

Donald Insall Associates
Chartered Architects and Historic Building Consultants

The King's Gap Gazetteer

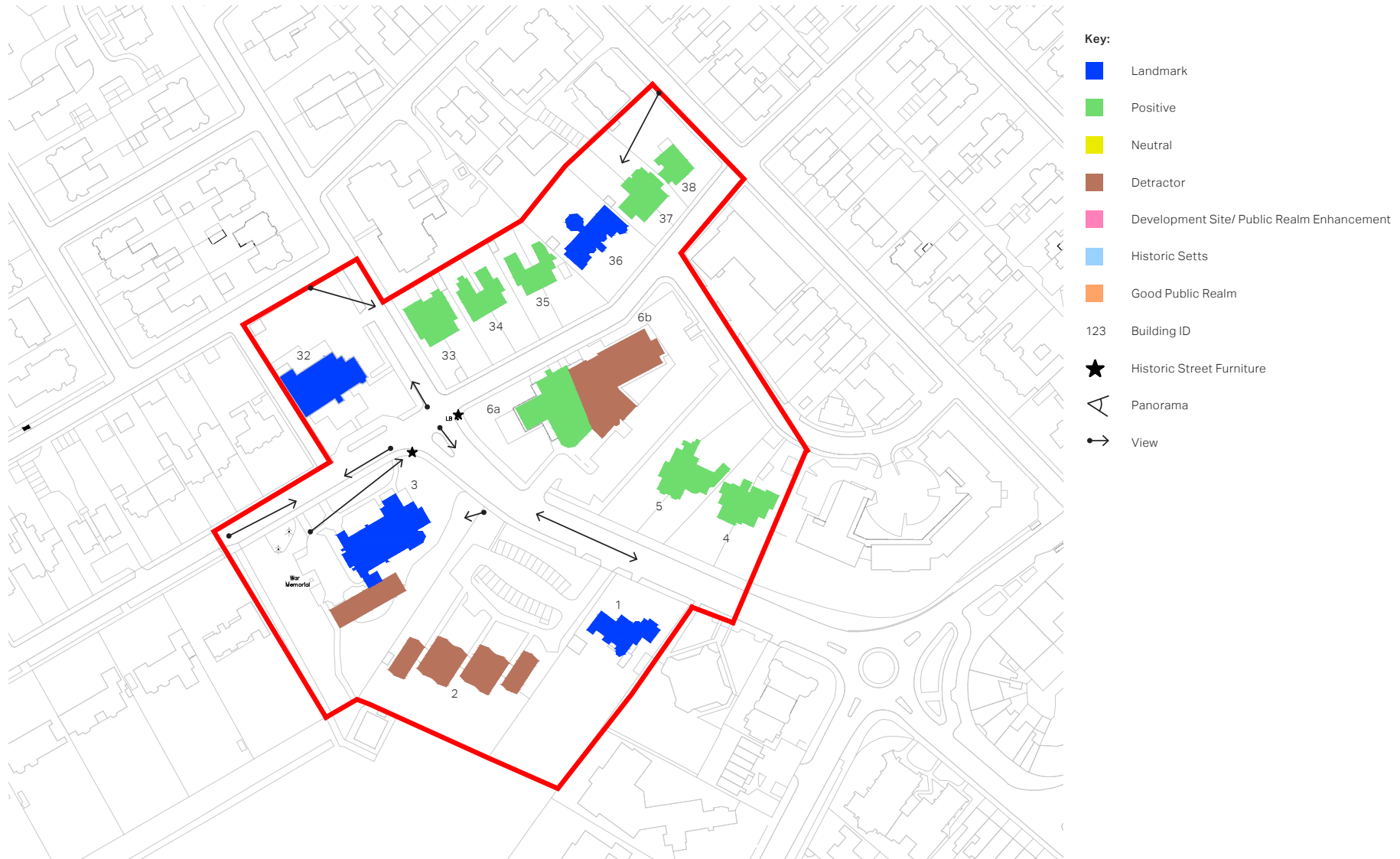
Introduction

The following provides a concise, illustrated description of each building within The King's Gap Conservation Area. It identifies;

- Features of interest and detrimental alterations.
- Buildings with prominent side or rear elevations from key public spaces, specifically the golf course and coastline.
- A significance category assigned to each building, defined as:
 - o **Category A:** Landmarks, making a significantly positive contribution to the area through their architectural and historic interest and / or townscape importance. This includes all designated heritage assets.
 - o **Category B:** Buildings that positively contribute to the conservation area, reflecting key phases in its architectural and historic evolution.
 - o **Category C:** Buildings that make a neutral impact on the conservation area, primarily assigned to modern development that is generally well-scaled and deferential to the context.
 - o **Category D:** Buildings that actively detract from the conservation area, primarily assigned to modern development of larger-scale apartment blocks or buildings that are overly prominent.

Reference building ID maps

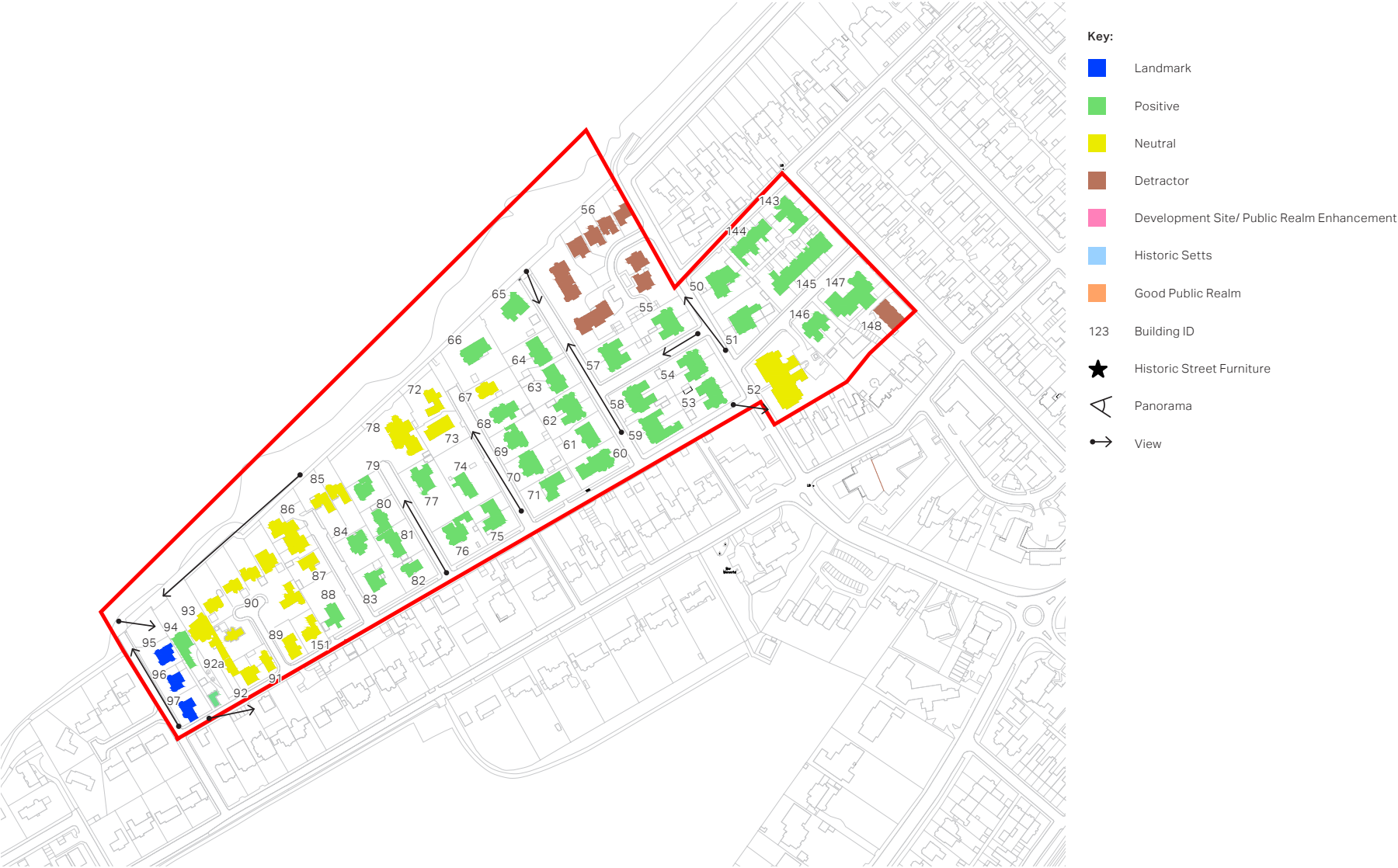
The King's Gap Character Area A



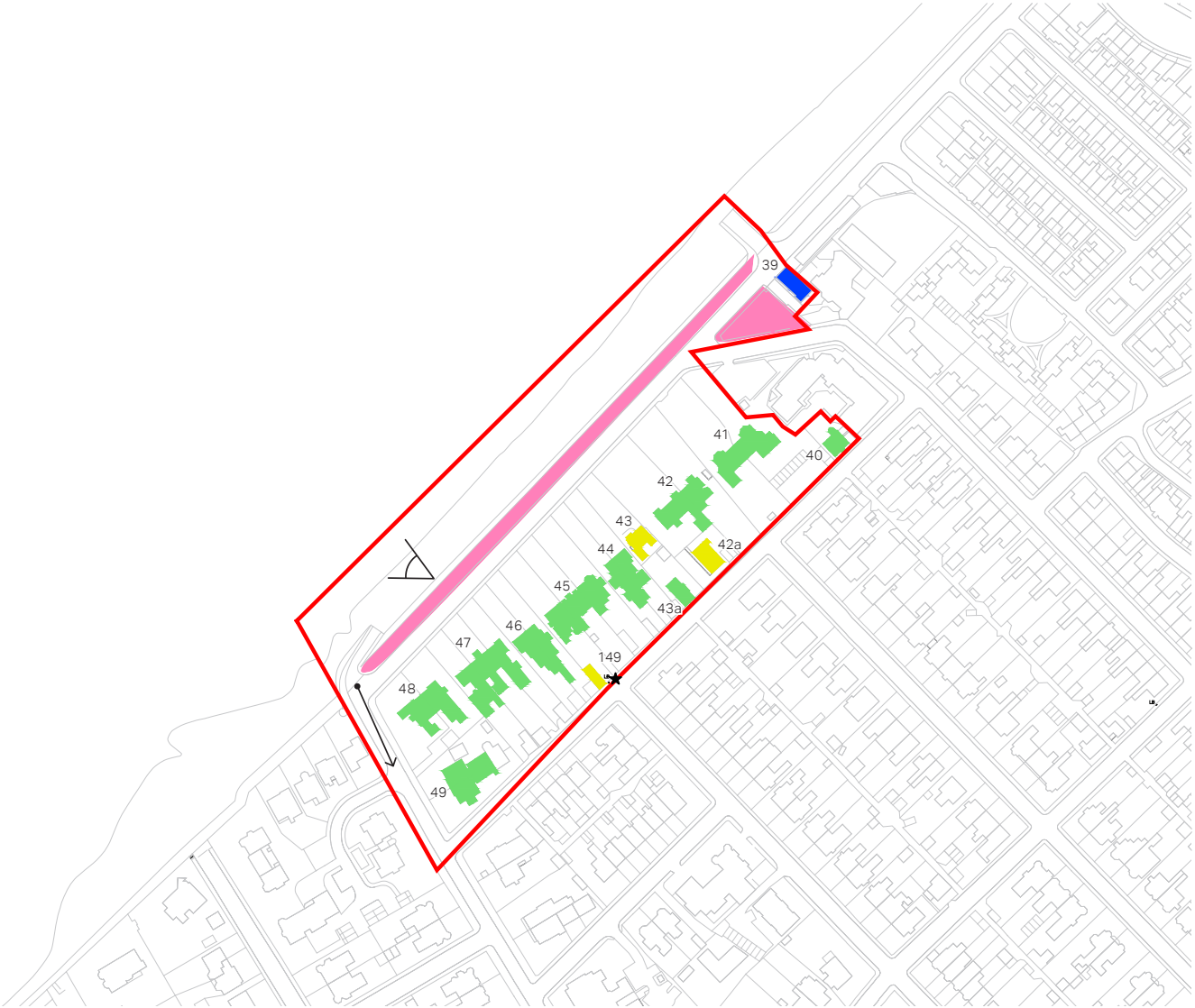
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-  Landmark
 -  Positive
 -  Neutral
 -  Detractor
 -  Development Site/ Public Realm Enhancement
 -  Historic Setts
 -  Good Public Realm
- 123 Building ID
-  Historic Street Furniture
 -  Panorama
 -  View

