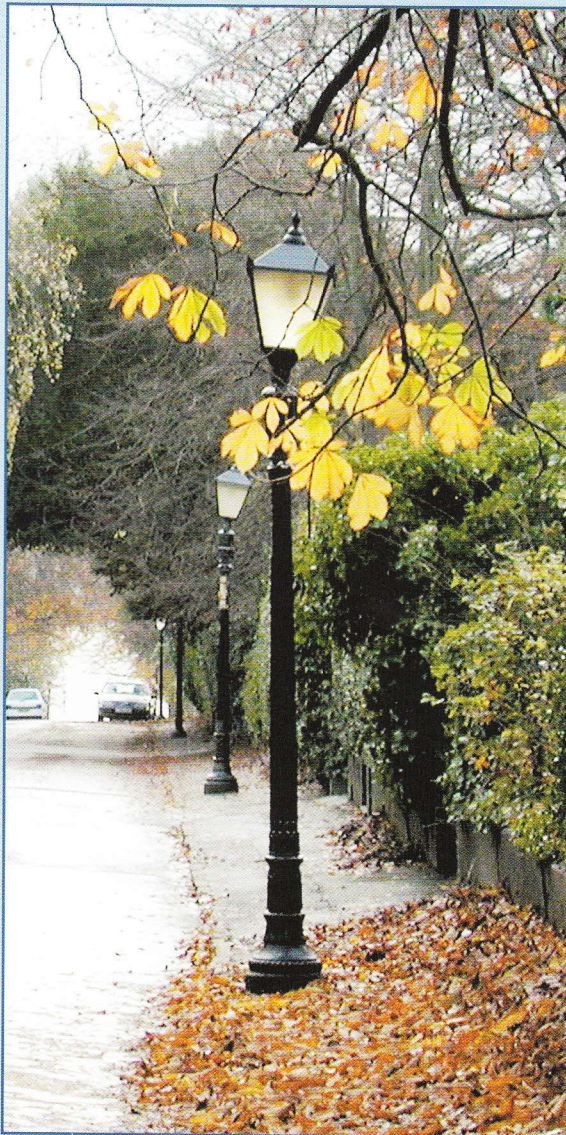


Grassendale Park and Cressington Park Conservation Area



ADVISORY LEAFLET

L19

Prepared by the Planning Service, February 2003.



The City of Liverpool

Please keep this document
in a safe place, perhaps
with your house deeds or
other documents and pass it
on to the next occupiers if
you move house.

Regeneration -
Planning Service, Conservation
and Urban Design Team
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Introduction

Conservation Areas are the country's finest areas of architectural and historic interest. The Grassendale Park and Cressington Park Conservation Area shows how Victorians endeavoured to bring their ideals of country living within easy reach of the town in which they worked. The resulting Park estates were among the first examples of the now familiar and ubiquitous leafy suburbs.

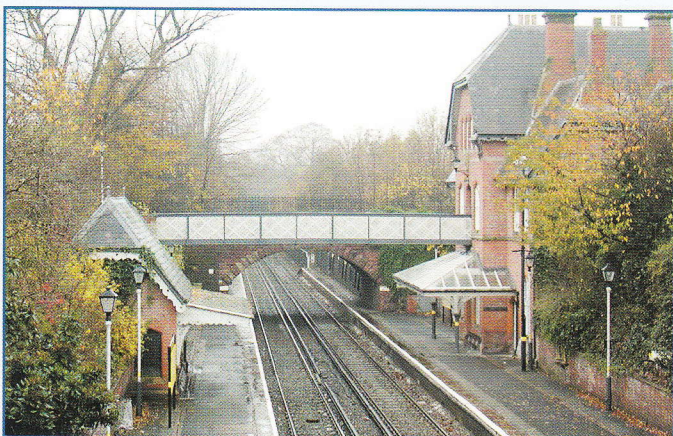
In order to protect these areas most external works to properties within the conservation area will require planning permission so that the character and appearance of the Parks is not adversely affected and continues to be appreciated and enjoyed now and in the future. This leaflet has been produced to help guide owners of property within the

conservation area as to what works would require planning permission and the appropriate way in which any changes could be made.



