-pitched roofs belong to buildings that were not originally designed for residential use.

6.3.2 Elevational Treatments

The material palette of Damfield Lane Conservation Area reflects the varied historical periods and functions of the properties within the area. Overtime, the material composition has evolved, with more recent development, such as St Andrews Close Development from the 21st century, contributing to a broader range of materials. Brick, stone and render are primary materials within the Conservation Area.

Red and brown bricks are commonly used throughout the Conservation Area. Key examples include the Vicarage, Maghull School Buildings and properties such as No. 17 and No. 19 Damfield Lane. These red and brown tones provide a cohesive aesthetic within the area, enhancing its historic integrity.



Figure 33 - Brown brick, Vicarage



Figure 34 - Red Brick, 17 Damfield Lane



Figure 32 - Red Brick, Maghull School

Render particularly in off-white tones, has become increasingly prevalent in the Conservation Area, though it was originally less common. Several of the buildings that are now rendered were initially constructed using brick, such as no. 15 Damfield Lane. The use of render can serve both protective and aesthetic functions, providing a fresh appearance while preserving the underlying structure.



Figure 36 - White render, Chapel House



Figure 37 - Pebbledash render, Parish Hall



Figure 35 - White textured render, 15 Damfield Lane

The Parish Hall is a notable example of rendered architecture with a distinctive pebbledash finish, which is unique to the area. This feature is reflective of the Arts and Crafts influence which contributes to the area's architectural diversity.

Stone is a less frequent material in the area, yet its use on certain key buildings and features which reinforces their historical significance. Stone, likely sandstone given Maghull's geographical location, features on historic boundary walls, Chapel House Farm (C17th) and St Andrew's Church. Despite a 200-year difference in construction, it is probable that the stone used in these buildings is of a similar type although the stone of St Andrew's Church has weathered over time, resulting in darker markings. Chapel House Farm underwent restoration in 2001, when the stone may have been cleaned. The relatively limited use of stone throughout the Conservation Area highlights the prominence of these buildings and the importance of their historical context.

St Andrew's Close development, constructed in the early 21st Century, represents a marked departure from the traditional material palette. The introduction of black slate stone cladding as a vertical accent material is particularly notable. This modern treatment sharply contrasts the traditional materials of the area. The use of black slate contrasts with the grey-blue hues of the Welsh slate used for roofing across the Conservation Area, further emphasizing its modernity. Additionally, the introduction of buff brick further disrupts the established material composition, as this material does not appear elsewhere in the Conservation Area. While the development introduced new material choice, the contrasting aesthetic raises concerns about the sensitivity of these elements to the historical character of the area.



Figure 38 - Material palette of St Andrews Close

6.4 Typical Features and Details

6.4.1 Windows

The majority of windows in the conservation area are uPVC casement windows. Many older buildings, including the school buildings, have replaced their original windows with uPVC, which diminished the historic character of these properties and affects the street scene. This is due to the thicker framing and glazing bars being a stark and unsympathetic contrast to historic designs. uPVC windows are typical in newer developments, contrasting the historical character of the buildings.

However, some buildings have retained timber windows including the Parish Hall, and Chapel House Farm. This is likely due to their protection as designated and non-designated heritage assets and their higher historical significance. Notably, the original part of Chapel House also retains timber sash windows.



Figure 40 - Timber sash windows, Chapel House



Figure 41- Timber windows, Parish Hall



Figure 39 – Timber sash windows, Vicarage

The overwhelming majority of windows in the conservation area are painted white. The only exception is the 21st Century Development at St Andrews Close, where anthracite aluminium windows are used. Dark windows are not appropriate for the Conservation Area, as they lack historical precedent and detract from the appearance of individual buildings. They also mark the building as an outlier, diminishing both its contribution to the overall character and the uniformity of the Conservation Area.

6.4.2 Chimneys

There are a variety of chimney stack and pot styles within the Conservation Area. The lack of uniformity in the design reflects the changing architectural trends over time, illustrating the area's organic development. This diversity is integral to the semi-rural, historic character of the area, emphasising its evolution and unique identity.



Figure 42 - Chimneys within the Conservation Area

Most chimney stacks are located on the gable end of the property. In the case of semi-detached homes, a shared chimney stack is typically positioned in the centre of the roof. This is evident at 88 Damfield Lane, where historical map evidence suggests the property was originally divided into three separate dwellings, explaining the off-centre chimney.

The height of the chimney stacks varies considerably, influenced by factors such as building type, chimney position and roof pitch. For example, at the Parish Hall, two chimneys are situated on lower intersecting roofs, requiring greater height to rise above the main roofline. This increases their prominence within the roofscape and accentuates their visual impact on the building. Chimneys contribute to the historic character of the area not only for their visual interest and contribution to the roofscape, but also as historical features that reflect a time when open fires were essential.

Many of the newer properties lack chimneys, resulting in a monotone and repetitive roofscape. This contrasts with the more varied roof forms of the historic buildings in the area. However, the absence of chimneys emphasises the modernity of these buildings, reflecting the shift away from open fires in 21st century homes.

6.4.3 Boundary Treatments

The most common boundary treatments in the conservation area are low-level stone walls, particularly along the northern and southern stretches of Damfield Lane, extending up Deyes Lane to the northern boundary of the Conservation Area. These stone walls closely resemble traditional field boundaries and are a tangible reminder of the area's agricultural history, particularly around Chapel House Farm. As such, they are a defining feature of the Conservation Area, contributing significantly to the distinctive semi-rural character.

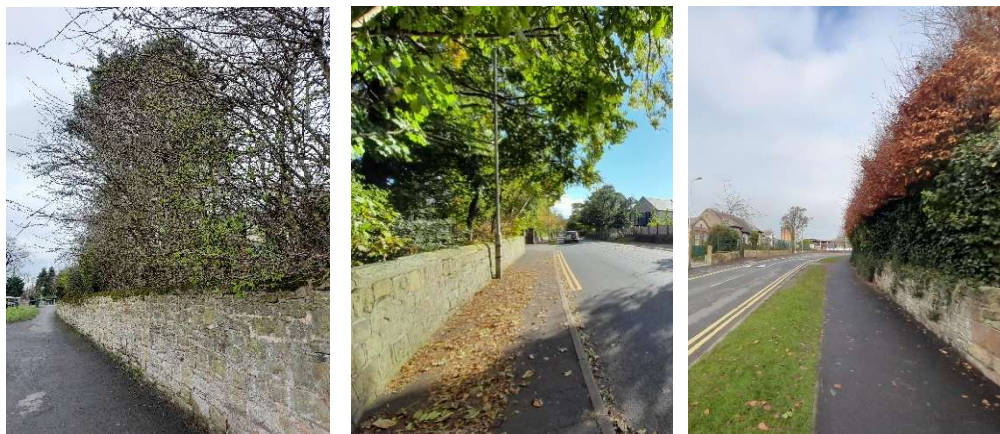


Figure 43 - Historic boundary treatments within the Conservation Area

In many instances, the stone boundary walls are paired with native hedging, such as hawthorn and privet, which provides effective screening of residential properties from the public realm. This use of native planting reinforces the semi-rural character of the area and softens the visual impact of development. Non-native species, such as laurel, are discouraged, as they detract from the rural aesthetic.

