

Metropolitan Borough of Sefton

Advisory Leaflet

Hesketh Road Conservation Area



History and Architectural Significance

Hesketh Road, named after the local landowner Lord Hesketh, is an area of large Edwardian villas built around 1900-1910, about a mile north of Southport town centre. The houses are designed mainly in the Arts and Crafts and Old English styles with deliberately picturesque settings, characterised by strong brick boundary walls with stone copings, hedgelines and trees set in large front and rear gardens. The houses are individually designed with asymmetrical steep pitched roofs, often sweeping down to first floor level, generally with a strong emphasis on gables fronting the street and boldly articulated porches. Gothic elements are incorporated into the designs, the historical references giving the buildings an impression of having greater age than their early 20th century origin, which are clearly intended to suggest a piecemeal and evolutionary growth.

The largest property in the road is Rosefield Hall, a rambling mock-Tudor mansion, originally named 'Hermon's Hill'; it was built in 1908 and occupied by

Baron de Forest, a hereditary baron of the Austrian Empire who stood as a Liberal candidate for Southport in the 1910 General Election. The impressive exterior was matched by its fine interior notable for its particularly ornate mouldings. The mansion was renamed 'Rosefield Hall' in 1929 when Mr George Rose, founder of the Garrick Theatre in Lord Street, purchased the property. He added ornate carved oak tracery to the panelling in the main hall. The building has now been extended and much of the interior details removed.

The tightly defined conservation area is a rare example of an unaltered stretch of Edwardian housing, laid out along a wide tree-lined street which retains many of the original blue/red brindled 'Southport paving-tiles'. These distinctive clay paving tiles once covered much of the Southport area.

The conservation area is considered an attractive combination of architectural and townscape quality, with local history of sufficient importance to justify efforts to preserve and enhance its character and appearance.

The Conservation Area

The Hesketh Road Conservation Area was designated by Sefton Council in October 1991, under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Conservation area status gives the Council more power to control development in the area, emphasising the importance of retaining the existing buildings and the character of the streetscape and preserving the historical elements which were part of Southport's growth.

In determining applications for the development of land or the alteration, demolition or extension of existing buildings, the Council will have particular regard to the need to preserve or



enhance those qualities that contribute to the special character and appearance of the conservation area and any harm is balanced against wider public benefits.

Additional Planning Powers

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

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

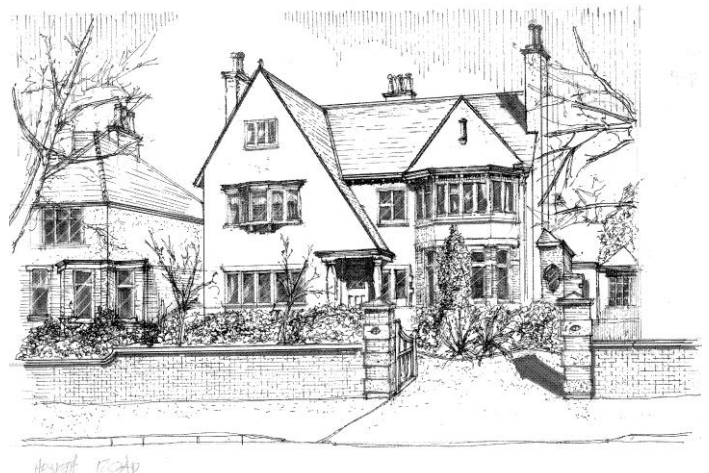
- Any proposal involving the demolition of any building, wall or other structure within the Conservation Area (with minor exceptions) will require planning permission.
- Anyone wishing to cut down, top, lop or uproot tree with a stem diameter of 75mm or greater measured at 1.5m above ground level must give the Local Planning Authority six weeks written notice of their intention to do so (a "Section 211 notice" under the Town and Country Planning Act 1990) subject to specific exemptions. Within this time the Authority may grant consent for the proposed work, or they may consider making a Tree Preservation Order. It is an offence to carry out tree works without permission.
- There are greater restrictions over 'permitted development' rights for the enlargement of dwellinghouses, and on the provision, alteration or improvement of outbuildings within their curtilage.
- Dormer windows will require planning permission, and in some cases, other changes to roofs and chimneys may require planning permission.
- Cladding of external walls in stone, artificial stone, pebble dash, render, timber, plastic or tiles is not permitted. The cladding of any part of external walls would require planning permission.
- Planning permission is needed for satellite dishes where they are to be located on a

chimney, wall or roof slope which faces onto a highway.