Gates to Grassendale Park

Grassendale Park was laid out in the 1840s by the Aigburth Land Company who formed a "society of persons" looking to build "moderate sized villas for their own residence". So successful was this private speculative venture in creating a highly desirable, exclusive new suburb on a greenfield site on the outskirts of Liverpool that a second suburb, Cressington Park, was laid out on adjoining land on the same principles. By the mid-1860s a number of villas had been built and occupied in both Parks and in 1873 a new railway station was opened within Cressington Park to give residents of both areas easy access directly to the centre of Liverpool.



Cressington Station



Knowsley Road, Cressington Park

Once the initial development of each Park was underway with roadways, entrance gates, lodges and amenities, such as street lights provided, and river walls and elegant promenades completed, deeds of covenant were drawn up and which are still in force. These set out the restrictions relating to the size and use of the plots and the building lines, boundaries and materials which the villas and their outbuildings should use. Trustees were appointed for each Park to care for those parts, such as the promenade, not sold to plot owners and also to ensure that the restrictions were adhered to.

In both Parks this principle has been followed to the present day and has resulted in the survival of a select Victorian suburban environment. In recognition of this the two Parks were designated as a single conservation area in 1968 (extended in 1996) reflecting their close physical and administrative relationship.



Grassendale Esplanade



Within both Parks the minimum permitted size of villa plots was normally 1000 square yards. Bearing in mind that some residents purchased multiple plots for their villas, this limit has created an enviable feeling of spaciousness. Neither were all the plots developed immediately, indeed new houses have continued to be built in both Parks up to the present day.

Very few villas are of the same design and the most attractive examples are probably those in Grassendale Park many of which are also listed buildings. These elegant classical villas have delicate cast iron balconies and beautifully proportioned windows, doors and stucco details. The later Victorian and Edwardian houses predominating in Cressington Park have a splendid robustness and variety that makes up for any lack of unity.



House in Grassendale Park



House in Cressington Park

The Parks' own restrictions have ensured that the villas have an overall uniformity in their height, the quality of their building materials and the building lines of their frontages and outbuildings.

The unity of design of the wider environment of each Park derives from the grid pattern of the roads, the continuity of the stone boundary plinths which originally supported railings (and in some cases continue to do so) and the lavish planting of trees and shrubs within the gardens.

In the past the Arcadian quality of the Parks has been eroded when trees and shrubs have been removed from areas in front of the building lines. Such removals were brought about by site works for new house and bungalow developments and also by increased areas of front gardens of existing houses being cleared for car parking. In addition the removal of cast iron railings in the last war has resulted in a variety of unsympathetic hedges, fences and walls located above or behind the plinths bordering each site. Certain additions to villas, such as garages, both freestanding and attached, have often been of a much lower quality than the main buildings.

Powers Extending Planning Control

In order to protect and prevent the further erosion of the character and appearance of the conservation area the right householders normally have to carry out 'permitted development' to their homes has been withdrawn. The withdrawal was approved by the Secretary of State under the Town and Country Planning General Development Order 1995. This means that planning permission is required for most external works, such as alterations, improvements and extensions to houses, outbuildings and garages. It includes changes to doorways and windows, the erection and alteration of railings and walls, the painting of buildings and architectural features, the construction of vehicle hardstandings and vehicular access to the highway and repairs to unadopted streets and private ways.

Under the Planning (Listed Buildings and Conservation Areas) Act 1990 consent is necessary to demolish most buildings within a Conservation Area. In this respect a building may include part of a building and most structures or erections, e.g. wall or fence.

All trees in the Conservation Area are protected under planning law and some trees are further protected by specific Tree Preservation Orders. Consent is therefore required for all tree work in the area.