Unfortunately, the recent addition of fencing behind existing stone walls has begun to erode this established character. Fences, typically associated with suburban residential development, are visually intrusive and at odds with the Conservation Area's semi-rural identity. Their presence diminishes the authenticity and charm of the landscape.

In areas where historic stone walls are absent, bricks walls are also used as a boundary treatment, particularly around residential properties. These walls are sometimes rendered or painted to match the associated building. While sympathetic treatment can help these features integrate into the building environment, care must be taken to ensure that finishes do not detract from the area's semi-rural character.

6.4.4 Streetscape Features

Hedges in the conservation area are generally generous and full, with a natural, slightly unkempt appearance that should be preserved. These hedges often sit behind boundary walls and predominantly consist of native species such as boxwood, hawthorn and privet. It is important to ensure that hedges do not become overgrown or unruly, as this could obstruct key views within the conservation.

Trees are an integral part of the streetscape, greatly contributing to the semi-rural character and appearance of the area. The area includes a substantial number of mature and semi-mature trees including an important and visually impressive group of limes fronting Damfield Lane. Two Tree Preservation Orders (TPOs) are in place within the Conservation Area to safeguard these trees and ensure they are properly maintained and managed.

Timber Bollards are used along Damfield Lane to prevent parking on the grass verges. These low-level bollards help protect green spaces, discourage poor parking habits, and maintain the overall tidiness of the area. This is particularly important during school drop-off and pick-up times, given the proximity of three major schools, which put additional pressure on parking and traffic flow.

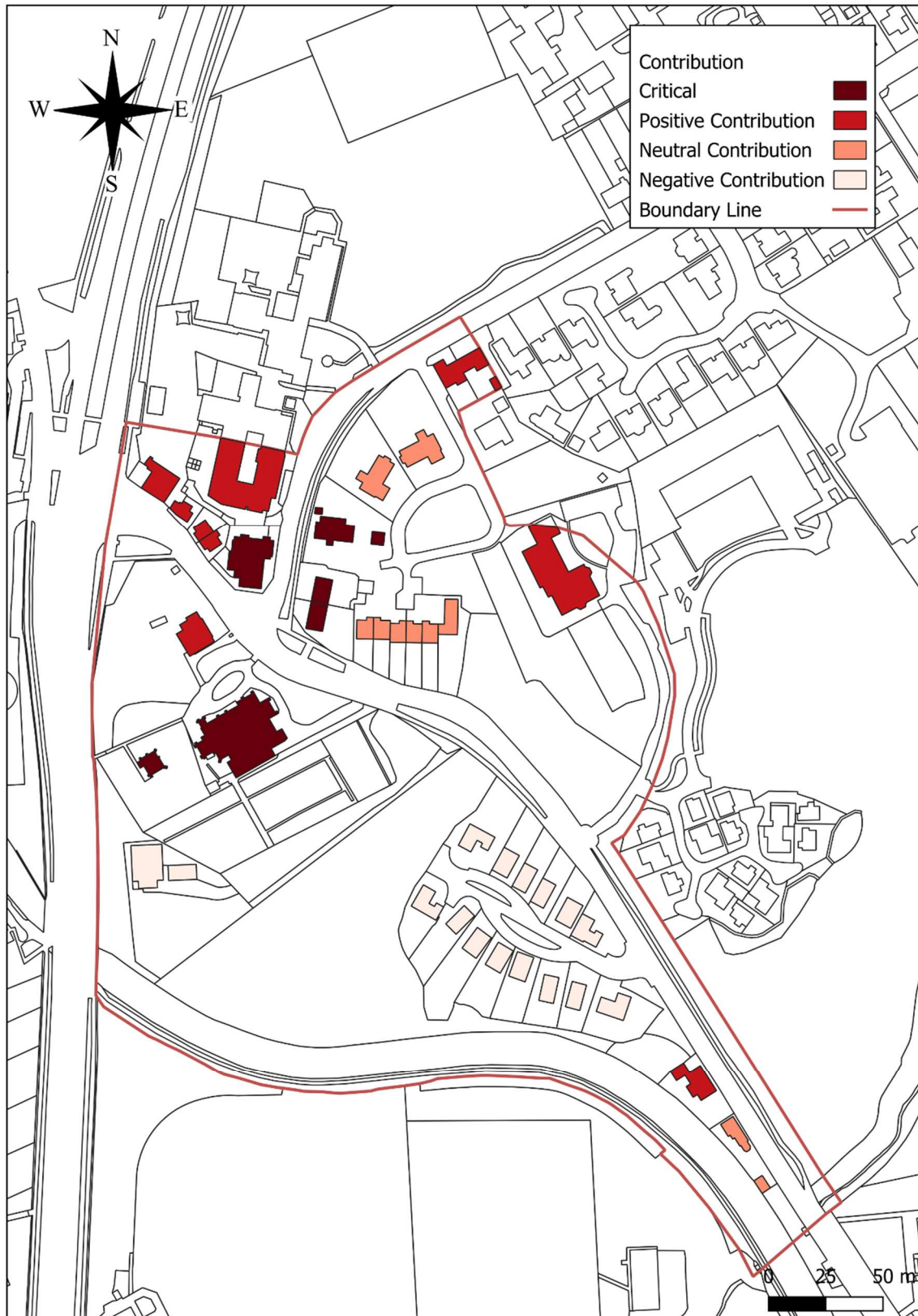


Figure 44 - Timber bollards and hedges to junction of Damfield Lane and Deyes Lane



