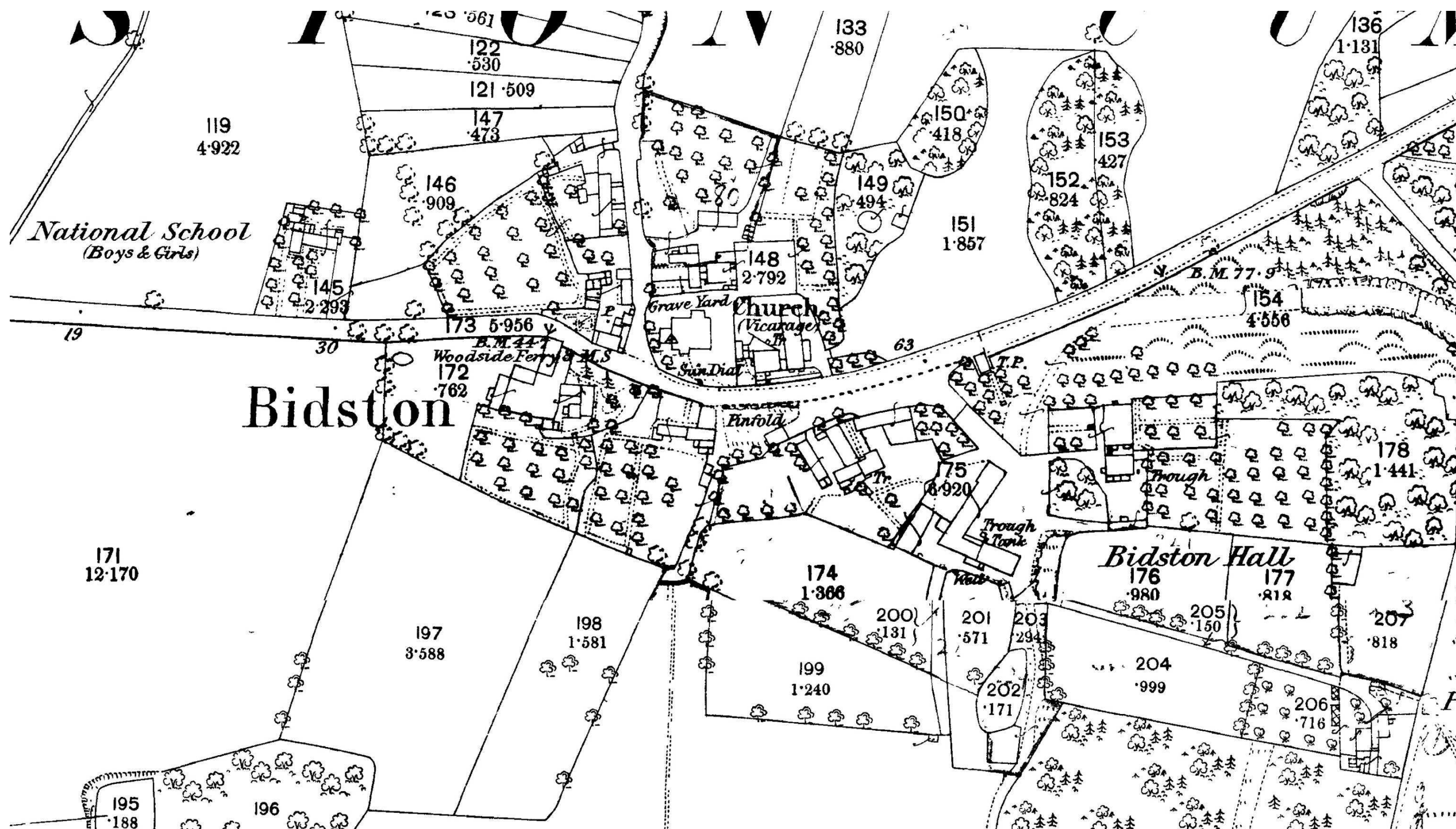


BIDSTON CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

APPENDIX F – HISTORIC