Consultation and Planning Permission

Before seeking planning permission, particularly with regard to new development and major works, you are advised to consult the Trustees of the appropriate Park (contact details available from the Conservation Section of the Planning Service) to check that your proposals in no way infringe the restrictive covenants of the Parks.

This leaflet should be read carefully if any work affecting the external appearance of your house and its setting is contemplated and any proposals should be discussed with the Planning Service prior to making any application for planning permission. Although the vast majority of works will require planning permission some may be so minor that they will not require a formal application. In this case the Planning Service will advise the applicant of this fact.

General information is also available from the Grassendale Park and Cressington Park Area Advisory Committee (contact details available from the Conservation Section).

If you do not consult the Parks' Trustees or the City Council's Planning Service you may be made to undo any unsympathetic or unacceptable alterations and return the building or its boundaries to their original appearance.

Grassendale and Cressington Parks - notes for applications both planning permission and listed building consent

1 New development on vacant sites

Although the character of the Parks have been formed by large Victorian and Edwardian villas, the demand for new developments of a similar style and scale is likely to be rare due to present day building costs and smaller households. New development copying past styles but on a smaller scale and with simplified detailing is not acceptable and will not be encouraged. Civic design and planning requirements encourage high architectural quality of a modern but unsensational design, constraints on the use of alien building materials, respect for the strong frontage building lines prevailing to all roads and a curb on the over development of sites by the provision of too many dwelling units. Many of these restrictions will be linked to the original design parameters of the Parks' covenants. Early discussions with the Planning Service is essential and the services of a qualified architect are strongly recommended.

2 Conversion of existing building

Where planning permission is sought to convert existing houses into flats or outbuildings into dwellings, the number and internal layout of each unit of accommodation must be discussed with the Planning Service before the submission of an application for planning permission. In any conversion, particular care should be taken to preserve the principal rooms intact where possible.

3 Extensions and external alterations to existing houses

Every effort should be made to minimise the need for external changes such as outriggers, fire escapes, new windows, including dormer windows and ventilators.

Where external change is unavoidable it should be confined to a non-prominent elevation and the alterations should incorporate the same materials used elsewhere on the building. Alterations to the principal elevations will generally not be acceptable. Again the services of a qualified architect are strongly recommended.

4 Roofs

Existing roof lines should not be disturbed. Reclaimed or new natural slates should be used to match the existing roofs.

5 Chimneys

Many of the existing chimneystacks are integral to the design of the buildings. If these become unsafe and require demolition they should be rebuilt to the same height and design even if no longer used.



Knowsley Road, Cressington Park

6 Roof Lights

Roof lights installed flush to the roof on non prominent pitches may be considered if natural light is required for new internal planning reasons. Low profile, conservation-style roof lights should be used.

7 Dormer Windows

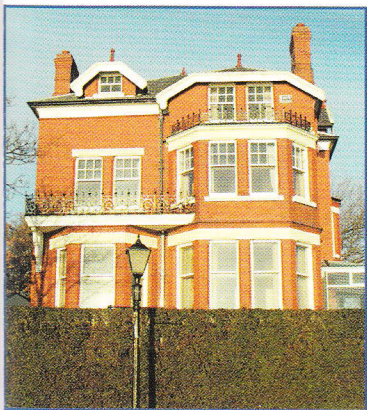
On dominant elevations, dormer windows are not acceptable unless they are part of the original design. If for essential internal planning reasons dormer windows are felt to be necessary they will only be considered on non-prominent elevations.

8 Television Aerials and Satellite Dishes

Aerials should be located internally if possible. If an external aerial is necessary it should be placed at the rear of the building so as to be as inconspicuous as possible. Satellite dishes can have a detrimental impact on the appearance of the area and therefore should be located in discrete locations where they are not easily visible. They will not be allowed on the front elevation of a property.

9 Stucco

In all cases damaged or cracked stucco and mouldings should be replaced to their original pattern. Only sand lime render should be used. Pebble-dashing or any other form of textured rendering is not acceptable on nineteenth-century stuccoed buildings.