Figure 45 Hedges and trees along Damfield Lane

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Plan 9 - Contribution of buildings to the character of the Conservation Area

7 Negative Factors and Opportunities for Enhancement

7.1 Overview

Damfield Lane Conservation Area presents an attractive, loose cluster of heritage assets within a semi-rural environment with local historical interest of sufficient importance to justify efforts to preserve and enhance the character and appearance of the area. The architectural, townscape and historical significance contribute to its special character and justifies its designation. However, there are a number of issues which impact in the character of an area which fall broadly into the following categories:

- Development Pressures and Loss
- Unsympathetic New-Builds and Extensions
- Poor Quality 20th Century Development
- Alterations to historic detailing and materials
- Heavy traffic

7.2 Development Pressures and Loss

Damfield Lane Conservation Area, located in the heart of Maghull, has faced significant development pressures, particularly since the early 2000s. The two notable residential developments, The Meadows and St Andrews Close, have been constructed within the Conservation Area in recent years, resulting in the alterations of the areas' character, loss of heritage and disruption to the historic setting.



*Figure 46- Ordnance Survey Satellite Image 1993
Highlighting areas of land that have since been lost to development*

The Meadows development, centred around the 17th Century Chapel Farm and its associated outbuilding, has had a particularly detrimental impact on the setting of the Listed Buildings. The development resulted in the loss of the original cobbled farmyard and disrupted the broader setting, which was integral to understanding the

agricultural history of the area. The farmyard, alongside the buildings themselves, was a crucial part of the area's historic identity and provided insight into its rural origins. This loss has fundamentally altered the site's connection to its agricultural past.

Similarly, the development of St Andrews Close has negatively affected the setting of St Andrew's Church, with substantial harm to key views within the Conservation Area. The church's relationship to the surrounding open land, which slopes gently down to the canal, was an essential feature of the semi-rural character of the area. The large scale of the development, in addition to the loss of open green space, has eroded this historic and aesthetic context, undermining the Conservation Area's distinctive rural atmosphere.

Currently, limited undeveloped land remains within the Conservation Area that could be vulnerable to further development. Noteworthy vacant sites include land adjacent to the churchyard, designated for a proposed community garden, and a plot to the south of the church, currently occupied by semi-permanent structures used by a local scout group. These sites present both opportunities and challenges for preserving the area's character, particularly due to the close proximity to St Andrew's Church.

Development pressures are also evident along the boundary of the Conservation Area. Key developments, such as the new Deyes High School to the north of Deyes Lane and recently constructed care facilities to the east of Damfield Lane, highlight the increasing urbanisation around the Conservation Area. In such cases, it is critical to assess not only the direct impacts of these developments but also the secondary effects, particularly if access routes traverse the Conservation Area, as this can further compromise its historic and visual integrity.



Figure 47 - Development sites along the boundary of the Conservation Area

In addition, the growing demand for energy-efficient technologies presents new challenges for Conservation Areas. The installation of renewable energy systems, such as solar panels and air source heat pumps, can disrupt the visual amenity and historic character of these areas. To mitigate these impacts, such installations should be carefully sited, on rear elevations or in less prominent locations, to preserve the aesthetic and historic qualities of the Conservation Area.

7.3 Unsympathetic New-builds and Extensions

As previously noted, two significant residential developments have been constructed within the Damfield Lane Conservation Area since the early 2000's, significantly altering the area's overall character. In addition to these larger schemes, a number of unsympathetic alterations and extensions have been carried out across the Conservation Area, further undermining the integrity of its historic environment. Particularly notable are the front extensions to the vicarage and the enlargement of Chapel House, both of which are incongruous in scale and materials, detracting from the original architecture character of the buildings.

The introduction of new-build housing estates has markedly increased the density of residential dwellings within the Conservation Area. Since its original designation, the number of dwellings has risen from just 9 to 32. Of these new dwellings, 66% are detached, 31% are semi-detached or terraced, and 3% are former detached properties converted into multiple apartments. While this growth has responded to housing demand, it has also disrupted the traditionally low-density, semi-rural character that underpinned the original designation of the Conservation Area. The result is a more urbanised setting that conflicts with the area's historic and spatial context.

These developments have brought with them the introduction of new materials and architectural styles that do not blend seamlessly with the area's established character. The density and grain of the Conservation Area have been altered, and the new buildings often fail to respect the proportions, materials, or detailing of historic structures. This undermines the area's visual coherence and dilutes the historic significance of its buildings.



Figure 48 - Examples of unsympathetic extensions

In terms of extensions, although their overall number has been relatively limited, some have resulted in significant alterations to the original structures, despite being executed with care in design. Notable examples include the extensions to the front elevation of the Vicarage and the expansion of Chapel House. The extension to Chapel House, which added 12 new residential units, has notably altered the building's original footprint. While the design of the extension was carried out thoughtfully, the scale of the expansion has fundamentally changed the building's form, diminishing its original character. This alteration not only impacts the architectural integrity of Chapel House but also affects the overall character of the Conservation Area, where the balance of historic buildings is key to its identity.

In contrast, the extensions to the front elevation of the Vicarage have been more visually jarring. The choice of materials deviates from the original building, and the proportions of the extension clash with the Georgian style of the Vicarage. This discordant addition detracts from the building's architectural cohesion and negatively impacts its contribution to the Conservation Area's historic and aesthetic value.

7.4 Poor Quality 20th Century Development

Generally, 20th-century development within the Damfield Lane Conservation Area has been limited to the boundary, with minimal intrusion into the area's semi-rural character. However, one notable exception to this is the temporary scout buildings located to the south of St Andrew's Church. These structures, characterized by their low-quality design and materials, stand in stark contrast to the surrounding historical and architectural context. Their utilitarian nature and temporary status mean they lack the consideration for design and heritage that the area's other buildings uphold. As a result, these scout buildings detract from the visual and historic value of the Conservation Area, creating an incongruent element that undermines the overall character and charm of this designated space.



Figure 49 - Scout Hut structures south of St Andrews Church

7.5 Alterations to Historic Detailing and Materials

The erosion of small historic details and use of non-traditional materials can result in irreplaceable loss to significance, negatively impacting the character of the Conservation Area.

Windows and Doors: A significant number of buildings within the Conservation Area have had their original windows replaced with low quality uPVC or metal alternatives. This has a detrimental effect not only on the individual properties but also on the wider street scene. The introduction of thicker frames (a common necessity with uPVC), the removal of glazing bars, and the reconfiguration of window styles all compromise the appearance of the properties and the overall visual quality of the area.