PLANS – TITHE MAP C. 1840S

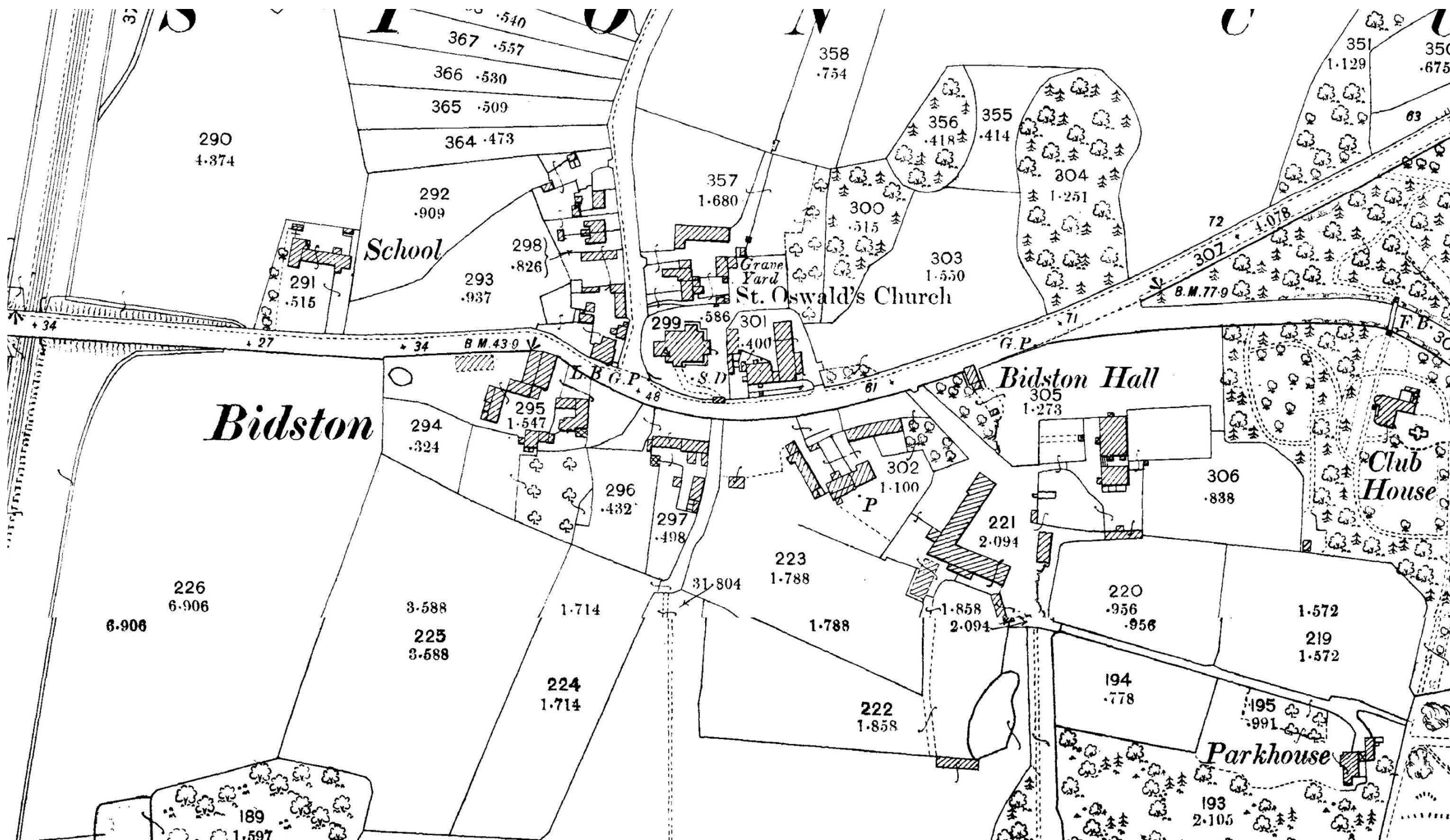
Donald Insall Associates Ltd, 2007 – Wirral Council 2009