Cressington Esplanade

10 Brickwork

Brickwork should not be painted or rendered. Any brickwork requiring renewal should be replaced with second-hand or matching bricks using the original bond. Repointing with a cement mortar is not acceptable. An advisory leaflet entitled "The Repointing of Brickwork and Stonework" is available from the Planning Service.

11 Stonework

This should not be painted unless this was the intention of the original designer. Only if dirt is causing actual damage to the building should stonework (including sills, lintels and stringcourses) be cleaned. Early discussions with the Planning Service are important and professional advice should be sought. The cleaning method used should not damage the stonework or obliterate the mouldings.

12 Windows

There are a variety of original window styles in the area. These original windows should be retained and renovated where necessary. Replacement of all or part of any window should match the original design and materials. UPVC is not acceptable in historic properties as it does not sufficiently replicate the proportions and details of original timber windows. If additional windows are essential for internal planning reasons these will only be acceptable on non-prominent elevations and their design and materials should match the proportion and character of original windows elsewhere on the building. For more details a Window Advisory Leaflet is available from the Planning Service.

13 Burglar Alarms

Brightly painted alarm boxes and bells can dominate and spoil the appearance of a building and their impact should be minimised. Locations on the main facade of buildings should be avoided and alarms should be confined to side walls.

14 Heating Flues

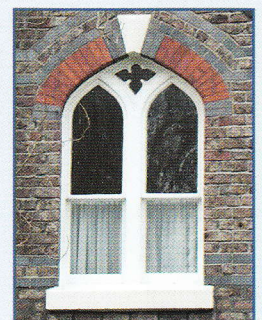
Heating flues from boilers should, where possible, utilise existing original chimneys. If this is not possible airbricks should be used and located as unobtrusively as possible on external walls, preferably on rear elevations. They should be coloured to blend with the surrounding material.

15 Pipework

No pipes other than the original rainwater downpipes will be acceptable. Existing cast iron rainwater pipes should be retained where possible. Cast aluminium of a similar profile and colour will be considered if cast iron replacements are not possible. Extruded aluminium or UPVC are not acceptable. Exterior soil, vent, gas and waste pipes are not acceptable and should be internal unless part of the original design. Existing non-original pipes should be relocated internally where possible but failing this, should be painted to blend with the colour of the building.