Numerous examples of poor-quality replacement windows can be found throughout the area, often differing from the windows on neighbouring properties or even from others within the same façade. Most properties feature white or off-white windows; the dark framed windows on the new St Andrews Close development are not a precedent for dark frames in the area and would detract from the historical value of the properties.



Figure 50 - Poor quality uPVC windows present within the Conservation Area

If uPVC windows must be installed, they should be ‘Conservation Style’, high-grade uPVC with slim profile, butt-jointed or mortice-and-tenon appearance welds (rather than mitred diagonal joints), and a ‘timber-effect’ foil finish. Spacer bar colours should match with window frame colour. Timber-framed windows should always be repaired, when possible, rather than being replaced. Roller shutters, where present, have a negative effect on the traditional architectural appearance of the buildings and undermine the visual amenity of the area. The replacement of front doors has also had a significant negative effect on the character of the Conservation Area. Where uPVC is used, replacement doors are particularly obtrusive and lack the design quality and detail found in the original timber doors.

Rooflights: Rooflights have become an increasingly prominent feature within the Damfield Lane Conservation Area, significantly influencing the roofscape and altering the visual character of several buildings. Their installation can have a detrimental impact, particularly when positioned on street-facing roof slopes. In such locations, rooflight disrupt the traditional appearance of the built environment, especially when arranged in a haphazard or excessive manner, detracting from the visual character of the streetscape.

For example, the 21st century development of St Andrew’s Close features rooflights on every property. These installations highlight the two-and-a half storey height of several of the houses, contrasting sharply with the more typical two-storey scale elsewhere in the Conservation Area. As a result, the development contributes to a noticeable shift in both the perceive height and the continuity of the roofline which alters the area’s overall character. Rooflights are particularly intrusive when they are not of the ‘conservation’ type, when they are not flush with the roof covering. And feature bulky frames. In such cases, the visual impact is heightened, and the architectural character of the building can be compromised. When installed on the front elevation, rooflights can disrupt the established rhythm and aesthetics of the area, significantly impacting the street scene.

However, rooflights can be appropriate in certain context where their design and placement are sympathetic to the host building. A good example is the conversion of the Chapel House Farm outbuilding, where conservation rooflights were installed to reduce the need for first-floor windows, preserving the agricultural character of the building. The approach ensured the roofline remained intact while allowing natural light into the upper floor.

Unsympathetic Boundary Treatments: The removal of traditional boundary walls and their replacement with other forms of enclosure can have a damaging effect on the street scene, disrupting the continuity and rhythm of the road. The low-level stone walls along the northern and southern edges of Damfield Lane, extending up Deyes Lane to the northern boundary of the Conservation Area, are integral to the area's character. Often paired with hedging and planting, these boundary walls clearly divide the public and private realms, screen properties beyond and contribute to the semi-rural character of the area. The placement of fences behind these walls undermines their contribution to the semi-rural character. Fencing, commonly associated with residential properties, conflicts with the Conservation Area's rural identity, diminishing its authentic semi-rural character.



Figure 51 - Inappropriate boundary treatments along Damfield Lane

Satellite dishes: The installation of satellite dishes is permissible within Conservation Areas, provided they are positioned sympathetically, on side or rear elevations, and kept as small as possible. However, there are many instances poorly positioned and highly visible satellite dishes, which are often more conspicuous due to their placement against the sky. The least obtrusive dishes are those placed on rear or side elevations, well out of public view, and made from a dark grey, semi-transparent material.



Figure 52 - Satellite dishes throughout the Conservation Area

Changes to colours/finishes: Stone, brick and render are common materials throughout the Conservation Area, reflecting the varied historical periods and functions of the buildings. Off-white render is occasionally used, particularly on newer properties and may serve a protective purpose on older properties (e.g. 15

Damfield Lane). Changes to the colours or finishes of these materials should be discouraged, as they could detract from the varied palette of the Conservation Area and result in increased uniformity.

The prevalence of slate cladding and buff brick in more recent developments should not be used as a precedent for future changes, as these are not original materials and diminish the impact of the historic stone and red/brown brick buildings that define the area.

Poor quality, modern paving, street furniture and street signage: The pavement style within the Conservation Area primarily consists of tarmac, which negatively impacts the semi-rural character. In addition, modern road signs, traffic signs, railings and lamp posts introduce visually intrusive elements that contrast with the traditional character of the area and further disrupt the visual amenity of the street scene. The use of contrasting tactile paving also undermines the cohesion of the public realm, drawing attention away from the historic character of the area.



Figure 53 - Poor quality paving, street furniture and signage

7.6 Heavy Traffic

Due to the presence of one school within the Conservation Area and two others along its boundary, traffic congestion is particularly problematic during specific times of the day, such as school drop-off and pick-up hours. The lack of sufficient parking facilities often results in vehicles being temporarily abandoned or illegally parked along the main thoroughfare of the Conservation Area. While these vehicles are typically parked for a short duration, around an hour or so, their presence still disrupts traffic flow and obstructs views, making it more difficult to appreciate the historic and architectural character of the area.

The parked vehicles detract from the semi-rural character of the Conservation Area, which is a key part of its charm and significance. Even though they are only temporarily stationed, the visual impact of these vehicles still interrupts the historic streetscape. Additionally, the influx of vehicles leads to increased foot traffic, placing further pressure on sensitive areas. Grass verges, particularly those across from St Andrew's Maghull C of E Primary School, are especially prone to deterioration due to these ongoing pressures.

Despite efforts to discourage parking on grass verges through the installation of timber bollards, the impact on the area's amenity remains significant during peak times. These temporary parking issues create an ongoing challenge to maintaining the Conservation Area's aesthetic and environmental integrity, making it harder to

preserve its character for both residents and visitors.

7.7 Opportunities for Enhancement

To counteract the negative factors which are detracting from the character of Damfield Lane Conservation Area there are a number of measures that 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 area's 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.

Streetscape Elements

A comprehensive street-audit of all streetscape elements would help identify visual clutter and inform opportunities for enhancement. This could include the replacement of modern lampposts, traffic signs and other intrusive features with more appropriate, sympathetic streetscape furniture that better reflects the character of the Conservation Area. In conjunction with this, improvements to the quality and consistency of paving and kerb materials, such as replacing concrete or nonmatching units with more appropriate alternatives, would enhance the visual coherence and semi-rural character of the area.