BIDSTON CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

APPENDIX F – HISTORIC PLANS – OS MAP, C. 1870S

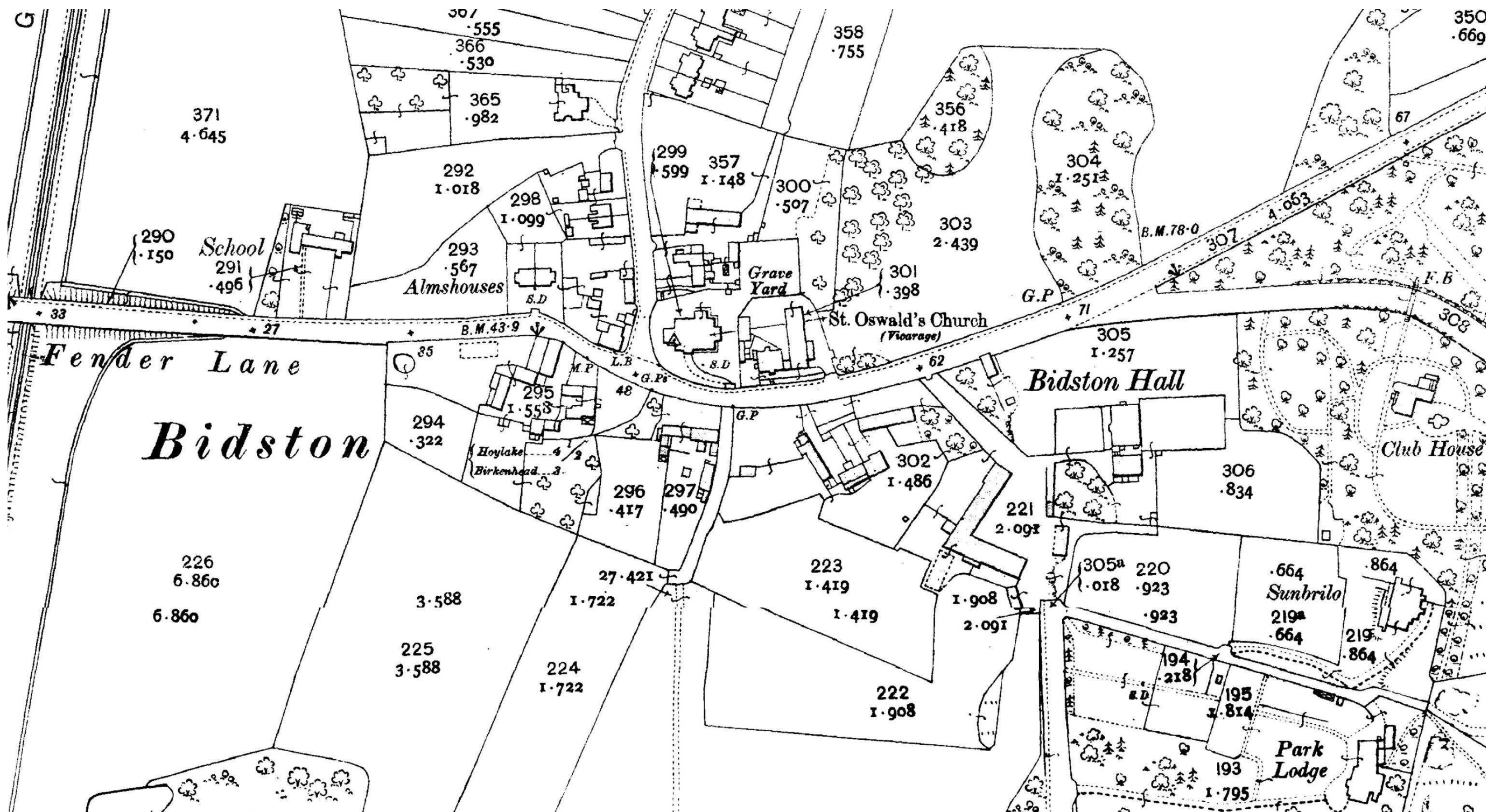
Donald Insall Associates Ltd, 2007 – Wirral Council 2009