The King's Gap
Character Area C



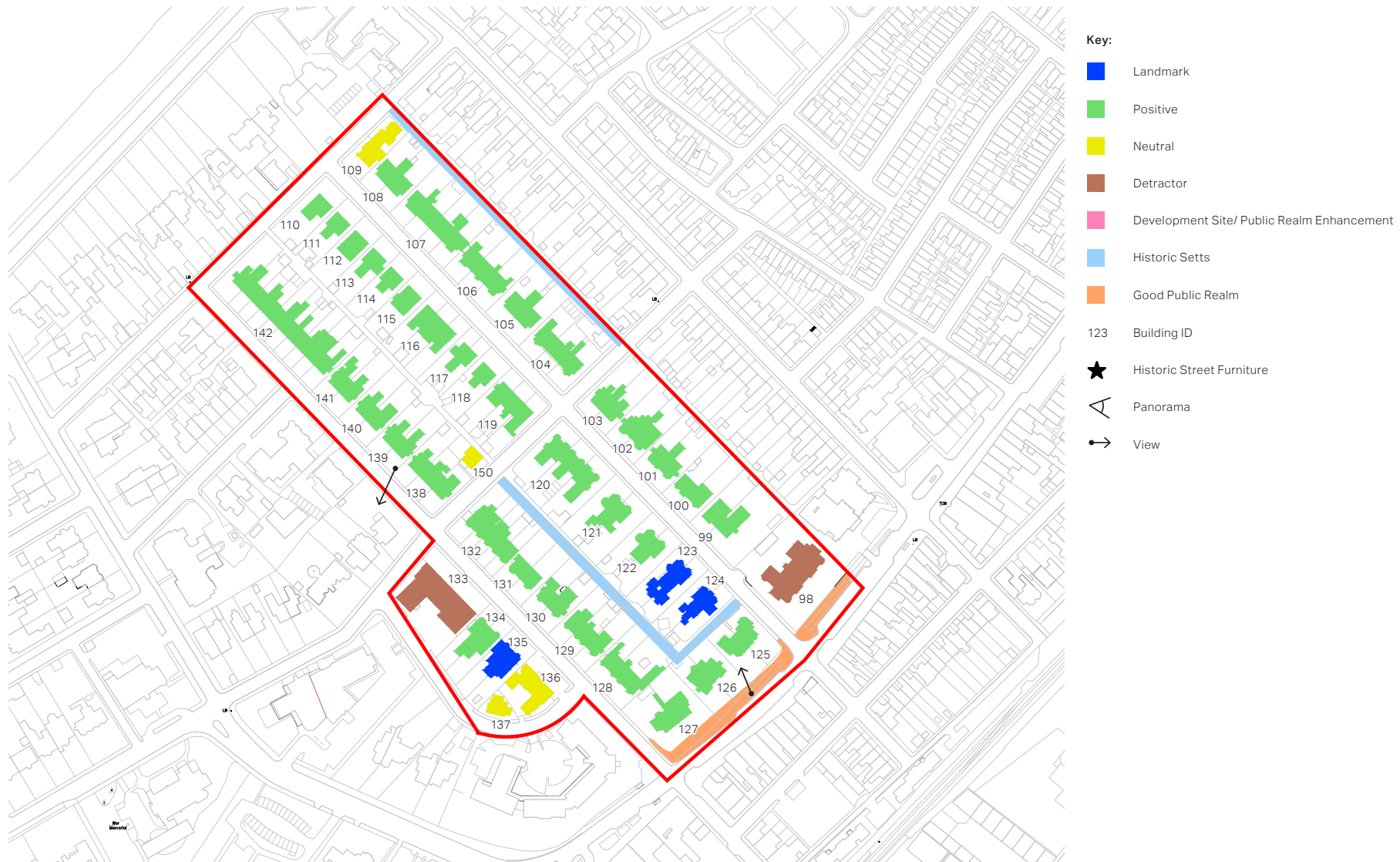
The King's Gap
Character Area D



- Key:
- Landmark
 - Positive
 - Neutral
 - Detractor
 - Development Site/ Public Realm Enhancement
 - Historic Setts
 - Good Public Realm
 - 123 Building ID
 - Historic Street Furniture
 - Panorama
 - View

The King's Gap

Character Area E



Reference building ID Key

1:	1 The King's Gap	27:	18 and 20 Stanley Road	57:	8 and 10 Curzon Road
2:	Rosecroft Court, The King's Gap	28:	Dunedin Court, Stanley Road	58:	Cornerways, 1 Cromer Road and Lynton House, 6 Curzon Road
3:	St Hildeburgh's Parish Church, Stanley Road	29:	10 and 12 Stanley Road	59:	2 and 4 Curzon Road
4:	6 The King's Gap	30:	6 and 8 Stanley Road	60:	The Lodge Care Home, Curzon Road
5:	8 and 10 The King's Gap	31:	4 Stanley Road	61:	3 Curzon Road
6:	Holiday Inn, The King's Gap	32:	2 Stanley Road	62:	5 and 7 Curzon Road
6b:	Holiday Inn, The King's Gap	33:	1 and 3 Valentia Road	63:	9 Curzon Road
7:	The Vicarage, 1 Stanley Road	34:	5 and 7 Valentia Road	64:	11 and 11a Curzon Road
8:	3 Stanley Road	35:	9 and 11 Valentia Road	65:	Dalston, 13 Curzon Road
9:	5 Stanley Road	36:	Hoylake Lighthouse, Valentia Road	66:	12 Courtenay Road
10:	7 Stanley Road	37:	13 and 15 Valentia Road	67:	8 and 10 Courtenay Road
11:	9 Stanley Road	38:	19 Valentia Road	68:	6 Courtenay Road
12:	11 Stanley Road	39:	The Old Lifeboat Station Hoylake, 15 North Parade	69:	4 Courtenay Road
13:	13 Stanley Road	40:	9 Marine Road	70:	2 Courtenay Road
14:	44 Stanley Road	41:	16 and 17 North Parade	71:	The Court, 2 Barton Road
15:	42 Stanley Road	42:	14 and 15 North Parade	72:	5 Courtenay Road
16:	40 Stanley Road	42A:	13 Marine Road	73:	3 Courtenay Road
17:	38 Stanley Road	43:	13 North Parade	74:	1 Courtenay Road
17A:	45 Barton Road	43A:	Seaways Cottage, 13c Marine Road	75:	1a Courtenay Road
18:	Fairway Court, 34a Stanley Road	44:	11 and 12 North Parade	76:	2 St Margaret's Road
19:	Field House, 34 Stanley Road	45:	8-10 (odd and even) North Parade	77:	4 St Margaret's Road
19A:	39 Barton Road	46:	6 and 7 North Parade	78:	Hilbre House Residential Care Home, The Chalet, 6 St Margaret's Road
20:	32 and 32a Stanley Road	47:	3-5 (odd and even) North Parade	79:	7 St Margaret's Road
20A:	37 Barton Road	48:	1 and 2 North Parade	80:	5 St Margaret's Road
21:	28 and 30 Stanley Road	49:	34-38 (even only) The King's Gap	81:	3 St Margaret's Road
21A:	35 Barton Road	50:	30 and 32 The King's Gap	82:	Barton Cottage, 1 St Margaret's Road
22:	26a Stanley Road	51:	26 and 28 The King's Gap	83:	2 Penrhos Road
22A:	Barton Lodge, 33 Barton Road	52:	Sandbanks Apartments, The King's Gap	84:	4 Penrhos Road
23:	26 Stanley Road	53:	5 and 7 The King's Gap	85:	6 and 8 Penrhos Road
23A:	Croft Cottage, 27 Stanley Road	54:	9 The King's Gap and 11 Cromer Road	86:	5-9 (odd only) Penrhos Road
24:	24 Barton Road	55:	13 Cromer Road and 15 The King's Gap	87:	3 Penrhos Road
25:	25 Barton Road	56:	Kings Court, off The King's Gap		
26:	22 Stanley Road				

88:	1 Penrhos Road	120:	36 Valentia Road, 33 and 35 Cable Road
89:	East Lodge, Barton Close	121:	29 and 31 Cable Road
90:	Barton Close cul-de-sac	122:	25 and 27 Cable Road
91:	The Coach House, Barton Close	123:	21 and 23 Cable Road
92:	8b Barton Road	124:	17 and 19 Cable Road
92a:	8a Barton Road	125:	9 and 11 Market Street
93:	6 Barton Road	126:	5 and 7 Market Street
94:	8 Barton Road	127:	1 and 3 Market Street
95:	6 Beach Road	128:	2-6 (even only) Queens Road
96:	4 Beach Road	129:	8-12 (even only) Queen's Road
97:	2 Beach Road	130:	14-16 (even only) Queen's Road
98:	Cherry Gardens, Cable Road	131:	18 and 20 Queen's Road
99:	2 and 4 Cable Road	132:	22-30 (even only) Queen's Road
100:	6 and 8 Cable Road	133:	Westhaven Care Home, 10 Lighthouse Road
101:	10 and 12 Cable Road	134:	7 and 9 Queen's Road
102:	14 and 16 Cable Road	135:	3 and 5 Queens Road
103:	18 and 20 Cable Road	136:	Kids Planet Nursery School, Queen's Road
104:	22-26 (even only) Cable Road	137:	4 Light House Road
105:	28, 28a and 30 Cable Road	138:	34 and 36 Queen's Road
106:	32-36 (even only) Cable Road	139:	38 and 40 Queen's Road
107:	38-44 (even only) Cable Road	140:	42 and 44 Queen's Road
108:	46 and 48 Cable Road	141:	46 and 48 Queen's Road
109:	50a and 50b Cable Road	142:	50 and 68 Queen's Road
110:	63 Cable Road	143:	19-23 (odd only) Queen's Road
111:	61 Cable Road	144:	1-5 (odd and even) Queen's Road
112:	59 Cable Road	145:	1-15 (odd only) Warren Road
113:	57 Cable Road	146:	2 and 4 Warren Road
114:	55 Cable Road	147:	Anchorage Nursing Home, 17 Queen's Road
115:	53 Cable Road	148:	Lambeth Court, Queen's Road
116:	47-51 (odd only) Cable Road	149:	8 Marine Road
117:	45 Cable Road	150:	21a Valentia Road
118:	43 Cable Road	151:	7 Barton Close
119:	37-41 (odd only) Cable Road		

Building ID: 1

1 The King's Gap

Building Type:

Detached dwelling (now split) of two and a half storeys

Significance:

A

Features of Interest:

Provides a key gateway into the conservation area. Red brick, with blue brick diapering and stone dressings. Prominent chimney stacks and pots, stone door surround, and articulated with gables. Windows include leaded lights under stone arches. Low brick boundary wall. Mature pine trees to front garden.

Detrimental Elements:

Timber side boundary wall, front garden predominantly hard standing. Some uPVC windows.



Building ID: 2

Building Type:

Apartments with detached garage block

Significance:

D

Features of Interest:

20th century. Reasonably well screened from The King's Gap by trees, but prominent visually from the golf course in both short and long range views. Some softening of impact through use of domestic gabled form. Low stone wall and hedge to road.

Detrimental Elements:

Use of generic materials, introduction of a higher scale and intensification of plot. Garage forecourt within front gardens.

Rear / Side Elevation Overlooks Key Space:

Golf Course, with a poor visual impact given its scale.

Rosecroft Court, The King's Gap



Building ID: 3

Building Type:
Church

Significance:
A (Grade II Listed)

Features of Interest:

St Hildeburgh's Church, designed by Edmund Kirby, on a prominent corner plot. Red brick and terracotta with clay tile roof. Soft landscaped churchyard behind low brick boundary wall, partially enclosed by trees.