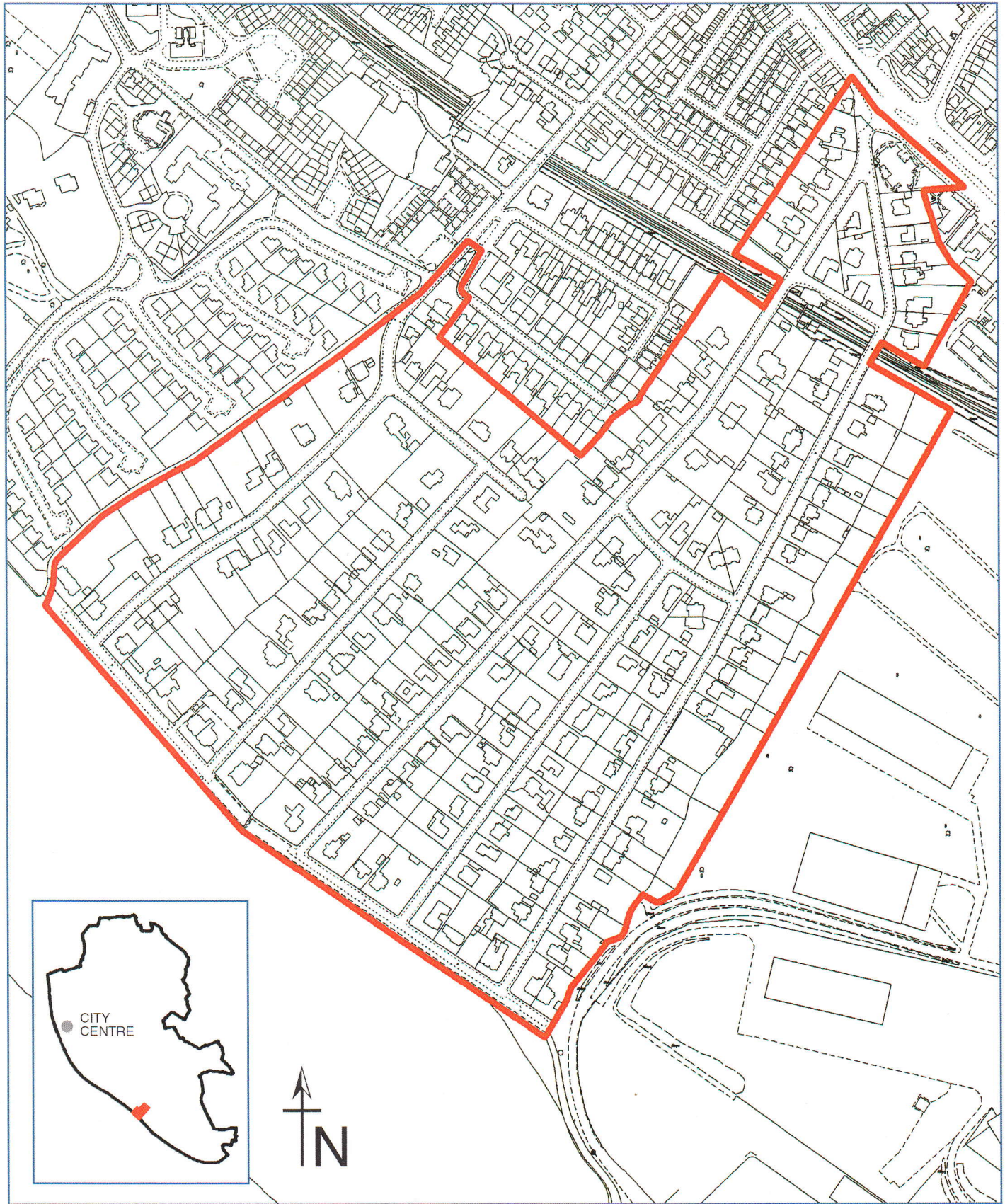
16 Front Doors

Original panelled doors should be retained if possible. Replacement doors should replicate the original design. Original door furniture should be retained but if this is not possible appropriate replacements will be considered. Any existing fanlights should be retained.



Above: Windows in Cressington Park

Grassendale Park and Cressington Park Conservation Area



Designated: 13.11.1968. Extended: 24.04.1996.

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17 Porticos

These should be retained or renovated where necessary. Where re-roofing is required mineral felt or other similar materials may only be used where they would not be visible from the ground.

18 Car Parking

Original driveways should not be expanded to provide car parking at the expense of planted front gardens. Car parking for new development must not result in large areas of treeless tarmac which will detract from the appearance of the area. Rear garaging and parking facilities may be preferable.



House in Cressington Park

19 Driveways and Gardens

Creating additional driveway entrances to form through routes via existing driveway entrances is not acceptable nor is the widening of existing pedestrian gates for this purpose. Tarmac, natural coloured paving slabs, setts and cobbles are acceptable driveway finishes. Tree and shrub planting should take place where possible to soften hard surfaces. Covering large areas of front garden with concrete or asphalt to inhibit garden maintenance is not acceptable.



Above: Driveways in Cressington Park

20 Trees

The Town and Country Planning Act 1990 protects all trees in the Conservation Area. Therefore if any tree work such as pruning or felling is contemplated the advice of the Planning Service must be sought. The correct maintenance of existing trees and the planting of new ones is encouraged. The importance of the continuous replanting using appropriate species of trees to maintain the Parks' tree stock cannot be over-emphasised and all new building schemes will require tree planting schemes to be submitted as part of applications for planning permission.