BIDSTON CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

APPENDIX F – HISTORIC PLANS – OS MAP, c. 1890s

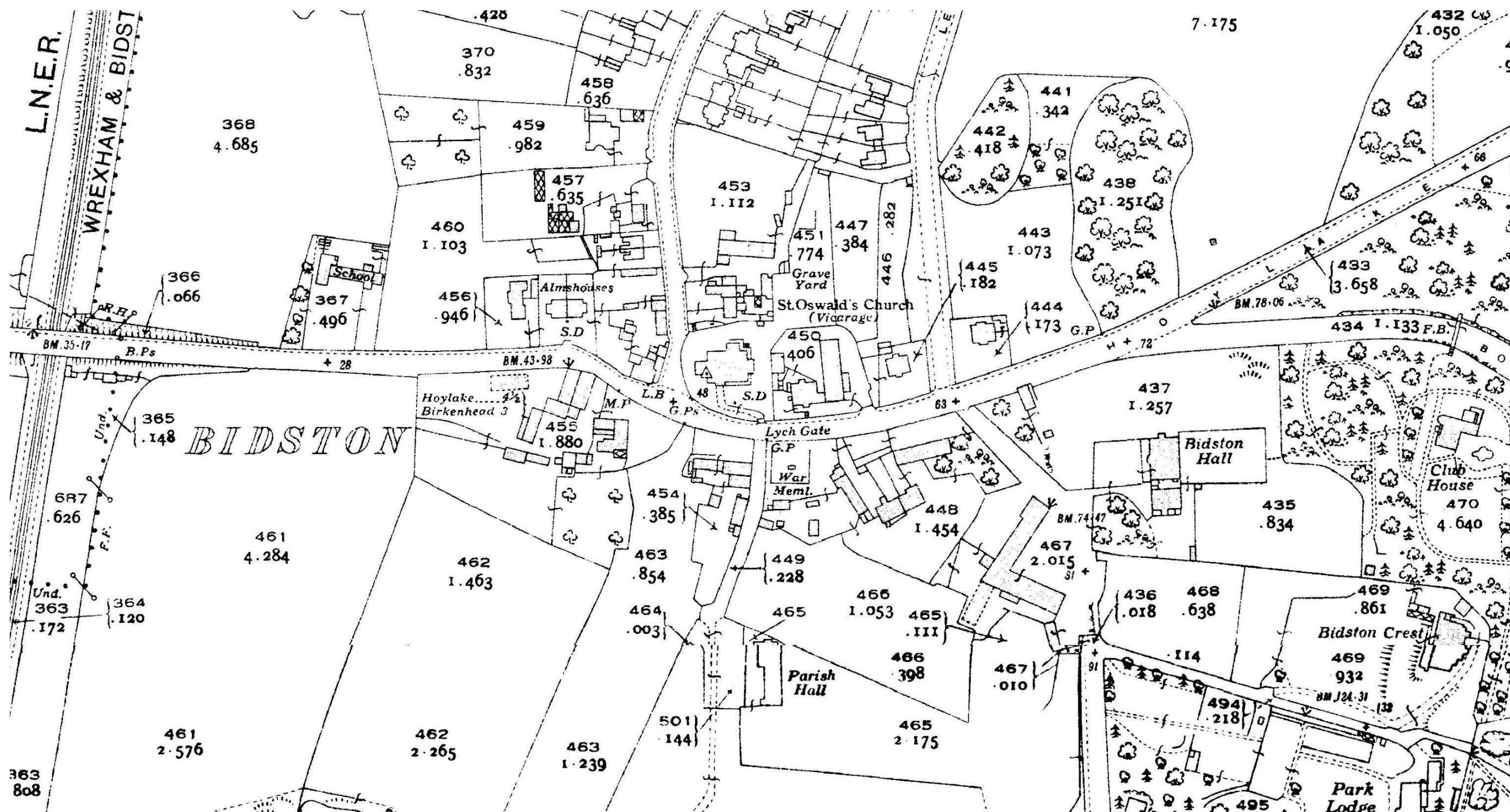
Donald Insall Associates Ltd, 2007 – Wirral Council 2009



BIDSTON CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

APPENDIX F – HISTORIC PLANS – OS MAP, c. 1910s

Donald Insall Associates Ltd, 2007 – Wirral Council 2009



BIDSTON CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

APPENDIX F – HISTORIC PLANS – OS MAP, C. 1930S

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APPENDIX F -

TABLE SHOWING BUILDING DESCRIPTIONS AND PHOTO REFERENCES

- A: (Red) – Buildings that are critical to the character of the area: typically these may be landmark buildings and / or buildings with most of their original character retained
- B: (Yellow) – Buildings that contribute positively to the character of the conservation area: buildings may have some alterations but original character is still prominent
- C: (Green) – Neutral - Either modern buildings of little interest or buildings where character has been lost beyond economic redemption.
- D: (Blue) – Buildings that detract from the significance or character of the area.