Detrimental Elements:

Hall to the rear is modern and architecturally bland. Prominent hardstanding for car park.

St Hildeburgh's Parish Church, 1 Stanley Road



Building ID: 4

6 The King's Gap

Building Type:

Two-storey semi-detached dwellings

Significance:

B

Features of Interest:

Asymmetrical pair of houses. Prominent forward-facing gables with decorative bargeboards and canted bay windows. Painted render. Mainly timber sash windows. Slate roof to r/h. Set well back within the plot behind soft front garden landscaping, well screened with boundary trees, and retains stone boundary wall (lower to the l/h and with stone piers to r/h).

Detrimental Elements:

Some roof coverings replaced. Close board fencing added to front boundary to l/h, with modern piers rendered.



Building ID: 5

Building Type:

Two-storey semi-detached dwellings

Significance:

B

Features of Interest:

Prominent forward-facing gables with decorative bargeboards and canted bay windows. Timber sash windows. Set well back within the plot, with boundary trees, and retains low brick boundary wall with stone piers. R/h is brick with banding detail. L/h retains slate roof.

Detrimental Elements:

Symmetry impacted as one half is rendered, the other brick. Significant extensions, and addition of large flat-roofed dormers to rear. R/h has concrete roof tiles. Close board fencing added to boundary wall and in the r/h a higher level of hardstanding to front garden.

8 and 10 (even) The King's Gap



Building ID: 6a

Building Type:

Three storey detached villa (now extended and converted to hotel use)

Significance:

B

Features of Interest:

Ornate timber balcony to west elevation, window detailing, and slate hipped roof with chimney stacks and overhanging eaves. Projecting bay window on Valentia Road elevation. Retains some soft landscaping to the frontage, with trees to the boundary. Low brick boundary wall.

Detrimental Elements:

Render likely later, and in need of attention. Modern extensions for hotel use are unsympathetic. Mature landscaping has been lost for car park (also see 6b). Bin stores are prominent to Valentia Road.

Holiday Inn, The King's Gap



Building ID: 6b

Building Type:

Modern hotel block, three storeys

Significance:

D

Features of Interest:

Low brick boundary wall.

Detrimental Elements:

Large and architecturally monolithic, out of scale with the area and has a large swathe of hard standing to car park.

Holiday Inn, The King's Gap



Building ID: 7

Building Type:

Two-storey, wide-fronted, detached dwelling

Significance:

B

Features of Interest:

Red brick interspersed with black and white mock timber detailing to features including first floor oriel windows and porch. Clay roof tiles, overhanging eaves and tall chimney stacks. Eclectic late example of Vernacular Revival. Trees to boundary. Buildings 7-13 form a group on Stanley Road. Also known as The Vicarage.

Detrimental Elements:

Front boundary wall replaced with close board fencing, itself in poor condition.

Rear / Side Elevation Overlooks Key Space:

Golf Course, generally screened by trees with filtered views. Close board fencing.

The Vicarage, 1 Stanley Road



Building ID: 8

3 Stanley Road

Building Type:

Two-storey, wide-fronted, detached dwelling

Significance:

B

Features of Interest:

Late example of Arts and Crafts style. Buildings 7-13 form a group on Stanley Road. Prominent dual pitched gable at r/h of the property, repeated to l/h at the rear. Canted bay windows to rear. Rendered. Clay roof tiles. Boundary trees. Some trees and boundary hedge to front garden.

Detrimental Elements:

Front boundary wall replaced with close board fencing, itself in poor condition, and visually prominent hard standing. Flat roofed garages.

Rear / Side Elevation Overlooks Key Space:

Golf Course, generally screened by trees.
Close board fencing.



Building ID: 9

5 Stanley Road

Building Type:

Two-storey, wide-fronted, detached dwelling

Significance:

B

Features of Interest:

Front-facing gable to r/h, with tall, battered, chimney stacks to l/h end and to the frontage. Clay roof tiles. Buildings 7-13 form a group on Stanley Road. Boundary trees. Trees, hedge and mature shrubs to front garden.

Detrimental Elements:

Hard standing to front. Flat-roofed garage. Close board fencing to front, in poor condition.

Rear / Side Elevation Overlooks Key Space:

Golf Course, generally screened by trees.
Close board fencing.



Building ID: 10

7 Stanley Road

Building Type:

Two-storey, wide-fronted, detached dwelling

Significance:

B

Features of Interest:

Late example of Arts and a Crafts style. Buildings 7-13 form a group on Stanley Road. Catslide roof with gable to l/h and characterful Dutch gablets. Tall chimney stacks. Canted bay windows to rear. Boundary trees and landscaping to immediate front with some mature trees.

Detrimental Elements:

Replacement interlocking tiled roof. Close board fencing to front boundary, prominent drive and flat-roofed garage.

Rear / Side Elevation Overlooks Key Space:

Golf Course, generally screened by trees.
Close board fencing.



Building ID: 11

9 Stanley Road

Building Type:

Two-storey, wide-fronted, detached dwelling

Significance:

B

Features of Interest:

Red brick with stone dressings around windows, interspersed with highly decorative mock timber framed detailing to jettied front gables. Cantled bay window to front, and large forward-facing two storey gable. Red brick chimney stacks and clay tile roof. Front boundary trees and landscaping to immediate front. Buildings 7-13 form a group on Stanley Road. Late example of Tudor Revival style.

Detrimental Elements:

Close board fencing to front boundary, some loss of landscaping for driveway. Flat-roofed extension to rear.

Rear / Side Elevation Overlooks Key Space:

Golf Course, generally screened by trees.
Close board fencing.



Building ID: 12

11 Stanley Road

Building Type:

Two-storey, wide-fronted, detached dwelling

Significance:

B

Features of Interest:

Large front-facing gable with cat-slide roof. Simple barge boards. Oriel window and prominent chimney stack. Painted rendered. Boundary trees. Brick wall to r/h boundary. Buildings 7-13 form a group on Stanley Road.

Detrimental Elements:

Replacement windows. Replacement interlocking tiled roof. Close board fencing to front boundary, some loss of landscaping for driveway. Flat-roofed extension to rear. Flat-roofed garage.

Rear / Side Elevation Overlooks Key Space:

Golf Course, generally screened by trees.
Close board fencing.



Building ID: 13

18 Stanley Road

Building Type:

Two-storey, wide-fronted, detached dwelling

Significance:

B

Features of Interest:

Late example of Arts and Crafts style. Buildings 7-13 form a group on Stanley Road. Front-facing gables flank both ends of the property, r/h incorporating a battered chimney stack. Clay tile roof. Ranges of mullioned casement windows. Serliana (Venetian) window to first floor, and simple entablature over doorway. Rendered. Some earlier chimney pots remain.

Detrimental Elements:

Close board fencing to front appears recent, and wraps around onto golf course. Prominent hard standing to frontage. Detached garage reasonably well detailed but visually prominent.

Rear / Side Elevation Overlooks Key Space:

Golf Course, generally screened by trees.



Building ID: 14

44 Stanley Road

Building Type:

Double-fronted detached dwelling of two and a half storeys

Significance:

B

Features of Interest:

Brick (part painted and part rendered). Cantilevered bay windows to front elevation and tall chimney stacks to sides with clay pots. Overhanging eaves with timber supports, under slate tile roof with clay ridge tiles and finials. Timber casement windows with leaded uppers. Cornice detailing to frontage, with decorative panels above. Attic storey incorporates three gables with classical pediments. Rear elevation has three pedimented dormers and cantilevered bay windows. Some original sash and casement windows. Single-storey outbuilding to Barton Road echoes detailing of the host dwelling, including chimney stack, but in very poor condition. Stone effect concrete block boundary wall with piers. Victorian stink pipe adjoins to the southwest corner. Mature trees to Beech Road.

Detrimental Elements:

In poor condition overall, and items have been dumped in the front garden. Side boundary to rear has close board fencing. Outbuilding in poor condition.

Rear / Side Elevation Overlooks Key Space:

Part of a group with Buildings 15 and 16, a prominent entry into the conservation area and overlooking the golf course. Side boundary prominent on Beach Road, with part stone effect concrete block wall leading to brick the rear on Barton Close. Rear elevation prominent on Barton Close.



Building ID: 15

42 Stanley Road

Building Type:

Double-fronted detached dwelling of two and a half storeys

Significance:

B

Features of Interest:

Tall property defined by two front-facing gables, cornice detailing echoing Building 14. Part of a group with Buildings 14 and 16, a prominent entry into the conservation area and overlooking the golf course.

Arched windows to upper floor, canted bays to ground. Decorative string courses. Mainly timber sash windows to front elevation. Panelled doorway under a trefoil shaped fanlight. Clay roof tile and tall chimney stacks. Three dormers and canted bay window. Some original sashes. Conservatory to l/h side. Rear elevation prominent on Barton Road, generally well maintained. High sandstone boundary wall, stone wall with fence atop to rear garden.

Detrimental Elements:

Poor quality hardstanding to front drive. Some visual detritus such as satellite dish, and upper windows are uPVC. Flat-roofed extension to rear visible, particularly to Barton Close. Close board fencing behind stone boundary wall to rear, and modern gates.



Building ID: 16

40 Stanley Road

Building Type:

Double-fronted detached dwelling of two and a half storeys.

Significance:

A

Features of Interest:

Visually ornate, Edwardian / Victorian Freestyle property a mix of red brick, with terracotta detailing, and stone and dressings. Prominent rounded corner bay with stone transom and mullioned window surrounds. Frontage includes large gable with finials and terracotta detailing. Central balcony above arched entrance door. Mock timber stud work to side. Brick chimney stacks with pots. Stone boundary wall and gate piers. Rear visible from Barton Road. Part of group with Buildings 14 and 15, prominent entry into the conservation area and overlooking the golf course.

Detrimental Elements:

Some visual detritus to frontage such as satellite dishes and some windows appear replaced with uPVC. To the rear on Barton Road, a poor modern detached garage block.

Rear / Side Elevation Overlooks Key Space:

Rear visible from Barton Road. Part of group with Buildings 14 and 15, forming a prominent entry into the conservation area and overlooking the golf course.



Building ID: 17

38 Stanley Road

Building Type:

Semi-detached dwellings of two and a half storeys, with semi-basement.

Significance:

B

Features of Interest:

Canted bays offering rhythm and symmetry, with gables and dormers to the attic level inset with mock timber studwork. Projecting first-floor bay windows to side elevations. Cornice detail and arched brick headers. String course. Prominent timber framed gables to rear elevation. Low stone boundary walls, lower to the rear.

Detrimental Elements:

R/h has been painted and roof tiles replaced with profiled concrete. UPVC windows. Crude brick gate piers.

Rear / Side Elevation Overlooks Key Space:

Rear prominent from Barton Close, where gable detailing varies, and modern extensions are more visible.



Building ID: 17a

45 Barton Road

Building Type:

Detached dwelling of one and a half storeys

Significance:

C

Features of Interest:

Retains stone and brick boundary walls, and stone archway.

Detrimental Elements:

Has been constructed on the plot previously belonging to Building 17.



Building ID: 18

Building Type:

Modern apartment block. Two storeys plus mansard attic storey

Significance:

D

Features of Interest:

Retains stone boundary wall to front and rear (along Barton Close), some boundary trees.

Detrimental Elements:

Large and monolithic apartment block using generic materials and styles. Large area of hard standing to frontage for car parking. Rear incorporates detached garage block and hard standing.

Rear / Side Elevation Overlooks Key Space:

Visually prominent from the Golf Course.

Fairway Court, 34a Stanley Road



Building ID: 19

Field House, 34 Stanley Road

Building Type:

Two-storey detached dwelling

Significance:

B

Features of Interest:

Slate pitched roof, chimney stacks with decorative pots. Frontage includes a decorative iron balcony and veranda, and canted bay windows to ground floor. Painted render. Decorative stone porch to r/h side gable. Low stone boundary wall with piers.

Detrimental Elements:

Despite using stone cladding and painters render, the flat-roofed side extension is visually prominent and does not reflect the form of the property. Large area of hardstanding for drive.

Rear / Side Elevation Overlooks Key Space:

Visually prominent from the Golf Course.