To prevent parking on grass verges during peak times and preserve the semi-rural character of the Conservation Area, low-level timber bollards, similar to those on Damfield Lane, could be installed to protect the verges.

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.

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 within the Conservation Area. To safeguard the character of the area more effectively, it is recommended that an Article 4 Direction be introduced. This would allow the local authority to withdraw specific permitted development rights, ensuring greater control over alterations that may otherwise erode the area's historic and architectural significance. Priority should be given to the protection of historic boundary walls and other boundary treatments, which contribute significantly to the area's character and

sense of enclosure. It is worth noting that permitted development rights have already been restricted for the 21st century, St Andrew's Close development, as a condition of planning permission. These restrictions cover the erection of garages, outbuildings or other extensions and the erection of gates, fences, walls or other means of enclosure, providing a useful precedent for further application of Article 4 Directions across the wider Conservation Area.

Traffic Management

To reduce the impact of traffic and parking on the Conservation Area, a range of measures could be implemented to improve both flow and parking management. Staggering school finishing times could help alleviate congestion and direct vehicles away from sensitive locations, allowing for smoother traffic flow. Furthermore, encouraging schools to implement School Travel Plans that promote walking, cycling, or public transport could lessen the number of car journeys in the area, while also raising awareness about the importance of preserving the Conservation Area's character. Combining these approaches would help balance the needs of traffic management with the preservation of the area's historical and aesthetic qualities.

7.8 Further Protection of Key Unlisted Buildings

To further safeguard the key buildings and features within the Conservation Area, it is recommended that additional protection measures be implemented for those structures deemed essential to the area's character. Any alterations to these buildings could significantly harm not only their individual integrity but also their broader setting within the Conservation Area. Particular emphasis should be placed on Maghull Parish Hall and the Historic Boundary Walls due to their prominent positions and the critical role they play in shaping the area's identity. While the Parish Hall already benefits from local protection, it is suggested that additional Article 4 Directions be applied to both the Hall and the Historic Boundary Walls. These would restrict certain alterations to key architectural elements, helping to preserve their character and ensuring that any changes that could negatively impact their historical and visual significance are prevented.

8 Management Plan

8.1 Introduction

The Management Plan naturally follows on from the Conservation Area Appraisal. The Appraisal identifies the essential elements of the conservation areas in order to provide a thorough understanding of their character. The Management Plan is the key tool for outlining the way in which the Council will seek to preserve and enhance the Conservation Area and how it will monitor this.

Good management and maintenance are crucial to the long-term care of heritage sites, this means having the right skills and procedures in place to ensure that they are looked after in an appropriate manner. Poor management and maintenance put heritage at risk, and can lead to higher repair, restoration and refurbishment costs in the future.

The Conservation Area encompass a collection of 6 Listed Buildings within a semi-rural setting inclusive of features such as the Leeds Liverpool canal and low level stone boundary walls. Its distinctiveness and attractiveness come from its semi-rural character which is a tangible connection to the agricultural origins of the area, the informal arrangement of buildings and the uniqueness of the individual buildings contributes to the areas unique character. The way the Conservation Area is managed therefore is critical to the health of the designated site and its surroundings.

The purpose of the Management Plan is to make sure that Damfield Lane Conservation Area achieves its key aim and maintains its objectives by setting out specific management issues that need to be addressed in the area. The key aim is to sustain and enhance the distinctiveness of the area by conserving its historic buildings and features. The Management Plan will identify the steps that should potentially be taken for the benefit of the Conservation Area.

The Management Plan will set out a strategic framework for management actions in order to help co-ordinate the activities of all involved, be that public or private bodies. The Plan works hand in hand with the Local Plan for the area which sets out planning policies to guide development. The successful implementation of the Management Plan and achievement of its objectives will depend to a large extent upon participation and partnership from both the public and the Council itself particularly its respective departments that operate in this area.

Geographically, the Plan will cover the entirety of Damfield Lane Conservation Area and potentially its surroundings.

The aims of the Management Plan and its objectives are intrinsically linked to existing and proposed Planning Policy. These policy documents and frameworks should not be read in isolation but provide a complementary suite of documents to guide development and provide solutions to manage and improve the area.

National Policy and Guidance

The revised National Planning Policy Framework (NPPF) was published in February 2025 and sets out the government's planning policies and how these are expected to be applied through the planning process. It contains a large raft of policies which are relevant to Damfield Lane Conservation Area, specifically that within Chapter 16 'Conserving and Enhancing the Historic Environment'.

Specific guidance on the NPPF is laid out in various formats particularly within the documents of conserving and enhancing the historic environment. Historic England have also produced a suite of documents that expand on and provide further advice on all different aspects of the historic environment.

Sefton Local Plan

The Local Plan was adopted in April 2017 and supplements National policy and guidance. The Local Plan sets out how new development will be managed in the period from 2015 to 2030 and encourages sustainable development and economic growth, as well as the protection of the historic environment through its specific policies. This is specifically laid out in Chapter 10 'Design and Environmental Quality' and Chapter 11 'Natural and Heritage Assets'.

Sefton 2030 Vision

The Sefton 2030 vision was adopted in 2016 and sets out a vision for the future of the borough and to understand and focus on what is important for the borough and its communities. This will provide a foundation in order to stimulate growth, prosperity, set new expectation levels and to help focus on what is important for Sefton.