It should be noted that each category inevitably encompasses a wide range of building types and qualities. Category C, for instance includes historically interesting buildings that have been altered as well as less important / more modern buildings in good condition.

Each building is judged individually or within their immediate 'group' context. Whilst category C buildings are generally considered of 'neutral' interest, (indicating they have neither an overriding positive or negative influence on the conservation area) if there are too many, the interest of the area could be diluted, therefore they would have a detrimental effect. The prominence of a building is also considered as a poorly designed building can have a limited

There should be a general presumption in favour of retaining all categories A and B buildings. Policies should be put in place to encourage the enhancement of, in particular, category B and C buildings. Category D buildings are considered of negative value therefore opportunities should be sought to achieve their replacements or at least improvement.

Where buildings' features are thought to be in their original form, they are stated for the sake of brevity as being original, although of course it is impossible to make a judgement during this depth of study as to whether or not the fabric of the element is actually contemporary with the building.

BIDSTON VILLAGE – CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN

No. / NAME	UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
Bidston Village Road					
No. 82		37, 39, 40	2 storey house. Coursed, squared buff sand stone. Red brick chimney stacks, slate pitched roof.	UPVC windows in part.	A
Hall		38	Single storey community hall. Coursed, squared buff sandstone Stone coped gables. Stone lintels and sills. Modern concrete tiled roof. Modern single storey flat roof extension to rear.	Windows boarded over	A & D
No.1/2 CLOVER COTTAGES:		25, 26, 27, 28, 29, 30, 31, 32, 33.	Single storey, semi detached cottages. Dated 1901. Smooth faced buff ashlar stonework throughout, including boundary wall and gate posts. Decorative chimney stacks. Decorative carved panel to central circular gable. Red sandstone roof of diminishing courses. Leaded light, stone mullioned windows.	Good condition, well maintained. Original windows.	A (listed building)
No. 66		34, 35.	2 storey detached house. 1900's. Pebble dash faced. Timber pediment with dentil course, continues to eaves.	Red sandstone split face boundary wall. Fair condition. General maintenance requirements.	B.
(NEXT TO NO.66)		36.	5no. 2 storey terraced homes under construction. Red brick, slate pitched roof. Appears to have timber windows.	Under construction, set back from street	Not built at the time of the survey
St. Oswald's Church		51, 58, 63, 64.	Coursed, squared buff sandstone. Square tower added 1520 remains, nave rebuilt 1856. Stone boundary wall. Pitched slate roof. Lych gate off Bidston Village Road.	Good condition.	A (listed building)
Tithebarn cottages – shared garage.		65	Single storey, red/ brown multi brick. Slate pitched roof.	Roof in poor condition.	C

BIDSTON VILLAGE – CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN

No. / NAME	UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
Tithebarn cottages: No.1		(67, 22) 66, 72, 73.	2 storey terraced cottage. Modern brick extension to rear. Timber casement windows (typically 6 pane to rear). Coursed, squared buff sand stone chimneystack to side elevation, top 10 courses rebuilt in red brick. Stone boundary wall and outbuilding. Gable elevation to Bidston Village Road predominantly coursed buff sandstone rebuilt to upper section in brick (approx 20 courses). Stone mullioned windows, steps, gate posts.	Moderate condition. Cementitious repointing to front.	B (Listed building)
No. 2		70,74.	2 storey terraced cottage. Coursed, squared buff sandstone building. Pitched slate roof with dormers to rear. Stone, mullioned windows. Decorative stone moulding to coped gables – earliest build of terrace.	Satellite dishes. Roof ridge tile missing.	B (Listed building)
No.54. “STABLE COTTAGE”		75, 76, 78.	2 storey terraced cottage. Coursed, squared buff sandstone. Stone gable and buttresses to Bidston Village Road. Stone lintels and sills. Casement windows.	Well maintained	A (Listed building)
No. 4.		77, 68.	2 storey terraced cottage, Coursed, squared buff sandstone with quoin stones. Pitched slate roof. Single storey extension under mono pitch roof.	Satellite dish. UPVC windows.	A (Listed building)
No. 3		68	2 storey terraced cottage. Brick infill building (between original stone buildings). Slate pitched roof.	UPVC wood effect windows. Satellite dish.	A (Listed building)
No. 2		69.	2 storey terraced cottage, Coursed, squared buff sandstone with quoin stones. Pitched slate roof.	UPVC wood effect windows. Satellite dish.	A (listed building)