Building ID: 19a

39 Barton Road

Building Type:

Former barn or outbuilding (now converted), historically associated with Building 20

Significance:

B

Features of Interest:

Retains an agricultural aesthetic to the public frontage, despite conversion. Prominent coursed rubble sandstone, slate roof, and orientation away from the road. Also retains stone boundary wall and good front landscaping (although some hard standing for driveways, particularly to r/h).

Detrimental Elements:

Side elevation is rendered. A separate detached garage has been constructed but is reasonably well detailed and uses good materials.



Building ID: 20

32 and 32a Stanley Road

Building Type:

Two-storey semi-detached dwellings

Significance:

A

Features of Interest:

A very interesting semi-detached composition, once a single dwelling. L/h side is red brick under clay roof with two large protruding rounded bay windows incorporating stone transom and mullioned windows, under turreted roofs with tall leaded finials. Large brick chimney stacks with tall pots. Clay roof with ridge tiles. The r/h side is more muted, but the upper floor incorporates hung clay tiles, some in fish scale pattern. Veranda to ground floor and rendered side entrance bay. Both halves have small attic dormers. Stone boundary wall and gate piers. Stone boundary wall to l/h boundary with cock and hen capping. Good amount of front landscaping remains, though higher loss to r/h. Named "Dormy" on r/h gate post, believed to be designed by Edmund Kirby

Rear / Side Elevation Overlooks Key Space:

Prominent from the golf course. Rear elevations prominent to Barton Close, including large gables with bargeboards.

Detrimental Elements:

Close board fencing added atop stone boundary wall to l/h.



Building ID: 20a

37 Barton Road

Building Type:

Coach house or early garage associated with Building 21, now converted into separate dwelling

Significance:

A

Features of Interest:

Elizabethan Revival cottage. Prominent clay tiled roof and side dormers. Brick detailing to end gable, including transom and mullioned windows. Prominent decorative brick chimney stacks. Stone boundary wall.

Detrimental Elements:

Some windows replaced with uPVC. Has amalgamated the two halves of the semi-detached plot.



Building ID: 21

Building Type:

Two-storey semi-detached dwellings

Significance:

B

Features of Interest:

Painted render. Canted bay windows, large chimney stacks with pots, slate roofs. Timber casement windows to r/h. Stone boundary wall with piers. Hedgerows. Stone boundary wall and stone garage to rear.

Detrimental Elements:

UPVC windows to l/h. Close boarded fencing atop wall to r/h.

28 and 30 (even only) Stanley Road



Building ID: 21a

35 Barton Road

Building Type:

Two-storey detached cottage

Significance:

B

Features of Interest:

Possibly a converted outbuilding. Gable end to the street. Painted render with slate roof. Low chimney stack. High stone boundary wall.

Detrimental Elements:

UPVC windows. Prominent satellite dishes.



Building ID: 22

26a Stanley Road

Building Type:

Two-storey detached dwelling

Significance:

C

Features of Interest:

Modern property but less prominent than the apartment blocks. Low boundary wall and hedgerows.

Detrimental Elements:

Modern and utilitarian form and materials. Plot has been split in two, at rear. Extensive hard standing.



Building ID: 22a

Building Type:

Two-storey detached dwelling

Significance:

C

Features of Interest:

Modern addition. Appropriate scale and use of render. Brick boundary wall.

Detrimental Elements:

Modern and utilitarian form. Extensions occupy the width of the plot, which has also been separated to the front (Building 22).

Barton Lodge, 33 Barton Road



Building ID: 23

26 Stanley Road

Building Type:

Two-storey detached dwelling

Significance:

B

Features of Interest:

Large dwelling with articulated gabled form and large chimney stacks with pots. Gable tile hung. Painted render and timber sash windows. Cast iron glazed veranda to l/h side. Retains rendered low boundary wall with stone piers. Some mature trees to frontage.

Detrimental Elements:

Detailing such as the bargeboards and tiles have been replaced. Boundary wall rendered, and fence atop. Timber fencing to driveway. Detached garage.



Building ID: 23a

Building Type:

Two-storey detached dwelling. Likely coach house, historically associated with Building 23

Significance:

B

Features of Interest:

Brick end gable, the orientation away from the street hinting at its earlier form and origins. Painted brick side elevation, clay tiled roof and chimney with tall pot. Boundary wall in brick. Garage in brick with clay tiled gabled roof form, possibly adapted former outbuilding.

Detrimental Elements:

Conversion has added cosmetic elements including extensive windows and chimneys. Large conservatory extension.

Croft Cottage, 27 Stanley Road



Building ID: 24

24 Barton Road

Building Type:

Two-storey detached dwelling

Significance:

B

Features of Interest:

Interesting hipped clay tile roof, and central chimney stack. Painted render. Rounded brick arch doorway. Stone boundary wall to side elevation, rendered to front boundary.

Detrimental Elements:

UPVC windows, close board fence on wall.



Building ID: 25

25 Barton Road

Building Type:

Two-storey detached dwelling

Significance:

C

Features of Interest:

Modern, but well screened by brick wall and trees. Clay tiled roof with gable details and chimney. Painted render. Medium height brick boundary wall. Stone boundary wall to Courtenay Road.

Detrimental Elements:

Has divided the length of the historic plot.



Building ID: 26

22 Stanley Road

Building Type:

Double-fronted detached dwelling of two and a half storeys.

Significance:

B

Features of Interest:

Villa style, gablets, canted ground floor bay windows, and overhanging eaves supported on corbels. Quoins, window surrounds and banding. Side chimneys. Painted render. Corner location on Courtenay Road. Red brick boundary wall and painted stone gate piers.

Detrimental Elements:

Modern railings to boundary wall. Roof tiles replaced (concrete). UPVC windows. Chimneys capped off.



Building ID: 27

18 and 20 (even only) Stanley Road

Building Type:

Semi-detached dwellings of two and a half storeys

Significance:

B

Features of Interest:

Villa style. Canted bays to ground, overhanging eaves on corbels. Roof hipped to front, with side gables. Painted render bands, mouldings and window surrounds, and pebble dash. Windows have decorated surrounds. Rounded gablets to roof. Central shared chimney stack. Retains low rendered front boundary walls with painted gate piers.

Detrimental Elements:

Key detailing lost including roof tiles (concrete) and windows (uPVC). Boundary wall has been cement rendered.



Building ID: 28

Building Type:

Apartment block, three storeys

Significance:

D

Features of Interest:

Some attempt made to reduce mass through setback of central bay. Low wall to front boundary. Garage court to rear.

Detrimental Elements:

Utilitarian form and materials, prominent front car parking area and modern replacement to the boundary wall.

Dunedin Court, Stanley Road



Building ID: 29

10 and 12 (even only) Stanley Road

Building Type:

Wide-fronted semi-detached dwellings of two and a half storeys

Significance:

B

Features of Interest:

Painted render with simple band courses and recessed panel details. Tall timber sash windows. Cantled bay windows, and corbels to eaves level. Dormers. Hipped gablets to sides. Slate roof and tall chimney stacks. Retains stone boundary wall and gate piers, enhanced by hedgerow. Stone boundary wall to rear.

Detrimental Elements:

Bargeboards appear to be replacements, having lost their decoration and finials (when compared to Building 30). Garages to rear.



Building ID: 30

6 and 8 (even only) Stanley Road

Building Type:

Wide-fronted semi-detached dwellings of two and a half storeys

Significance:

B

Features of Interest:

Painted render with quoins and band courses. Canted bay windows and corbels to eaves level. Dormers have bargeboards and finials. Tall sash windows. Projecting first floor bay window to r/h side. Gothi- style porch to l/h side. Slate roof and tall chimney stacks. Retains brick boundary wall and stone gate piers, enhanced by hedgerow. Railings to l/h appear modern but well detailed. Brick boundary wall to rear.

Detrimental Elements:

R/h has added fence to wall.



Building ID: 31

4 Stanley Road

Building Type:

Two-storey property, probably a single detached house but appears as two semi-detached dwellings.

Significance:

B

Features of Interest:

Interesting composition using decorative timber studwork and painted render. Taller gable pavilions to either end flanking lower central section. Canted bay windows. Bargeboards and finials. Slate roof and large central chimney stack and end stacks, all with pots. Painted boundary wall with artificial stone piers and good soft landscaping to front. Corner property to side street.

Detrimental Elements:

Fence added atop low boundary wall.



Building ID: 32

2 Stanley Road

Building Type:

Public House

Significance:

A

Features of Interest:

A key early addition to the area. Incorporating two or more properties, with central two-storey gabled block, with r/h block incorporating canted bay with gable and finial. Two-bay, three-storey, former house with end chimneys, and lower two storey block to l/h side. Gable end with central chimney stack to King's Gap elevation. Windows, mainly timber casements, have moulded surrounds. Slate roof and chimney stacks with pots. Hedgerows to front, and stone boundary wall with piers to side.

Detrimental Elements:

Large flat-roofed extension to rear. A lot of hardstanding for car parking to the rear (prominent from the street). Covered seating structure to frontage.



Building ID: 33

1 and 3 Valentia Road

Building Type:

Three-storey semi-detached dwellings

Significance:

B

Features of Interest:

Two-storey canted bays. Painted render / pebble dash with smooth quoins and window surrounds. Timber sash windows with central glazing bars. Side wing to Kings Gap elevation with projecting first floor bay window. Slate roof to r/h. Stone boundary wall.

Detrimental Elements:

Some details lost including roof tiles (concrete to l/h) and capped off chimneys. Difference in render colour and texture. Parts of boundary wall rendered, fence added. Detached sheds to front. Hard landscaping.



Building ID: 34

5 and 7 Valentia Road

Building Type:

Three-storey semi-detached dwellings

Significance:

B

Features of Interest:

Some sash windows remain. Two storey canted bays. Central brick chimney stack. Very low front boundary wall, some mature trees.

Detrimental Elements:

Property has been rendered, hiding historic detailing (likely echoed Building 1). Roof tiles replaced, end chimneys capped, car parking added and fencing to frontage atop low rendered wall (likely brick under). Green house in front garden of r/h side.



Building ID: 35

9 and 11 Valentia Road

Building Type:

Three-storey semi-detached dwellings

Significance:

B

Features of Interest:

Brick, with stone cill and lintel detailing. Slate roof with central and end chimneys and pots (some truncated). Two-storey canted bays. Some timber sash windows remain. Stone arch, potentially later, to r/h side entrance. Brick boundary wall. Mature trees.

Detrimental Elements:

Side elevation rendered to r/h. Large amounts of hard landscaping to front, and fence added atop wall.



Building ID: 36

Building Type:

Lighthouse and keeper's dwelling

Significance:

A (Grade II Listed)

Features of Interest:

Hoylake Lighthouse and Keeper's House. Grade II listed building, and highly prominent local landmark adding legibility to the area's early growth and maritime importance. Brick, lighthouse is an octagonal tower, with lantern, stone corbels balcony and some decorative brick details. Brick keeper's house has large projecting bays to centre, slate roof and prominent chimneys. Brick boundary wall and stone piers.

Detrimental Elements:

Fence added atop boundary wall. Brick infill between the stone gate piers.

Hoylake Lighthouse, Valentia Road



Building ID: 37

13 and 15 Valentia Road

Building Type:

Three-storey semi-detached dwellings

Significance:

B

Features of Interest:

Brick with stone detailing to windows, and banding. Two-storey canted bays, most timber sash windows remain. Hipped slate roof, central chimney stack. Brick boundary wall with stone piers.

Detrimental Elements:

Some windows replaced, with uPVC to upper floor. Ironwork lost atop canted bay to l/h. Fence added atop wall.



Building ID: 38

19 Valentia Road

Building Type:

Two-storey detached dwelling

Significance:

B

Features of Interest:

Villa with classical architectural pattern including portico, and canted bays with pediments. Hipped slate roof and chimneys with pots. Render with stone to main architectural features. Low brick boundary wall and stone gate piers. Integrity of garden to rear (fronting Queen's Road) allows views to the lighthouse.

Detrimental Elements:

Replacement sash windows are chunkier than historic examples. Render, later, in poor condition. Adjoining garage.



Building ID: 39

Building Type:

Former lifeboat station

Significance:

A

Features of Interest:

Late 19th century lifeboat station, now converted into holiday and office accommodation. Prominent location on the coast. Brick with stone banding detail, retains crenelated tower.