8.2 Negative Factors Highlighted within the Conservation Area Appraisal

The Conservation Area Appraisals highlight specifically and in detail perceived negative factors that adversely affect the character of the Conservation Area (for full information see Chapter 7). To summarise they include:

- Development Pressures and Loss
- Unsympathetic New-Builds and Extensions
- Poor Quality 20th Century Development
- Alterations to historic detailing and materials
- Heavy traffic

The Conservation Area appraisal also sets out opportunities for enhancement and this has been expanded and divided under the following headings:

- Guidance Leaflet
- Streetscape Elements
- s215 notices
- Article 4 Directions
- Traffic Management
- Management Action Table

8.3 Management Plan

The following action plan summarises those issues within the appraisal that requires Action, when it needs to be done, by whom and what resources are attributed to it

Development Management

Issue	Action	Resources	Lead & Partners	Frequency
New Development/ Extensions/ Alterations	<ul style="list-style-type: none"> - Determine Planning applications in line with planning policies - Formulation and adoption of design SPD - Update guidance leaflet for local residents as necessary - Consider the introduction of Article 4 Directions 	Within existing budgets	Planning Services	Ongoing
Unauthorised Developments	<ul style="list-style-type: none"> - Enforcement Protocol adopted highlighting priorities for action - Proactive surveys and monitoring - Enforcement action taken if necessary 	Within existing budgets	Planning Services	Ongoing

Public Realm

Issue	Action	Resources	Lead & Partners	Frequency
Public Realm Strategy	<ul style="list-style-type: none"> - Provide a public realm audit for the Conservation Area. The audit should identify historic details to be conserved and the range of existing and appropriate new materials for undertaken works. It should identify opportunities for reducing street clutter and themes and colours schemes for street furniture. It should present a guideline for new signs and painted lines. - Priorities set for future public realm projects and funding opportunities explored. - Promote closer co-operation between highway engineers, planners, urban designers, landscape architects and conservation staff in order to produce and maintain a high-quality public realm 	Within existing budgets	Regeneration, Planning Services and Highways	Ongoing
Canal	<ul style="list-style-type: none"> - Improve the canal corridor through additional planting, interpretive features, and biodiversity improvements 		Canal & Rivers Trust	Ongoing

General

Issue	Action	Resources	Lead & Partners	Frequency
Untidy Buildings	<ul style="list-style-type: none"> - Enforcement protocol adopted (Section 215) - Use of planning powers to ensure that buildings are suitably repaired and maintained. 	Within existing budgets	Planning Services	Ongoing
Monitor Condition	<ul style="list-style-type: none"> - Undertake bi-annual survey of the Conservation Area for the national Heritage at Risk register. 	Within existing budgets	Planning Services	Bi-annual
Traffic Management	<ul style="list-style-type: none"> - Schools to stagger start and finishing times to reduce localised congestion - Schools to implement school travel plans that promote walking, cycling, or public transport to reduce number of car journeys in area. 		Local Schools	Ongoing
Maintenance of Buildings	<ul style="list-style-type: none"> - Regular repairs and maintenance of buildings. A maintenance guide for historic property owners has been produced by Sefton Council's Conservation Team. - Hedges and boundary treatments should be maintained and repaired regularly. 		Building Owners	Ongoing
Environmental Impact	<ul style="list-style-type: none"> - If energy efficiency improvements are desired an energy efficiency guide for historic properties has been produced by Sefton Council Conservation Team. 		Building Owners	Ongoing

8.4 Monitoring and Review

Clear and measurable historic environment objectives and targets are likely to deliver more effective outcomes. Monitoring these outcomes can have the beneficial effects of:

- Improving future plans and strategies.
- Identifying where Article 4 directions may be needed.
- Highlighting where supplementary planning documents may be required.
- Highlighting where development outside of planning control, such as highways, may compromise strategic objectives and solutions are required.

Possible indicators include changes in the appearance and ‘health’ of the historic environment. Heritage at Risk information is an effective means of assessing whether protection policies are achieving success. It allows local planning authorities to use trend data to assess whether their historic environment policies are helping to reduce the number of designated heritage assets under threat.

The Conservation Area will be monitored and reviewed through the following processes:

- Photographic surveys: A detailed photographic survey of all buildings and open spaces within the proposed conservation area has been carried out as part of this review of the Management Plan. This record will form the basis for monitoring further change.
- Observation: Officers from Planning Services will visit the conservation area on a regular basis.
- Street Audit and reporting undertaken bi-annually.
- Heritage at Risk surveys: every year.

Monitoring indicators: The implementation and impact of the management strategy will be reviewed against the following indicators:

- Progress in the prevention of inappropriate small-scale change and progression to good maintenance and adoption of traditional repair techniques.
- Progression and implementation of the proposed enhancement opportunities.
- The design quality of new development.

The Management Plan will be reviewed cyclically with appropriate updating and revision as required.