BIDSTON VILLAGE – CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN

NO. / NAME	UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
No. 1		71.	2 storey terraced cottage, Coursed, squared buff sandstone with quoin stones. Pitched slate roof. Stone coped gable.	Wood effect UPVC windows. Satellite dish.	A (Listed building)
No.40		79.	Post war bungalow. Textured render/ pebble dash, painted white. Pitched roof, overhanging low eaves. Stone boundary wall. Clay tile roof.	UPVC windows. Well maintained.	C.
No.38		80.	Post war bungalow. Textured render/ pebble dash, painted white. Slate pitched roof, clay ridge tiles.	UPVC windows.	C.
No.33		93	2 storey detached house. Coursed, square buff sandstone. Chamfered stone lintels, sills, and plinth. Pitched slate roof. Stone boundary wall.	Poor repointing. Modern porch extension. UPVC windows in part. Boarded-up windows to Bidston Village Road.	B.
Bidston Hall		84, 94, 95, 141, 142.	Late 16 th / early 17 th century rebuilding of an earlier structure. Course and square stone with plain slate roofs. Central two-storey semi-circular bowed porch. Mullioned windows at first floor.	Well maintained.	A (listed building)
No. 39 & 41 "FERN COTTAGE"		81, 82. 85.	2 storey semi detached cottage. Coursed, squared buff sandstone. Stone roof in diminishing courses.	UPVC wood effect windows to no. 39. Modern painted timber windows (NO. 41)	B.
Yew tree farm stable buildings.		86.	Coursed, squared sandstone. Felt roof over main section. Slate roof to two-storey end section.	Timber boarded doors. Cobbled yard. Prominent repointing in part.	A (listed building)

BIDSTON VILLAGE – CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN

No. / NAME	UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
No.47 Yew tree farm house.		87 (roof), 88, 89, 93.	2 storey detached house. Coursed, squared buff sandstone. Stone mullioned windows. Red brick chimney stacks. Timber framing, rendered panels to end gable. Slate roof in diminishing courses with some corrugated sheeting over thatch.	Set well back from street, screened behind hedges. General maintenance issues; slipped roof slates.	A (listed building)
Sub station.		90.	Brick building. Flat roof.	Well hidden.	C
Part of Bidston Hall Farm.		91,96, 97,98, 99,100, 101, 102.	Outbuilding under conversion to become separate dwellings. (No.1 to 5 facing 6 to 10). No.s 6 to 10 have roof lights. Stone lintels and sills. Cobbled yard.	Satellite dishes. Modern painted timber replacement windows and doors.	A (listed building)
(Second building to Bidston hall farm)			Modern stables behind renovated outbuilding to farm.	Good condition.	C
No. 37		103, 104, 105, 106, 107.	Course, squared buff sandstone with textured tooling. Extensive modern rebuilding – chimney stack dated 1985. Slate pitched roof with modern dormers. Stained timber windows, doors, fascias.	UPVC windows on front. Satellite dish. Prominent UPVC own pipe system.	C
School Lane					
No. 1		20, 21, 22, 24, 144.	2 storey detached house. Coursed, large squared buff sandstone. Sliding casement windows to Bidston Village Road. Original windows. Single storey mono-pitch stone extension.	Cementitious / repointing. Local stone boundary wall in good condition.	A (listed building)