Detrimental Elements:

Altered, including loss of original crenelated roof to frontage. Large modern extension, but conversion has muted the poor brickwork.

The Old Lifeboat Station Hoylake, 15 North Parade



Building ID: 40

9 Marine Road

Building Type:

Two-storey, double-fronted, detached dwelling

Significance:

B

Features of Interest:

Rendered with red brick details. Symmetrical with projecting central bay with bargeboard and finial. Sash windows with vertical glazing bars. Red clay tile roof. Flanking chimney stacks. Low brick boundary wall (later).

Detrimental Elements:

Adjoining garage.



Building ID: 41

16 and 17 North Parade

Building Type:

Semi-detached dwellings of two and a half storeys with raised basement storey

Significance:

B

Features of Interest:

Symmetrical, brick with canted bay windows either end, gabled with bargeboards. Red clay tile roof. Stone lintels to r/h. Brick banding and some painted render (later alteration) to l/h. Some chimney stacks remain with tall pots. Gabled porches and canted first-floor oriel windows to sides. Retains red brick front boundary wall. Brick boundary wall to rear, with pattern of piers and panels, clogged dentil course and brick gate piers.

Detrimental Elements:

Converted to apartments. Symmetry impacted by façade painting, loss of windows (uPVC) and ad hoc extensions. R/h has poor area of fenced hard-standing, prominent to road. Large and monolithic car parking block to rear (on Marine Road).



Building ID: 42

14 and 15 North Parade

Building Type:

Two-storey semi-detached dwellings

Significance:

B

Features of Interest:

Wide frontage of painted render under slate roof, late example of Arts and Crafts style. Small panel casement windows throughout. Front-facing gables with hipped roof bay windows at ground floor. Central projecting bay at first floor above, Serliana (Venetian) window to ground, similar arrangement to I/h too. Lower block with observation style dormer at I/h. Slate roof with chimney stacks. Some slates retained. Low stone boundary wall and front garden retained. Rear on Marine Road has interesting stone wall, turreted castle-style gate piers and Art Nouveau timber gates.



Building ID: 42a

13 Marine Road

Building Type:

Two-storey detached dwelling

Significance:

C

Features of Interest:

Standalone dwelling, probably later infill development, or may have been associated with Building 42 and later altered. Low stone boundary wall and gate piers.

Detrimental Elements:

Blank gable end to road. Materials generally later, e.g. uPVC windows. Double garage.



Building ID: 43

13 North Parade

Building Type:

Two-storey detached dwelling

Significance:

C

Features of Interest:

Unassuming, painted render, front-facing gable to r/h. Low stone boundary wall and deep front garden to North Parade.

Detrimental Elements:

Later infill within plot of adjacent house (Building 42)



Building ID: 43a

Building Type:

Detached dwelling of one and a half storeys

Significance:

B

Features of Interest:

Arts and Crafts style cottage. Appears earlier, and may be associated with a historic property at Building 42. Slate roof with side and front facing gables, small flat-roofed dormer and chimneystack. Small panel casement windows, Serliana (Venetian) window to ground floor. Battered buttress and blocked large arched opening with keystone to rear, possibly former coach house or lodge. Built into the stone boundary wall. Forms a group with Building 42.

Detrimental Elements:

Some windows replaced.

Seaways Cottage, 13c Marine Road



Building ID: 44

11 and 12 North Parade

Building Type:

Two-storey semi-detached dwellings

Significance:

B

Features of Interest:

Painted render, front facing gable. Front canted bay windows and decorative bargeboards. Sash windows to l/h. Long front garden and large garage to rear. Stone boundary wall. Stone boundary wall to rear.

Detrimental Elements:

Concrete roof tiles and replacement windows. Large openings to front boundary on North Parade. Ad hoc collection of fences within the garden.



Building ID: 45

Building Type:

Two-storey terrace of three dwellings.

Significance:

B

Features of Interest:

Symmetrical appearance with front-facing gables either end, canted bay windows. Part stone boundary wall. Hedges and shrubs to long front gardens.

Detrimental Elements:

Replacement materials such as windows and roof tiles. Alterations to front boundary, including rendering of the wall to l/h.

8-10 (odd and even) North Parade



Building ID: 46

6 and 7 North Parade

Building Type:

Two-storey semi-detached dwellings

Significance:

B

Features of Interest:

Painted render. Semi-hipped slate roof. Front canted bays. Chimneystack.

Detrimental Elements:

Quite plain (may be later). Replacement windows and alterations to canted bay, creating an asymmetrical appearance. Side extension. Alterations to front boundary wall, including rendering. Flat-roofed garages to Marine Road.



Building ID: 47

Building Type:

Two-storey terrace of three dwellings

Significance:

B

Features of Interest:

Wide property, canted bay to r/h, flat protruding bay to l/h. Render / stucco with quoin detail and stepped detail around low pointed arched windows. Sash windows to central property. Tall chimney stacks and pots. High stone boundary wall.

Detrimental Elements:

Replacement windows. Some materials lost, including roof tiles (concrete replacements). Side extensions and conservatory-style front porch. Fencing added to stone boundary wall to r/h. Garages to Marine Road.

3-5 (odd and even) North Parade



Building ID: 48

1 and 2 North Parade

Building Type:

Two-storey semi-detached dwellings

Significance:

B

Features of Interest:

Symmetrical frontage with front-facing gables, and some ironwork on top of canted bay. Slate roof to l/h. Bargeboards and chimneystacks. Long front gardens. High stone boundary wall and gate piers. Clipped hedging.

Detrimental Elements:

Symmetry impacted by alteration to canted bays (l/h may have been added). Windows replaced and concrete roof tiles and solar panels to r/h. Large number of extensions, detached garage.



Building ID: 49

Building Type:

Two-storey semi-detached dwellings

Significance:

B

Features of Interest:

Strong facade with central gable. Stucco / render with quoin and banding detail. Slate roof. Chimneystacks with tall pots. Bargeboards and finials. Stone boundary wall (part rendered).

Detrimental Elements:

Side extension is plain. Replacement windows. Fencing has been added to the boundary wall.

34-38 (even only) The King's Gap



Building ID: 50

30 and 32 The King's Gap

Building Type:

Two storey semi-detached dwellings

Significance:

B

Features of Interest:

Painted render, end and central chimney stacks, slate roof to l/h.

Low brick and stone boundary wall, with piers.

Well screened. Symmetrical double gabled form, with canted bays to ground floor. Bargeboards and chimneystacks.

Detrimental Elements:

Large and prominent garage to the rear. Modern dormer to side, visible from the street. Roof tiles replaced to r/h. Replacement windows. Solar panels on front roof slope. Fencing added to boundary wall.



Building ID: 51

26 and 28 The King's Gap

Building Type:

Two-storey semi-detached dwellings and attached bungalows to rear

Significance:

B

Features of Interest:

Simple double-gabled form, with canted bay to one side elevation. Painted render. Sections of brick and stone boundary wall, and piers, retained.

Detrimental Elements:

Roof tiles replaced and other detailing such as bargeboards replaced (uPVC). Very large extension to the rear (visible on Warren Road), likely separated into separate dwellings. Front gardens lost, hardstanding for driveways and removal of boundary wall to r/h.



Building ID: 52

Building Type:

Two adjoined apartment blocks of three and a half storeys

Significance:

C

Features of Interest:

Attempt to break up mass by creating two adjoined sections. Use of brick, timber frame effect, gables, and canted bays. Retains low stone boundary walls and front garden landscaping. Car park to rear reasonably well screened by mature landscaping.

Detrimental Elements:

Large apartment block intensifying the plot and of greater height than surrounding buildings. Identified as C as it is a more interesting example than other apartments in the area.

Sandbanks Apartments, The King's Gap



Building ID: 53

Building Type:

Semi-detached dwellings of two and a half storeys

Significance:

B

Features of Interest:

Forms a compositional pair with Buildings 54 and 55. Brick, with corner canted bay and turret, with clay tiles incorporating a fish scale pattern, to l/h. R/h is gabled. Central chimney retained with pots. Stone detail and banding (painted). Modern windows indicate original glazing bar pattern, small panes to upper lights and arched mid rail transoms. Low brick boundary wall with gate piers.

Detrimental Elements:

Some detail replaced including windows (uPVC), roof tiles and bargeboard. Hard landscaping added to front, with some boundary fencing atop wall. Side boundary to r/h lost.

5 and 7 The King's Gap



Building ID: 54

Building Type:

Semi-detached dwellings of two and a half storeys

Significance:

B

Features of Interest:

Forms a compositional pair with Buildings 53 and 55. Brick, with corner canted bay and turret, with clay tiles incorporating a fish scale pattern to r/h. L/h is gabled. R/h has clay roof tiles and retains finial above bargeboard. Flat-roofed dormers. Stone detail and banding (painted). Low brick boundary wall to front and sides.

Detrimental Elements:

Turret has been truncated. L/h has concrete tiles, and windows are uPVC. Fence added atop wall (wall parts demolished at time of survey). Conservatory to rear (visually prominent) is poor.

9 The King's Gap and 11 Cromer Road



Building ID: 55

Building Type:

Semi-detached dwellings of two and a half storeys, some split onto flats.

Significance:

B

Features of Interest:

Brick with stone banding. Prominent corner octagonal bays with turreted roof. Flat roofed dormers, end stacks with pots. Similar to Buildings 53 and 54, but stone detailing more ornate. Low brick boundary wall and front gardens.

Detrimental Elements:

Loss of detail, including replacement roof tiles and windows.

13 Cromer Rd and 15 The King's Gap



Building ID: 56

Building Type:

Modern cul-de-sac of houses and flats

Significance:

D

Features of Interest:

Flats with frontage to Curzon Road attempt to reflect semi-detached villa form and have low stone wall with hedging. Retains low stone boundary wall with piers to The King's Gap.

Detrimental Elements:

Modern cul-de-sac with a mixture of apartments and houses. Visually prominent from the beach.

Rear / Side Elevation Overlooks Key Space:

Rear elevations overlook the north coastline, houses well-scaled (apartment more obtrusive) but introduce poor close board fencing. Retains earlier stone walling.

Kings Court, off The King's Gap



Building ID: 57

8 and 10 Curzon Road

Building Type:

Semi-detached dwellings of two and a half storeys

Significance:

B

Features of Interest:

Brick, with painted stone detailing, although l/h rendered. Symmetrical composition with prominent canted corner wrap-around bays with turrets. Chimneystacks with tall pots. Flat-roofed dormers. Flat projecting central bays. Low brick boundary walls and brick gate piers with simple stone cap, some planting to front gardens.

Detrimental Elements:

L/h has been rendered, impacting symmetry and covering stone detailing. Roof tiles and windows replaced. Turret to r/h has been truncated. Fencing added to wall.



Building ID: 58

Building Type:

Two-storey semi-detached dwellings

Significance:

B

Features of Interest:

Forms a pair with Building 59. Similar in appearance also to Buildings 63 and 64. Bold but simple Arts and Crafts style design. Brick and render with stone band / lintel detail, pattern of four large projecting, canted, flat-roofed bays. Side porches and bay windows. Chimneys with tall pots. Chimney stacks with pots. Low brick boundary wall with front gardens, enhanced by hedgerow.

Detrimental Elements:

Windows and roof tiles replaced. Prominent garage to rear. Close boarded fence atop wall to l/h.

Cornerways, 1 Cromer Road and Lynton House, 6 Curzon Road



Building ID: 59

2 and 4 Curzon Road

Building Type:

Two-storey, double fronted, semi-detached dwellings

Significance:

B

Features of Interest:

Forms a pair with Building 58. Similar in appearance also to Buildings 63 and 64. Brick and render with stone band / lintel detail, simple pattern of canted and flat projecting bays under bold eaves overhang. Chimney stacks with tall pots. Low brick boundary wall and brick gate piers with simple stone capping, with front gardens.

Detrimental Elements:

Concrete tiled roof. Replacement windows. Poor extension to rear. Fencing added to front boundary wall, side boundary wall altered / replaced.