9 Appendices

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9.2 Historic Maps

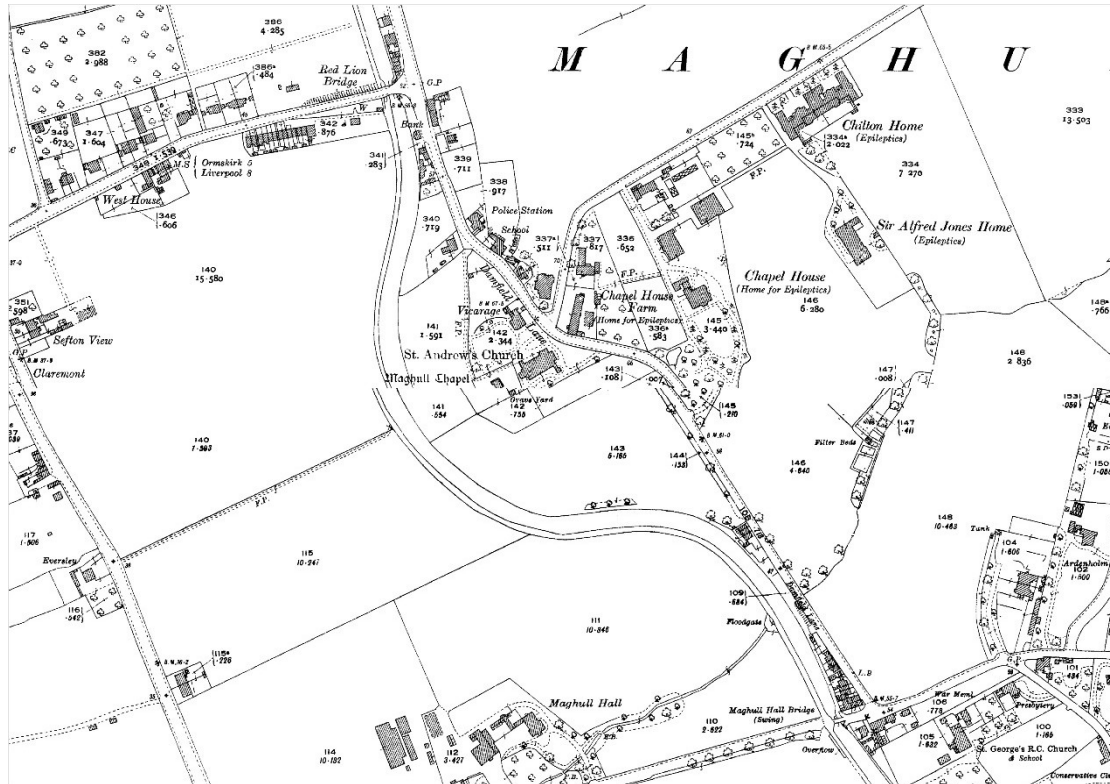


1893 Ordnance Survey Map
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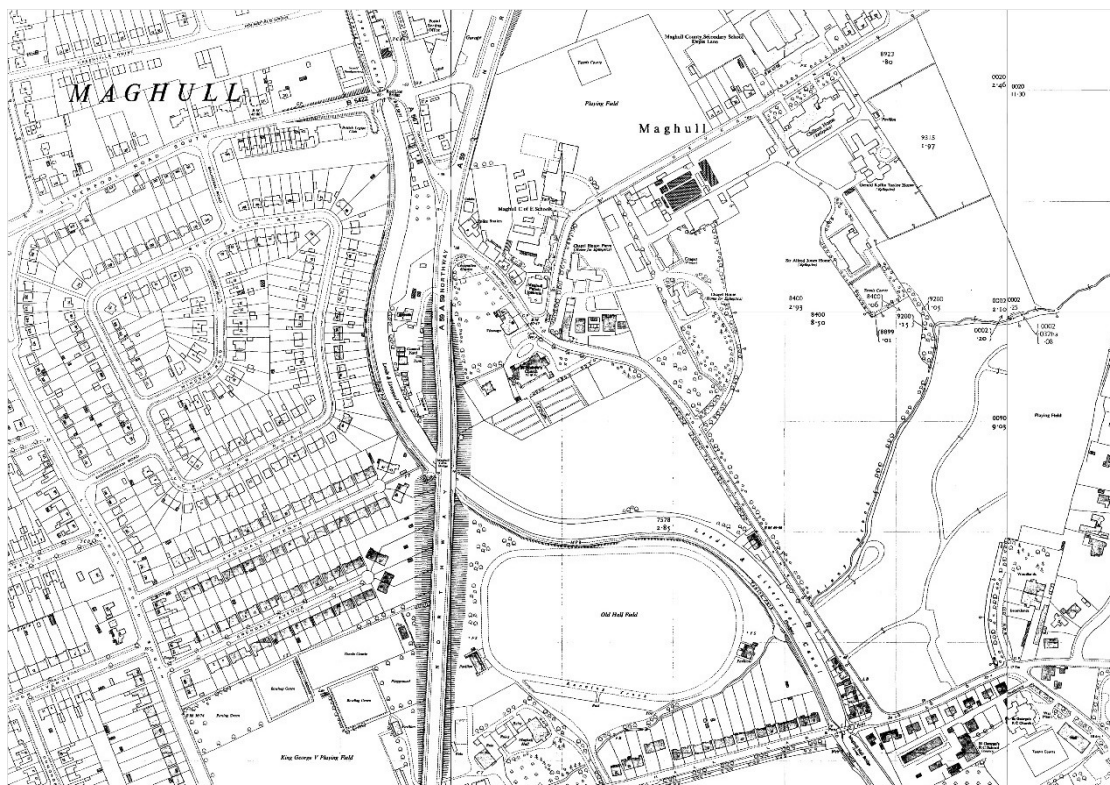


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DAMFIELD LANE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN



1927 Ordnance Survey Map
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1945 Ordnance Survey Map
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DAMFIELD LANE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN



1933 Satellite Image of Conservation Area
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9.3 Glossary

Architectural features: A prominent or characteristic part of a building. Examples of architectural features are windows, columns, awnings, marquee and fascia.

Conservation: The process of managing change to a heritage asset in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations.

Conservation area: An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

Cruck frame: A cruck or crook frame is *a curved timber, one of a pair, which support the roof of a building*, historically used in England and Wales.

Detrimental: Tending to cause harm.

Fabric: The material substance of which places are formed, including geology, archaeological deposits, structures and buildings, construction materials, decorative details and finishes and planted or managed flora.

Gable: The triangular upper part of a wall at the end of a ridged roof.

Glazing bars: A bar or rigid supporting strip between adjacent panes of glass.

Harm: Change for the worse, here primarily referring to the effect of inappropriate interventions on the heritage interest of a heritage asset.

Heritage: All inherited resources which people value for reasons beyond mere utility.

Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.

Historic environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and deliberately planted or managed flora.

Impact: May refer to Visual Impact, an impact upon visual aspects of the setting of a heritage asset, or to Physical Impact, a direct impact upon the physical remains of the asset.

Listed Building: A listed ‘building’ can be any man-made three-dimensional structure which is on ‘The national list’ – it might be anything from a pump to a cathedral. A building is listed when it is of special architectural or historic interest considered to be of national importance and therefore worth protecting.

Listed Building Consent (LBC): Mechanism by which planning authorities ensure that any changes to listed buildings are appropriate and sympathetic to their character. It helps to protect what is a rare and unique resource.

Maintenance: Routine work regularly necessary to keep the fabric of a place, including its setting, in good order.

Moat: a deep, wide ditch surrounding a castle, fort, or town, typically filled with water and intended as a defence against attack.

Non-designated Heritage Asset: buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.

Permitted development: Permitted development rights allow the improvement or extension of homes without the need to apply for planning permission, where that would be out of proportion with the impact of the works carried out. Permitted Development rights do not apply to listed buildings, nor do they apply to development within the curtilage of a listed building.

Planning permission: Formal permission from a local authority for the erection or alteration of buildings or similar development.

Plinth: The lower square slab at the base of a column / the base course of a building, or projecting base of a wall.

Ploughlands: A measure of land used in the northern and eastern counties of England after the Norman conquest, based on the area able to be ploughed in a year by a team of eight oxen.

Repair: Work beyond the scope of maintenance, to remedy defects caused by decay, damage or use, including minor adaptation to achieve a sustainable outcome, but not involving restoration or alteration.

Restoration: To return a place to a known earlier state, on the basis of compelling evidence, without conjecture or the introduction of new material.

Reversible: Capable of being removed so that the previous state is restored without loss of historic fabric.

Scheduled Monument: An archaeological site which has been scheduled for protection. It is an offence to undertake works within a scheduled area without Scheduled Monument Consent.