BIDSTON VILLAGE – CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN

No. / NAME	UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
Outbuilding of No.1		17, 19, 23.	Barn. Coursed, large squared buff sandstone built on bedrock. Slate pitched roof.	Modern painted timber windows to School Lane. Cementitious repointing in part. 50% exposed/ open joints.	A (listed building)
Outbuilding adjacent to no. 9 and 11.		18.	Not visible	Local stone boundary wall in poor condition.	White
No. 9 No.11		5,6. 7,8.	2 storey semi detached house. Coursed, squared buff sandstone. Decorative clay ridge tiles. Central stone chimneystack.	Lost original windows Satellite dishes.	B
Kingdom Hall (no.16)		2,3,4.	Jehovah's Witness Hall. Split face buff stone facing. 1980/90's. Slate pitched roof, stained timber fascias, doors, and windows. Local coursed stone boundary wall.	Good condition. Neat, well-maintained garden.	C
No.2		16.	Low 2 storey semi detached house. Coursed, squared buff sandstone. Slate pitched roof with dormer window. Local stone boundary wall.	New timber windows.	A (listed building)
No.4		13, 14, 15, 147.	2 storey semi detached house. Coursed, squared buff sandstone. Stone with brick infilling. Original (4/8 pane) sash windows remain in part. Slate pitched roof.	Some modern window replacement but in keeping with house.	B (listed building)
No.6		10, 11, 12.	Modern Bungalow. 1960/70's. Split faced multi stone cladding. Concrete roof tiles to mono-pitch roof.	Pebble dash single storey extension to rear. Well maintained. Set back from street, screened behind well presented garden and hedging	C.
"STONE WOOD" No.8		9.	Modern Bungalow. 1960/70's. Split faced multi stone cladding. Concrete roof tiles to mono-pitch roof.	UPVC windows. Well maintained. Set back from street, screened behind well presented garden and hedging	C.

BIDSTON VILLAGE – CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN

No. / NAME	UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
Stratham Road:					
No. 1		108.	Concrete tile roof. Stone effect textured facing masonry.	UPVC windows. Down pipes. Chimneystack.	C.
No. 3		109.	Concrete tile roof. Stone effect textured facing masonry.	UPVC windows. Down pipes. Chimneystack.	C.
No. 5		110.	Concrete tile roof. Stone effect textured facing masonry.	UPVC windows. Down pipes. Chimneystack.	C.
No. 7		113?	Concrete tile roof. Stone effect textured facing masonry.	UPVC windows. Down pipes. Chimneystack.	C.
No. 9		116.	Concrete tile roof. Stone effect textured facing masonry.	UPVC windows. Down pipes. Chimneystack.	C.
No.2		111.	Concrete tile roof. Stone effect textured facing masonry.	UPVC windows. Down pipes. Chimneystack. Well maintained.	C.
No.4		112.	Concrete tile roof. Stone effect textured facing masonry.	Painted timber windows. Down pipes. Chimneystack. Well maintained.	C.

BIDSTON VILLAGE – CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN

No. / NAME	UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
No.6		114?	Concrete tile roof. Stone effect textured facing masonry.	Painted timber windows. Down pipes. Chimneystack. Well maintained.	C.
No.8		115.	Concrete tile roof. Stone effect textured facing masonry.	UPVC windows. Down pipes. Chimneystack. Well maintained.	C.
No.12		139.	Red brick building. Pitched roof. Mono-pitch roof over porch and garage. Concrete tile roof.	Well-maintained house and garden.	C.
No.10		138.	Red brick building. Pitched roof. Mono-pitch roof over porch and garage. Concrete tile roof.	UPVC windows.	C.
Lindwall Close					
No.2		124.	Concrete tile roof. Stone effect textured facing masonry.	Painted timber windows. Down pipes. Chimneystack. Well maintained.	C.
No.4		123.	Concrete tile roof. Stone effect textured facing masonry.	UPVC windows. Down pipes. Chimneystack. Well maintained.	C.
No.6		122.	Concrete tile roof. Stone effect textured facing masonry.	UPVC windows. Down pipes. Chimneystack. Well maintained.	C.