Building ID: 60

Building Type:

Detached dwelling of two and a half storeys (now residential care home)

Significance:

B

Features of Interest:

Painted render and timber frame effect. Canted bay windows below large timber framed gabled roof. Further gables and bay window to Barton Road elevation. Well screened. Chimney stacks. Low brick boundary wall, brick piers with stone caps, enhanced by hedgerow.

Detrimental Elements:

UPVC windows. Concrete tiled roof.

The Lodge Carehome, Curzon Road



Building ID: 61

3 Curzon Road

Building Type:

Two-storey detached dwelling

Significance:

B

Features of Interest:

Forms a group with Buildings 58, 59, 63 and 64. Rendered with tiled roof. Prominent front facing end gables either side. Large chimneystacks with tall pots. Slightly off centre flat-roofed canopy porch and entrance door. Dormer with flat roof. Low brick boundary wall and brick gate piers with simple stone cap, enhanced by hedgerows.

Detrimental Elements:

Windows replaced. Some poor hardstanding to frontage.



Building ID: 62

5 and 7 Curzon Road

Building Type:

Semi-detached dwellings of two and a half storeys

Significance:

B

Features of Interest:

Red brick with painted stone banding. Prominent canted corner wrap around bays, with turrets. Flat-fronted bay windows to centre. Sash windows (modern) to r/h. R/h has fish scale tiles to turret. Flat roofed dormers and retained chimneys with pots. Low brick boundary wall, r/h enhanced by hedgerows.

Detrimental Elements:

Roof tiles replaced. UPVC windows to l/h. Hardstanding for driveways, including some loss of wall.



Building ID: 63

9 Curzon Road

Building Type:

Two-storey detached dwelling

Significance:

B

Features of Interest:

Wide-fronted Arts and Crafts style house. Central gable with roundel window. Raised parapet above first-floor windows to either side, possibly altered from earlier gabled form. Hipped roof. Slightly off-centre entrance door. Flat roofed dormer. Brick wall, brick piers with stone caps. Forms a pair with Building 64.

Detrimental Elements:

Windows replaced. Chimney stacks lost. Replacement roof tiles. Fencing atop front wall.



Building ID: 64

11 and 11a Curzon Road

Building Type:

Pair of two houses, originally a single detached dwelling, of two and a half storeys

Significance:

B

Features of Interest:

Forms a compositional pair with Building 63. Wide-fronted Arts and crafts style house. Rendered finish. Small gables to either side, prominent flat-roofed dormer to centre, and tall chimney stacks with pots. Low red brick boundary wall and square brick piers with stone cap.

Detrimental Elements:

Property has been split into two dwellings with different decorative schemes undermining the original unified appearance. Replacement windows and roof tiles. Single storey porch extension to l/h. Hard surfacing to front.



Building ID: 65

Dalston, 13 Curzon Road

Building Type:

Two-storey detached dwelling

Significance:

B

Features of Interest:

Brick detailing, painted render, chimney stacks and pots. Hipped roof. Clay hung tiles to frontage overlooking beach. Overhanging eaves with timber detail. Brick boundary wall to road and stone wall to beach front.

Detrimental Elements:

UPVC windows.

Rear / Side Elevation Overlooks Key Space:

Rear elevation overlooks the north coastline, retains stone boundary wall and good detail.



Building ID: 66

12 Courtenay Road

Building Type:

Large two-storey detached dwelling

Significance:

B

Features of Interest:

Prominent on the beach, attractive Arts and Crafts house. Rough cast with small panel timber windows. Canted timber bays to side and rear. Catslide roof and flat-roofed dormers. Chimneystacks with pots. Stone boundary wall to road and to beach, with railings atop.

Detrimental Elements:

Large area of hardstanding, and garage, to Courtenay Road.

Rear / Side Elevation Overlooks Key Space:

Rear elevation overlooks the north coastline and contributes to legibility of the area's development. Stone boundary wall.



Building ID: 67

8 and 10 Courtenay Road

Building Type:

Two-storey detached dwelling

Significance:

C

Features of Interest:

Typical roughcast wall finish. Pair of canted bay windows and chimney stack. Likely later addition but well detailed. Brick boundary wall.

Detrimental Elements:

Tiled roof finish. Roof shape suggests possible later alteration.



Building ID: 68

6 Courtenay Road

Building Type:

Detached dwelling of two and a half storeys (may now be split in two)

Significance:

B

Features of Interest:

Double fronted house, pebbledash finish. Tall and vertical emphasis with gables and canted bays, incorporating timber studwork. Some sash windows to ground floor. Tall chimney stack. Low brick boundary wall and gate piers with stone cap, enhanced by hedgerows.

Detrimental Elements:

May have been split in two, with large side access stairs. Replacement windows.



Building ID: 69

4 Courtenay Road

Building Type:

Two-storey detached dwelling

Significance:

B

Features of Interest:

Forms a pair with Building 70. Double-fronted with side entrance. Pebbledash walls, mansard roof with gable chimneystacks with pots, and flat-roofed dormers. Canted bays to front and side. Sprocketed eaves. Low brick boundary wall and gate piers with stone caps.

Detrimental Elements:

Windows replaced. Replacement roof tiles. Long drive, though garage well setback. Fencing atop wall.



Building ID: 70

2 Courtenay Road

Building Type:

Detached dwelling of two and a half storeys

Significance:

B

Features of Interest:

Forms a pair with Building 69. Double-fronted with side entrance. Pebbledash walls, mansard roof with gable chimneystacks with pots, and flat-roofed dormer. Canted bays to front. Sprocketed eaves. Low brick boundary wall and gate piers with stone caps.

Detrimental Elements:

Windows replaced. Side extension.



Building ID: 71

Building Type:

Two-storey detached dwelling

Significance:

B

Features of Interest:

Front is formed of tall front-facing gables to either end with flat-roofed dormer between. Roof sweeps down to form front porch / bay/ veranda. Painted render. Battered buttresses. Porch and Dutch gabled window to side. Mature trees and hedge.

Detrimental Elements:

Much altered, including replacement windows and concrete tiled roof. Use as a residential care home has led to a large number of rear extensions, prominent on the road. Boundary wall is rendered, with close board fencing.

The Court, 2 Barton Road



Building ID: 72

5 Courtenay Road

Building Type:

Two-storey detached dwelling

Significance:

C

Features of Interest:

Later addition, rather plain but inoffensive. Good use of sympathetic roof tiles, porch and painted render. Canted bay window to side facing the beach. Earlier brick walling along r/h section leading to beach. Stone wall to beach frontage. Some hedging.

Detrimental Elements:

Open driveway on approach to beach. Large garage door is prominent.

Rear / Side Elevation Overlooks Key Space:

Side elevation overlooks the north coastline but is fairly inconspicuous.



Building ID: 73

3 Courtenay Road

Building Type:

Two-storey detached dwelling

Significance:

C

Features of Interest:

Later addition but inoffensive in scale. Painted render to main walls.

Detrimental Elements:

Rather plain gable frontage to road, with dominant garage doors. Open driveway on approach to beach. May incorporate remnants of dune system (now grassed).



Building ID: 74

1 Courtenay Road

Building Type:

Two-storey detached dwelling

Significance:

B

Features of Interest:

Wide-fronted Arts and Crafts style property, rendered, articulated by large asymmetrical front facing gable to l/h and smaller gables to centre and r/h. Clay tiled roof with tall chimney stacks. Long horizontal ranges of windows and arched doorway.

Detrimental Elements:

Prominent garage. Front boundary wall is modern and also incorporates close board fencing.



Building ID: 75

1a Courtenay Road

Building Type:

Two-storey detached dwelling, now split into two houses

Significance:

B

Features of Interest:

Large house with main frontage to Barton Road and substantial gable with two-storey canted bays to side. Render with clay tiled roof. Flat roofed dormers. Chimney to rear. Low stone boundary wall and gate piers to Courtenay Road. Matures trees and shrubs.

Detrimental Elements:

Windows replaced. Single-storey extension and conservatory extensions to Barton Road elevation. Fencing to Barton Road.



Building ID: 76

2 St Margaret's Road

Building Type:

Two-storey detached dwelling

Significance:

B

Features of Interest:

Interesting composition with mansard roof, chimney stacks with tall pots, and prominent rounded bay windows to front. Side has canted bays and tall chimneystack. Painted render walls. Flat-roofed dormers. Hedging and trees.

Detrimental Elements:

Windows replaced. Concrete roof tiles. Boundary is close board fencing.



Building ID: 77

4 St Margaret's Road

Building Type:

Two-storey detached dwelling

Significance:

B

Features of Interest:

Wide-fronted house in large plot with side garden. Canted corner bay with bold cornice, sprocketed eaves, front incorporates a front-facing Dutch gable. Porch and veranda between ground-floor bay windows. Chimneys with pots, clay roof tiles. Long horizontal ranges of windows.

Detrimental Elements:

In need of repair. Replacement windows. Poor extension to side, and front boundary is a mismatch of fencing and concrete panels.



Building ID: 78

Building Type:

Large detached house, now a retirement home

Significance:

C

Features of Interest:

Front-facing gables, jetties detail to one bay, canted side bay. Rendered. Clay tile roof to side wing.

Detrimental Elements:

Much altered and extended, including concrete tiled roof, replacement windows, awkward dormers and loss of most chimneys. Solar panels. Overly elaborate boundary wall with piers and ball finials, which frame view of the sea. Extensive hard standing. Identified as C given alterations.

Rear / Side Elevation Overlooks Key Space:

Side elevation overlooks the north coastline. Alterations to property and condition of the render are detracting.

Hilbre House Residential Care Home, The Chalet, 6 St Margaret's Road



Building ID: 79

7 St Margaret's Road

Building Type:

Two-storey detached dwelling

Significance:

B

Features of Interest:

Rendered house with main elevation to garden and side to the road. Tall chimney stacks with pots, clay roof, gabled form. Sprocketed eaves. Recessed porch with single square classical column. Ground-floor canted bay.

Detrimental Elements:

Windows replaced, one chimney rebuilt in brick. Lean-to garage to rear. Boundary of close board fencing.

Rear / Side Elevation Overlooks Key Space:

Rear elevation overlooks the north coastline, with setback. Well detailed.



Building ID: 80

5 St Margaret's Road

Building Type:

Two-storey detached dwelling

Significance:

B

Features of Interest:

Wide-fronted house, rendered, with clay tile roof.
Prominent central canted bay, rounded door detailing.
Tall chimney stacks with pots.

Detrimental Elements:

Windows replaced. Front boundary is modern brick and incorporates fencing atop.



Building ID: 81

3 St Margaret's Road

Building Type:

Two-storey detached dwelling

Significance:

B

Features of Interest:

Wide-fronted house, rendered, and with complex roof form. Two main front-facing gables, central flat roofed dormer and projecting porch. Tall tapered chimney stacks with tall pots. Catslide roof giving asymmetrical appearance. Arched doorway and oval feature window. Trees and shrubs.

Detrimental Elements:

Replacement windows. Front boundary of poor with fencing.



Building ID: 82

Building Type:

Detached dwelling of one and a half storeys

Significance:

B

Features of Interest:

Rendered, with clay tile roof, flat roofed dormers and chimneys. Gable facing Barton Road. Timber porch / veranda. Hedging.

Detrimental Elements:

Replacement windows. Boundary fencing poor, on a prominent corner.

Barton Cottage, 1 St Margaret's Road



Building ID: 83

2 Penrhos Road

Building Type:

Two-storey detached dwelling

Significance:

B

Features of Interest:

Arts and Crafts style house, rendered with brick details, clay tiled roof with gablets. Forms a pair with the house opposite, Building 88. Eaves with timber detail and some timber framed small gables. Canted bay. Mainly original small-pained timber windows, leaded lights to brick mullioned ground floor window on l/s. Chimneystacks with tall pots. Arched porch canopy. Section of stone wall to Barton Road. Mature trees and hedge.

Detrimental Elements:

Boundary fencing to Penrhos Road is poor.



Building ID: 84

4 Penrhos Road

Building Type:

Two-storey detached dwelling

Significance:

B

Features of Interest:

Prominent tall, chimney stacks. Clay tiled mansard roof and side gable. Painted render. Low stone boundary wall, enhanced by mature landscaping.

Detrimental Elements:

Replacement windows. Fencing added atop boundary wall. Hardstanding to frontage.