- Micro-generation (e.g. wind turbines/solar panels) installations will require planning permission in some cases.
- The Council has powers under the Act to require owners to carry out essential works to empty or partly occupied buildings in order to protect the fabric of buildings important to the conservation area.

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

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



Guidance Notes for planning applications and use of materials:

Pre-Application Advice

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

Planning applications

A Heritage Statement will be needed to support your planning application. This should include an explanation of the heritage significance of the site and how the design takes account of this.

Outline applications will not usually be considered.

Demolition

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

Trees

Anyone proposing to cut down or carry out work on a tree over 75mm in diameter measured at 1.5m above ground level is required to give the local planning authority six weeks prior notice (a "Section 211 notice" under the Town and Country Planning Act 1990). Within this time the Authority may grant consent for the proposed work, or they may consider making a Tree Preservation Order. It is an offence to carry out tree works without permission.

New development on vacant sites

Any new development should be conceived with the architectural character and scale of the area in mind. Early discussions with Planning Services are advised. The services of a qualified architect are strongly recommended.

Conversion of existing buildings

Where planning permission to convert buildings into new uses is sought, the new use and internal layout of the building should be carefully considered. Particular attention will be paid to plan form, the character of the building and its architectural appearance, the layout of gardens, car parking and the position of bin stores.

Every effort should be made to minimise external alterations, such as fire escapes and new windows

(including dormer windows). Where external change is required it should be made to a non-prominent elevation. Alterations or extensions should use carefully chosen materials that match or complement the building. The services of a qualified architect are strongly recommended.

External alterations to existing buildings including extensions

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

Windows and Dormers

There are a number of types and styles of original windows in the area. They should be retained and renovated where possible. If all or part of any window needs to be replaced it should match the original design. Additional windows should be restricted to the non-prominent elevations and also complement existing designs. Imitation leaded lights, aluminium and UPVC windows should not be used as they completely change the original character of the building.

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

Wall Surfaces

Masonry should not be painted or rendered. Areas of brickwork or stonework requiring renewal should be repaired or replaced in their original form or pattern. Brick pointing should be compatible with existing construction, which is generally flush finish. Repointing with cement slurry, bagging or bag-rubbing is not acceptable. In replacing existing traditional render or dash, the new render should be chosen to match that removed in both materials and appearance. Where stonework is to be cleaned, professional advice should be sought, to prevent damage.

Brick and terracotta features should be retained wherever possible. 'Stone cladding' of brickwork should always be avoided again for practical as well as aesthetic reasons. If missing or damaged, stucco or plaster mouldings and similar details should be replaced in their original form or pattern. Care should be taken to use correct mixes and finishing coats.

Roofs

Original roofing materials (usually small red clay tiles) and existing rooflines and views should be retained. Any renewals or repairs should use reclaimed or new materials to match those on the

existing roof. Care should be taken to retain roof features such as open eaves and barge boards.

Chimneys

The original chimney stacks and pots form an integral part of the design of buildings. If they become unsafe, they should be repaired or rebuilt to the original height and design, taking care to replace chimney pots, even if no longer in use.

Porticoes and Porches

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

Satellite Dishes and Aerials

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

Front Doors

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

Boundary Walls, Fences, Gates and Gate Posts

Original brick boundary walls, including their copings, should be repaired or rebuilt to the original design, using reclaimed or matching materials. Boundary walls and gateposts should not be painted. The street scene can be 'softened' and enhanced by the planting of boundary hedges, which has the added benefit of improving privacy. Close boarded fences and fancy metalwork should be avoided, as these detract from the area's character. Existing gates should be repaired or replaced to the original design.

Openings in boundary walls should be kept to a minimum especially on principal street elevations so that the streetscape is not adversely affected.

Services

Wherever possible original rainwater gutters and downpipes should be replaced in cast iron to the

same patterns. If replacements cannot be obtained then cast aluminium of similar colour and profile could be considered. Care should be taken in the siting of burglar alarms, central heating flues, meter boxes and permanent dustbin locations so as not to detract from the appearance of principal elevations.

Maintenance

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

The appearance and character of the conservation area will be enhanced by such care and maintenance of its buildings.

Website & email:

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