BIDSTON VILLAGE – CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN

No. / NAME	UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
No.8		121.	Concrete tile roof. Stone effect textured facing masonry.	UPVC windows. Down pipes. Chimneystack. Well maintained.	C.
No.7		120.	Concrete tile roof. Stone effect textured facing masonry.	UPVC windows. Down pipes. Chimneystack. Well maintained.	C.
No.5		119.	Concrete tile roof. Stone effect textured facing masonry.	UPVC windows. Down pipes. Chimneystack. Well maintained.	C.
No.3		118.	Concrete tile roof. Stone effect textured facing masonry.	UPVC windows. Down pipes. Chimneystack. Well maintained.	C.
No.1		117.	Concrete tile roof. Stone effect textured facing masonry.	UPVC windows. Down pipes. Chimneystack. Well maintained.	C.
Ikin Close					
No. 7		128.	Buff yellow brick construction. Clay tile roof. Flat roof garage.	UPVC windows. No chimney.	D.
No. 2		129.	Buff yellow brick construction. Clay tile roof. Flat roof garage.	UPVC windows. No chimney.	D.

BIDSTON VILLAGE – CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN

No. / NAME	UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
No.4		130.	Buff yellow brick construction. Clay tile roof. Flat roof garage.	Painted timber windows. No chimney.	D.
No. 6		131.	Buff yellow brick construction. Clay tile roof. Flat roof garage.	Painted timber windows. No chimney.	D.
Cowdrey Avenue					
No.5		127.	Buff yellow brick construction. Clay tile roof. Flat roof garage.	UPVC windows. No chimney.	D.
No. 3		126.	Buff yellow brick construction. Clay tile roof. Flat roof garage.	Painted timber windows. No chimney.	D.
No.1		125.	Buff yellow brick construction. Clay tile roof. Flat roof garage.	UPVC windows. No chimney.	D.
Bidston Village Road (Cont..)					
IVY FARM: (Outbuilding on side of the		57	Outbuilding to Ivy farm. Brick building. Original lime mortar to elevation at path side.	Very poor cement repointing to end gable. Large metal security gates guarding drive.	B.

BIDSTON VILLAGE – CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN

No. / NAME	UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
footpath)					
First dwelling: "IVY FARM HOUSE".		54, 55, 56, 60, 61.	2 storey Farmhouse. Extensive ivy growth over front elevation to Bidston Village Road. Brick building with stone work. Stone to first storey of gable. Slate pitched roof with stone coped gables. Irregular fenestration. Central front door with steps.	Timber replacement casement and sash windows. UPVC windows to rear. Bad cement repointing and graffiti on building at path side.	A (Listed building)

No. 55 IVY FARM building.		53, 62.	Single storey house. Steep pitched slate roof with low eaves. Stone coped gables	Replacement casement windows.	A
CHURCH FARM: No.63		49, 50, 52, 145.	3-storey Farmhouse. Coursed and squared buff sandstone with stone hood mouldings over stone mullioned windows. Irregular fenestration Pitched slate roof, stone coped gables, central chimney stack. Casement windows. (appear original)	Good condition. Stone featured gateposts. Stone boundary wall.	A. (Listed building)
Church Farm outbuilding		48.	2 storey coach house with single storey extension. Coursed, squared buff sandstone. Slate pitched roof, stone coped gables. External stone steps up to first floor.	Good condition.	A (listed building)
(L-shaped building)			Not visible from street		
Stables.		43.	Modern block work / timber boarded agricultural stable	Appears to be in good condition.	C.

BIDSTON VILLAGE – CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN

Outbuilding.		41, 42, 44, 45.	Barn. Coursed, squared buff sandstone. Pitched slate roof, Mono-pitch extension. Arrow slot vents.	Good condition.	A (Listed building).
Outbuilding (back).		43, 46.	Barn. Coursed, squared buff sandstone. Pitched slate roof.	Good condition.	A. (Listed building).
Outbuilding.		47.	Barn. Coursed, squared buff sandstone. Corrugated metal roof.	Character of building slightly ruined by roofing material.	A (Listed building).
Extension to previous building.		47	Mono pitch roof extension to previous out building. Corrugated metal roof.	Slight rusting to roof.	A