21 Unsympathetic Additions

There are instances where outriggers or outbuildings have been built which are unsympathetic in style and materials to the original building. It may be possible to demolish such additions where they are no longer required after seeking the advice of the Planning Service.

22 Boundary Walls

Original brick, stone or stucco boundary walls should be repaired or rebuilt to their original design using reclaimed or matching materials. In the case of brick or stone walls, any paint or render covering them should be removed. In the case of stucco walls sand lime render should be used. New boundary walls being constructed for new development should be similar in design, materials and height to the original boundary treatments adjacent to the site. All boundary works, including the replacement of any that exist, require planning permission and the advice of the Planning Service should be sought.

23 Gates and Gate Posts

Any surviving original gates should be repaired and reinstated but if a replacement is necessary it should be to the original design. Unsympathetic modern gate designs are not acceptable. Stone gateposts should be renovated and not painted. Paint should only be applied to stucco gateposts. Missing gatepost crowns should be replaced to the original design where possible.



Above: Gate pier and gate in Cressington Park

24 Railings

The replacement of railings with brick or other types of walls or fences is not acceptable. Railings should be reinstated where possible to the original design. Stone or brick bases to railings should be retained and repaired. Where new development takes place, a condition of any planning permission will be the provision of new railings and plinths following the contour of the road where these do not exist on the road frontage. It is becoming fashionable for the tips of railings to be painted a different colour, such as gold or silver, however this is historically incorrect and should not be done.



Railings in Grosvenor Road, Cressington Park



Balcony in Grassendale Park

25 Colour

Colour scheme changes involving only slight alterations to the existing colour may well be so small as to be hardly noticeable and planning permission may not be required. However when a change is contemplated, owners must consult the Planning Service first.

In some cases the lack of colour co-ordination in semi-detached houses has resulted in unsympathetic colours being used in close proximity to each other. To avoid this every encouragement will be given to the owners of adjacent homes in semi-detached blocks to produce a co-ordinated colour scheme for that block. Any reasonable colour scheme will be considered for the co-ordinated re-painting of a building block.

The British Standard colour for stucco and painted architectural elements is suggested because it is most likely to be acceptable to individual building owners in the same building block who are not willing to join together to produce a co-ordinated scheme.

The use of colour for woodwork and metalwork is also recommended to owners of detached houses.

- White (BS4800: 00 E 55): Woodwork e.g. window frames, door frames.
- Black (BS4800: 00 E 53): Metalwork e.g. railings, metal balconies etc; rainwater pipes unless pipes are against stucco where they should be painted in the same colour as the stucco.
- Magnolia (At or near BS4800: 08 B 15): Stucco and painted architectural elements in semi-detached houses e.g. lintels, parapets, stringcourses, porticoes, balustrades, etc. When painting stucco, modern impervious paints which provide a "waterproof" coating should be avoided as they trap moisture which can cause accelerated deterioration of the stucco.

If you require any additional information or leaflets please contact the Conservation Team of the Planning Service on 233 5678, 5615 or 5676 where we are always willing to give advice or assistance free of charge.

Further Reading

Planning (Listed Buildings and Conservation Areas) Act 1990

Planning Policy Guidance Note 15, 1994

Liverpool Heritage Bureau, *Buildings of Liverpool*, Liverpool City Planning Dept, 1978

Susan George, *Liverpool Park Estates*, Liverpool University Press, 2000

Conservation booklets and leaflets produced by Liverpool City Council:

Conservation Areas -
maps of all of Liverpool's conservation areas

Summary of Liverpool's Listed Buildings
Including Amendments

Conservation Areas Advisory Leaflet -
general advice to building owners in conservation areas

Window Advisory Leaflet -
advice on repairing and replacing windows on listed buildings and in conservation areas

The Repointing of Brickwork and Stonework -
advice on methods and materials for repointing historic brickwork and stonework



The City of Liverpool

Designed by Marketing, Liverpool City Council on behalf of the Planning Service. February 2003.