Building ID: 85

6 and 8 Penrhos Road

Building Type:

Two modern two-storey detached dwellings

Significance:

C

Features of Interest:

Appear to be later additions, but use appropriate materials such as traditional tiled roof, pebbledash, and brick detailing, and traditional forms, including gables. Tall chimney stack.

Detrimental Elements:

Rather dominated by attached garages. Boundary fencing to Penrhos Road poor.

Rear / Side Elevation Overlooks Key Space:

Rear elevation overlooks the north coastline, with setback. Boundary good, with timber posts and rope.



Building ID: 86

5 and 9 Penrhos Road

Building Type:

Detached dwelling of two and a half storeys, appears to be split into three dwellings

Significance:

C

Features of Interest:

Large property with complex roof form, with multiple gables and hipped roofs. Smooth render above pebble dash, with red brick details. Stone surround to original front door. Prominent chimneystacks with pots, and clay roof tiles.

Detrimental Elements:

Appears substantially altered and extended. UPVC windows. Rather blank rear elevation is prominent from the beach. Identified as C given alterations. Limited front boundary wall and prominent hardstanding.

Rear / Side Elevation Overlooks Key Space:

Side elevation overlooks the north coastline, visually bulky.



Building ID: 87

3 Penrhos Road

Building Type:

Two-storey detached dwelling

Significance:

C

Features of Interest:

Likely a modern addition, but well detailed and scaled. Clay tile roof, tile hanging and dormers.

Detrimental Elements:

Rather bland gable elevation to the road. Prominent hardstanding and no boundary wall. High boarded fence to garden.



Building ID: 88

1 Penrhos Road

Building Type:

Two-storey detached dwelling

Significance:

B

Features of Interest:

Forms a pair with house opposite, Building 83. Prominent clay tile roof with chimneystacks and dormer. Painted render. Canted bay and rounded door detailing. Barton Road elevation has timber studwork and hung clay tiles in the Arts and Crafts style. Stone boundary wall to Barton Road. Mature hedge.

Detrimental Elements:

Garage extension to rear. Penrhos Road elevation has poor fence to boundary. Fencing added behind wall to Barton Road.



Building ID: 89

Building Type:

Detached bungalow

Significance:

C

Features of Interest:

Painted render. Low stone wall to Barton Road frontage.

Detrimental Elements:

Conventional suburban bungalow form, concrete roof tiles and modern windows. Lack of strong boundary to Barton Close frontage.

East Lodge, Barton Close



Building ID: 90

Building Type:

Cul-de-sac of seven mainly two-storey detached dwellings.

Significance:

C

Features of Interest:

Modern cul-de-sac, but reasonably inoffensive through domestic scale. Brick with traditional tiled roofs.

Detrimental Elements:

Prominent from the beachfront. Rather plain high brick wall to Barton Road.

Rear / Side Elevation Overlooks Key Space:

Rear elevations overlook the north coastline, but set back, with a rise in land height. Has introduced fencing to boundary,

Barton Close cul-de-sac



Building ID: 91

Building Type:

Detached dwelling of one and a half storeys

Significance:

C

Features of Interest:

Well-scaled and incorporates detailing such as plain render, clay tiled roof and a large chimney stack. Could be earlier (suggested in the name The Coach House).

Detrimental Elements:

Boundary fencing.

The Coach House, Barton Close



Building ID: 92

Building Type:

Detached bungalow

Significance:

C

Features of Interest:

Later addition, but inoffensive. Stone boundary wall.

Detrimental Elements:

Solar panels prominent. Fencing to boundary.

8b Barton Road



Building ID: 92a

8a Barton Road

Building Type:

Two-storey detached dwelling

Significance:

B

Features of Interest:

Possible former coach house to Building 93. Circular window to attic storey and white render to exterior.

Detrimental Elements:

Replacement windows and possible disruption of historic fenestration.



Building ID: 93

6 Barton Road

Building Type:

Two-storey detached dwelling

Significance:

C

Features of Interest:

Much altered villa. Painted render with slate roof. Now divided into apartments.

Detrimental Elements:

Substantially altered, including side extensions, single-storey extension to beach frontage, balconies and large dormers. Replacement windows throughout. Poor in situ concrete wall to the beach. High border fence to access drive. Identified as C given alterations.

Rear / Side Elevation Overlooks Key Space:

Rear elevation overlooks the north coastline, large flat dormers.



Building ID: 94

8 Barton Road

Building Type:

Two-storey detached dwelling

Significance:

B

Features of Interest:

Double-fronted villa, main elevation to the beach. Rendered with quoin and flat band details. Slate roof. Two small dormers to front and rear. Small sash windows to rear elevation. End chimneystacks, with pots. Ground-floor canted bay and veranda.

Detrimental Elements:

Replacement windows to beach front elevation.

Rear / Side Elevation Overlooks Key Space:

Rear elevation overlooks the north coastline, attractive. Fencing added to the boundary atop the wall.



Building ID: 95

6 Beach Road

Building Type:

Detached dwelling of two and a half storeys

Significance:

A

Features of Interest:

Forms a group with Buildings 96 and 97. Prominent on the beach, and road. Arts and Crafts design with rough cast render; steep roof and small panel windows with decorative mouldings (mainly replacements). Tall form with prominent chimney stacks on front elevation and gable end, upper flues set on diagonal, and chimneypots. Clay tile roof. Scrolled corbel to eaves at gable end. Bay windows. Porch detail. Stone boundary wall.

Detrimental Elements:

Windows are replacements but are well proportioned.

Rear / Side Elevation Overlooks Key Space:

Side elevation overlooks the north coastline. Important gateway to area, well detailed. Has added timber fencing.



Building ID: 96

4 Beach Road

Building Type:

Detached dwelling of two and a half storeys

Significance:

A

Features of Interest:

Arts and Crafts design with painted rough cast render, steep roof and small panel windows (replacement). Forms a group with Buildings 95 and 97. Tall form with prominent front elevation and gable end chimney stacks, upper flues set on the diagonal, and chimneypots. Scrolled corbel to eaves at either gable end. Bay windows. Porch detail. Stone boundary wall.

Detrimental Elements:

Detached garage, roof tiles replace with concrete and windows replaced. End stacks removed.



Building ID: 97

2 Beach Road

Building Type:

Two-storey detached dwelling

Significance:

A

Features of Interest:

Arts and Crafts design with painted rough cast render, steep roof and small panel windows (replacement). Forms a group with Buildings 95 and 96. Tall form with prominent front elevation and gable end chimney stacks, upper flues set on the diagonal, and chimneypots. Scrolled corbel to eaves at either gable end. Bay windows. Porch detail. Stone boundary wall.

Detrimental Elements:

Garage, roof tiles replaced with concrete. Windows replaced but well proportioned.



Building ID: 98

Building Type:

Modern apartment block of three and a half storeys

Significance:

D

Features of Interest:

Low brick boundary wall, boundary hedging.

Detrimental Elements:

Large and out of scale, intensified plot.

Cherry Gardens, Cable Road



Building ID: 99

2 and 4 Cable Road

Building Type:

Two-storey semi-detached dwellings

Significance:

B

Features of Interest:

Retains low brick boundary wall with stone piers. R/h has canted bay windows. L/h retains some sash windows with marginal glazing bars. Both retain chimneystacks and slated roof.

Detrimental Elements:

Symmetry has been undermined by substantial alteration to r/h, with extended replacement of canted bay. Close board fencing also set behind brick wall. Range of mismatched replacement windows.



Building ID: 100

6 and 8 Cable Road

Building Type:

Double-fronted semi-detached dwellings of two and a half storeys

Significance:

B

Features of Interest:

R/h is brick with banding, and canted bay to ground floor and sash windows (modern). Canted bay and later rectangular bay to l/h. Both retain slated pitched roof with ridge tiles and chimney stacks, with prominent front-facing gable and bargeboards. Both also retain porches with ridge tiles (r/h has a finial), with timber detailing. Low brick boundary wall with stone piers

Detrimental Elements:

L/h has been rendered and has replacement windows.



Building ID: 101

10 and 12 Cable Road

Building Type:

Two-storey semi-detached dwellings

Significance:

B

Features of Interest:

Forms a matching pair with Building 102. Red brick with brick detailing to windows, and tiled panels. Central chimney. Two-storey canted bay windows to either side. Additional bay window to no. 12. Retains low brick boundary wall with stone piers.

Detrimental Elements:

Concrete roof tiles and replacement windows.
Widened drive.



Building ID: 102

14 and 16 Cable Road

Building Type:

Two-storey semi-detached dwellings

Significance:

B

Features of Interest:

Forms a matching pair with Building 101. Red brick, with slate roof to r/h. Central chimneystack with pots. Two storey canted bays to either side. Brick detailing to windows. Retains low brick boundary wall with stone and brick piers. Hedge and shrubs.

Detrimental Elements:

Roof tiles replaced with concrete to l/h and windows replaced. Close board fence to l/h.



Building ID: 103

18 and 20 Cable Road

Building Type:

Semi-detached dwellings of two storeys plus attic

Significance:

B

Features of Interest:

Matches similar pairs at nos. 14-16 and 10-12. Canted bays to either side, slate roofing, brick and band detailing. Single-storey ground floor element between bay windows. Chimneystacks with some pots. Decorative ironwork to first floor. Small trees and shrubs to gardens. Low brick boundary wall retained to r/h. L/h is artificial stone, continues into Valentia Road

Detrimental Elements:

L/h has been rendered. Windows replaced and modern dormers. Close board fencing on top of boundary walls.



Building ID: 104

22-26 (even only) Cable Road

Building Type:

Terrace of three dwellings of two and a half storeys, one (no. 22) split into flats

Significance:

B

Features of Interest:

Brick with large front facing gables either end, with bargeboards, and ground floor bay windows with ogee lead roofs. Canted bay windows to remainder of ground floor with shared clay tiled roof forming porch to middle house. Middle house has original sash windows. Prominent chimneys, some with pots. Catslide roofed dormers. Sections of brick wall retained to boundary with stone piers. Shrub planting to gardens.

Detrimental Elements:

Windows replaced to end properties and ad hoc replacement of roof tiles. Some chimney pots removed. External stair to r/h property. Sections of brick wall have been removed for driveways, and copings replaced.



Building ID: 105

28, 28a and 30 Cable Road

Building Type:

Semi-detached dwellings of two and a half storeys

Significance:

B

Features of Interest:

Brick with large, with canted bay windows front and facing gable to either side, incorporating bargeboards (possibly original decorative boards to l/h). Slate roof to l/h. Chimney stacks retained, but some truncated. A few sash windows remain. Painted stone detaining and gauged brick headers to windows. Finials to gable. Low boundary wall and stone piers.

Detrimental Elements:

R/h roof tiles replaced. R/h has lost detailing including bargeboards and finials. Most windows replaced. Boundary wall has been rendered, peeling, and close board fence added to l/h and part removed for driveway.



Building ID: 106

Building Type:

Terrace of three dwellings of three and a half storeys

Significance:

B

Features of Interest:

Brick, centre rendered, with front facing gables either end, with bargeboards. Gauged brick arches over windows. Stone cills. Canted bay windows to ground floor. Some chimneystacks retained, with pots, others truncated. Some sash windows remain. Low brick boundary wall with stone piers, and hedge behind.

Detrimental Elements:

Central section has been rendered, roof tiles replaced and some detailing such as bargeboards lost.

32-36 (even only) Cable Road



Building ID: 107

38-44 (even only) Cable Road

Building Type:

Terrace of four dwellings of two and a half storeys

Significance:

B

Features of Interest:

Historically brick, now mainly rendered, but brick retained to r/h. Large front facing gables to either end, with canted bay windows to ground floor. Some chimney stacks remain. Stone banding. Front boundary wall (part rendered) and stone gate piers. Some garden planting of shrubs and hedges.

Detrimental Elements:

Roof tiles replaced, three of the four sections are rendered. Windows largely replaced, and rooflights inserted. Modern dormer.



Building ID: 108

46 and 48 Cable Road

Building Type:

Semi-detached dwellings of two and a half storeys

Significance:

B

Features of Interest:

Front-facing gables with bargeboards and chimney stacks above. Canted bay windows and stone detailing to lintels and cills. Low wall and stone gate piers. Hedge.