Scheduled Monument Consent (SMC): Must be made to the Secretary of State for Culture, Media and Sport before any work can be carried out which might affect a monument either above or below ground level. Some change may also require planning permission, which should be obtained from the Local Planning Authority.

Setting: The immediate and extended environment that is part of – and contributes to – the significance and distinctive character of a heritage assets, and through which a heritage asset is understood, seen, experienced and enjoyed.

Significance: The value of a heritage asset to past, present and future generations because of the sum of its embodied heritage interests. Those interests may be archaeological, architectural, historic or others. Significance also derives from its setting.

Survey: Fieldwork for individual building or archaeological sites which look for physical evidence to support proposals to the heritage asset.

Sustainable: Capable of meeting present needs without compromising ability to meet future needs.

Vernacular: Rural vernacular or traditional architecture is the construction of small plain buildings in the countryside where the dominant influence in siting materials, form and design is the local 'folk tradition'. Such vernacular buildings will have been typical, i.e., of a common type in any given locality and will lack individualistic and 'educated' design features that characterised international fashions in formal architecture during the same period.

9.4 Amendments

9.4.1 Schedule of Amendments

7.5 Alterations to Historic Detailing and Materials <i>pp.50</i> <i>Figure 50</i>	<p>A comment was received regarding the appraisal’s reference to 15 Damfield Lane’s windows as “poor quality uPVC.”</p> <p>The image of 15 Damfield Lane included in Figure 50 was replaced by an alternate image.</p>
7.6 Heavy Traffic <i>pp.52</i> <i>Paragraph 1</i> <i>Paragraph 2</i>	<p>Comments were received regarding impact of heavy traffic and illegal parking on the Conservation Area and landscaping features such as grass verges.</p> <p>Addition of ‘<i>or illegally parked</i>’ to the sentence discussing the impact of insufficient parking facilities.</p> <p>Addition of: ‘<i>Grass verges, particularly those across from St Andrew’s Maghull C of E Primary School, are especially prone to deterioration due to these ongoing pressures.</i>’</p>
7.7 Opportunities for Enhancement <i>pp. 53</i> <i>Streetscape Elements</i>	<p>Comments reflected concerns already raised regarding impact of traffic and illegal parking on Conservation Area, recommending bollards similar to those on Damfield Lane added to grass verges.</p> <p>Addition of: ‘<i>To prevent parking on grass verges during peak times and preserve the semi-rural character of the Conservation Area, low-level timber bollards, similar to those on Damfield Lane, could be installed to protect the verges.</i>’</p>
8.3 Management Plan <i>pp.58</i> <i>Public Realm</i>	<p>A suggestion was received to enhance the canal corridor through additional planting, interpretive features, and biodiversity improvements.</p> <p>Addition of Canal to Management Plan: ‘<i>Improve the canal corridor through additional planting, interpretive features, and biodiversity improvements</i>’</p>

9.4.2 Public Consultation Results

During the six-week consultation period running from Monday 7th July 2025 to Monday 18th August regarding the Damfield Lane Conservation Area Appraisal and Management Plan, the Council received a total of 8 responses comprising of 5 online responses (‘Your Sefton Your Say’) and 3 email responses. Within this six-week consultation period, two drop-in event session were held on 8th and 10th July 2025 at Maghull Parish Hall, inviting residents, local business and stakeholders to come and

have their say on the appraisal. A series of display boards highlighting the essential character and special interest of the Conservation Area provided a summary of the content of the appraisal, including pictorial and historical map information showing how the area had developed and evolved over time.

A summary of the main points raised are as follows:

- Most people demonstrated strong support for the aims of the Conservation Area Appraisal and its commitment to preserving the character of the area.
- Damage caused by vehicles parking on grass opposite St. Andrews Primary School, particularly in wet conditions, was highlighted. Wooden posts, similar to those on Damfield Lane, were suggested to prevent further deterioration. The report has been updated to reflect this recommendation.
- Parking congestion and illegal parking near schools during peak hours were raised as serious concerns. The report has been amended accordingly.
- A traffic management plan was suggested to restrict access for large vehicles (HGVs, lorries, buses) unless delivering to properties, in order to preserve the area's tranquillity. While it is acknowledged that larger vehicles can have an impact on the semi-rural setting of the conservation area, this recommendation has been reviewed; however, no amendment was deemed necessary.
- 2 concerns were raised regarding recent developments, namely St. Andrews Close and The Meadows, which were perceived as out of character and detrimental to the Conservation Area's historic and architectural integrity. The appraisal had already acknowledged the issues related to St. Andrews Close; therefore, no further amendments were required. The Meadows is considered to have a neutral impact on the character of the Conservation Area. As noted in the appraisal, the development was an enabling scheme that facilitated the repair of Chapel House and its outbuilding. Therefore, no amendments were required.
- A proposal was put forward to expand the Conservation Area boundary in order to enhance protection of heritage assets and promote traditional architecture throughout Maghull and Sefton. Although the boundary was reviewed during the appraisal process, the area's special interest is primarily concentrated around the cluster of historic buildings at the junction of Damfield Lane and Deyes Lane. Expanding the boundary would risk diluting the distinct character and significance of the Conservation Area. Accordingly, it was concluded that no amendments were necessary.
- The inclusion of the Leeds & Liverpool Canal in the appraisal was welcomed, with emphasis on protecting key views and open land adjacent to the canal. This point is already addressed in the appraisal; no further amendment was required.
- A suggestion was received to enhance the canal corridor through additional planting, interpretive features, and biodiversity improvements. These recommendations have been incorporated into the report and reflected in the Management Plan.
- Support was expressed for the protection of traditional boundary features such as stone walls and hedges. This point is already addressed in the appraisal; no further amendment was required.
- A comment was received regarding the appraisal's reference to 15 Damfield Lane's windows as "poor quality uPVC." The image of 15 Damfield Lane was omitted from the report, it was felt that no further amendments were necessary.

regarding this issue.

- It was suggested that the wording of the appraisal be more sensitive when referring to private homes, acknowledging the care and investment made by residents. The appraisal uses analytical language to evaluate positive and negative factors that impact the preservation and enhancement of the Conservation Area. This point was reviewed; however, no amendment was deemed necessary.
- Issues were reported regarding unfinished infrastructure in new developments, including substandard roads, pavements, and lighting, with additional concerns about developer accountability and project oversight. This point was reviewed; and the planning department is aware of the situation. No amendment was deemed necessary.