Detrimental Elements:

Large modern extension to side of l/h (that to r/h more modest). R/h has been rendered. Retains low boundary wall with piers, but it has been rendered. Roof tiles replaced, replacement windows and dormers added. Tall Leyland hedge to r/h.



Building ID: 109

Building Type:

Pair of houses of two and a half storeys

Significance:

C

Features of Interest:

Retains some historic detailing including canted bays and chimneystacks with pots.

Detrimental Elements:

Rendered, substantially extended and cluttered with pipe work. Much detailing, including roof tiles and windows, have been lost. Identified as C given alterations. Bland side extension. Boundary wall has been raised and rendered.

50a and 50b Cable Road



Building ID: 110

63 Cable Road

Building Type:

Two-storey double-fronted detached dwelling

Significance:

B

Features of Interest:

Symmetrical with two canted bays to either side, with central timber porch. Red brick with brick detailing. Windows have painted stone detailing. Sash windows throughout. Slate roof and tall chimneystacks with pots. Low brick boundary wall, and most of the front garden is retained.

Detrimental Elements:

Side boundary wall has close board fencing.



Building ID: 111

61 Cable Road

Building Type:

Two-storey double-fronted detached dwelling

Significance:

B

Features of Interest:

Symmetrical with two canted bays to either side. Slate roof, chimneystacks with tall pots. Low brick boundary wall and stone gate piers.

Detrimental Elements:

Windows replaced. Building likely historically brick (as per Building 114) with door header detail, now painted. Large close board fence and gate atop / behind boundary wall.



Building ID: 112

59 Cable Road

Building Type:

Two-storey double-fronted detached dwelling

Significance:

B

Features of Interest:

Symmetrical with two canted bays to either side. Red brick with brick detail above the windows and central doorway, as well as stone cills and lintels. Sash windows (modern). Truncated chimney stacks. Low brick boundary wall and stone piers. Hedge.

Detrimental Elements:

Roof tiles replaced. Large section of the boundary wall lost for drive access (prominent hardstanding, but well detailed).



Building ID: 113

57 Cable Road

Building Type:

Historically a detached two-storey dwelling now split into two properties

Significance:

B

Features of Interest:

Symmetrical appearance with two canted bays to either side. Red brick, with brick detail above the windows and central doorway.

Detrimental Elements:

Roof tiles (now concrete) and windows replaced. Chimneys removed. Modern extension to l/h. Most of the boundary wall lost for drive access (prominent and poor-quality hardstanding) although stone piers remain.



Building ID: 114

55 Cable Road

Building Type:

Two-storey double-fronted detached dwelling

Significance:

B

Features of Interest:

Symmetrical with two canted bays either side. Brick, with red brick detail above the windows and central doorway, as well as stone cills and lintels. Sash windows. Slate roof. Retains large chimneystacks with some tall pots. Low brick boundary wall with stone piers, all retained and some planting to front garden intact.

Detrimental Elements:

Gate piers moved to provide wide driveway.



Building ID: 115

53 Cable Road

Building Type:

Two-storey double-fronted detached dwelling

Significance:

B

Features of Interest:

Symmetrical with two canted bays to either side.

Detrimental Elements:

Much altered. Roof tiles replaced, and chimneystacks lost. Replacement windows. Property and boundary wall rendered, part of the wall removed for driveway (majority of the front garden is hardstanding) although stone piers retained.



Building ID: 116

Building Type:

Terrace of three dwellings of two and a half storeys

Significance:

B

Features of Interest:

Large front-facing gables to either side with bargeboards canted bay windows. Stone detailing to windows. Some sash windows remain to end properties. Slate roof with dormers. Chimneystacks with pots. Low brick boundary wall, with stone piers, although the section to l/h altered with brick piers and stone finials.

Detrimental Elements:

UPVC window replacements, to centre house and elsewhere, including to prominent dormers.

47-51 (odd only) Cable Road



Building ID: 117

45 Cable Road

Building Type:

Historically two-storey detached dwelling, now split into two properties

Significance:

B

Features of Interest:

Symmetrical appearance with two canted bays to either side, brick and stone detailing to windows and doorway. Upper floor has terracotta details to central bay. Slate roof. Chimney stacks remain but are truncated. Stone gate piers and part of low brick wall remain. Some shrub planting.

Detrimental Elements:

Replacement windows. Vast majority of boundary wall lost for driveway (relatively poor), although piers are retained. Property has been split in two with r/h accessed from a poor modern extension.



Building ID: 118

43 Cable Road

Building Type:

Two-storey double-fronted detached dwelling

Significance:

B

Features of Interest:

Symmetrical brick house with two canted bays to either side, painted stone detailing to windows and door. Retains half of its brick boundary wall, and stone gate piers, some good front garden landscaping.

Detrimental Elements:

Concrete tiled roof. Replacement windows. Half of boundary wall demolished and gravel hardstanding for parking.



Building ID: 119

37-41 (odd only) Cable Road

Building Type:

Terrace of three dwellings of two and a half storeys

Significance:

B

Features of Interest:

Mixture of brick and render, with prominent pattern of protruding bays with gablets, wider front-facing end gable to l/h. Canted bays to each end and flat-fronted bays to centre of terrace. Porches. Chimneys. Stone detailing to windows. Some sections of low brick boundary walls remain, with stone piers.

Detrimental Elements:

Modern roof tiles (concrete) and bargeboards.
Most windows replaced. Sections of walling lost for driveways and some fencing inserted.



Building ID: 120

Building Type:

Terrace of three dwellings of two and a half storeys

Significance:

B

Features of Interest:

Attractive red brick with stone detailing. Pattern of canted central bays with rectangular outer bays with canted corner bays wrapping around to the side elevation. Clay roof tiles with large chimney stacks and pots. Small flat-roofed dormers. Most retains low brick boundary wall with stone piers. Some good soft landscaping to frontage.

Detrimental Elements:

Windows replaced, but with glazing bars indicating original pattern of small panes to upper lights and arched mid-rails. Some sections of boundary wall removed for driveway hardstanding.

36 Valentia Road, 33 and 35 Cable Road



Building ID: 121

29 and 31 Cable Road

Building Type:

Detached dwelling of two and a half storeys

Significance:

B

Features of Interest:

Wide brick frontage (may historically have been rendered), with clay roof tiles to l/h. Hipped roof with attractive flat roofed dormers. Canted bay windows to ground floor either side, with central timber porch in Jacobean style with decorative tiles or plasterwork. Small paned timber casements throughout. Roof supported by prominent timber overhanging eaves. Tall chimneys with pots. Part of a pair with Building 124.

Detrimental Elements:

R/h has concrete roof tiles. Low boundary brick wall to r/h replaced with piers and railings, and wide driveway.



Building ID: 122

25 and 27 Cable Road

Building Type:

Detached dwelling of two and a half storeys

Significance:

B

Features of Interest:

Part of a group with Buildings 123 and 124. Wide brick frontage (may have been rendered historically). Hipped roof with attractive flat-roofed dormers. Canted bays to ground floor to either side, with central timber porch in Jacobean style with decorative tiles or plasterwork. Small panel timber casements throughout. Roof supported by prominent timber overhanging eaves. Chimneystacks, some with tall pots. Front garden retained. Low brick wall and stone gate piers.

Detrimental Elements:

Copings to brick wall replaced. Roof tiles replaced. Close board fencing added.



Building ID: 123

21 and 23 Cable Road

Building Type:

Two-storey semi-detached dwellings

Significance:

A

Features of Interest:

Attractive "Free style" property with rendered upper floor and brick lower floor. Forms part of a group with Buildings 122 and 124. Ornate curved classical porch with pillars. Two-storey rounded projecting bay window to each side, with smaller bays to side elevations. Small panel timber casements throughout. Clay roof tiles and octagonal rendered chimney stacks. Rounded bays to side elevation also. Low brick boundary wall with stone piers. Front garden retained.

Detrimental Elements:

None.



Building ID: 124

17 and 19 Cable Road

Building Type:

Semi-detached dwellings of two and a half storeys

Significance:

A

Features of Interest:

Forms a pair with nos. 21-23. Attractive "Free style" property with rendered upper floor and brick lower floor. Decorative window bar detailing, likely original. Attractive dormers. Ornate Mannerist classical porch with pillars. A canted projecting corner bay to each side. Clay roof tile. Tall chimneystacks with pots to r/h. Low brick boundary wall with stone piers.

Detrimental Elements:

L/h has truncated chimney. L/h has removed part of the brick boundary wall for driveway and introduced hardstanding.



Building ID: 125

9 and 11 Market Street

Building Type:

Semi-detached dwellings of two and a half storeys

Significance:

B

Features of Interest:

Brick, with front-facing gables, with bargeboards, and painted stone / render canted bays with dentil detailing. Arched header detailing picked out in buff brick. Slate roof to r/h. Chimneystacks with pots. R/h has a coach house to the rear, highly visible on the road. Mature trees. Stone boundary walling.

Detrimental Elements:

Windows replaced. Roof tiles replaced to l/h. Window to gable to r/h has lost its arch. Close board fencing added to front boundary wall.



Building ID: 126

5 and 7 Market Street

Building Type:

Semi-detached dwellings of two and a half storeys

Significance:

B

Features of Interest:

Brick with front-facing gables to smaller central bays and two larger projecting end bays. Windows set into arched blue brick and stone headers. Sash windows (modern) to r/h. Low modern brick boundary wall and hedgerow. Mature trees. Slate roof to l/h.

Detrimental Elements:

R/h has concrete roof tiles and has lost chimneystacks. Hardstanding to l/h prominent, and wall appears to have been replaced and stone piers lost.



Building ID: 127

1 and 3 Market Street

Building Type:

Two-storey semi-detached dwellings

Significance:

B

Features of Interest:

Wide property with bay windows to ground floor, rendered. Hipped slate roof. Chimneystacks, some with tall pots. Some sash windows to l/h and modern sashes to r/h. Low brick boundary wall, mature trees and vegetation facing the road.

Detrimental Elements:

Both appear neglected and in poor condition. Windows replaced. Gate piers lost and poor quality muddy hardstanding to r/h is prominent. Garden to l/h is overgrown.



Building ID: 128

2-6 (even only) Queen's Road

Building Type:

Terrace of three dwellings of two and a half storeys

Significance:

B

Features of Interest:

Brick with rendered elements. Pattern formed of three large gables. The central property is double fronted with two canted bay windows, and the outer properties canted bays to the ends. Brick and rendered banding, with rendered gables and a mixture of brick and stone detailing to windows. Slate roof tiles with clay ridge tiles. Chimneystacks. Low brick boundary wall with rendered panels and stone piers, retains soft landscaping to frontage.

Detrimental Elements:

Windows replaced.



Building ID: 129

8-12 (even only) Queen's Road

Building Type:

Terrace of three dwellings of two and a half storeys

Significance:

B

Features of Interest:

Brick with rendered panels. Articulation provided by small gablets and tall chimneystacks with pots. Echoes Building 130 with pattern of canted bay windows, and brick and stone detailing. Low brick boundary wall with rendered panels and stone piers. Some soft landscaping of hedges and shrubs.

Detrimental Elements:

Windows replaced, roof tiles replaced with concrete.
One chimney lost. Section of wall removed for driveway.



Building ID: 130

14 and 16 Queen's Road

Building Type:

Two-storey semi-detached dwellings

Significance:

B

Features of Interest:

Rendered, with painted rendered flat details. Large chimneystacks with pots. Slates roof to l/h. Canted bay windows. Dormers. Some sash windows retained. Low brick boundary wall and stone piers to l/h.

Detrimental Elements:

Roof tiles replaced to r/h. Boundary wall replaced to r/h with section removed for driveway, although piers retained.



Building ID: 131

18 and 20 Queen's Road

Building Type:

Two-storey semi-detached dwellings with mansard attic storey

Significance:

B

Features of Interest:

Rendered, canted bay windows with stone cills. Low brick boundary wall, r/h retaining piers. Chimneystacks, some truncated.

Detrimental Elements:

Modern roof tiles. Replacement windows throughout. Sections of boundary wall removed for driveway (with hardstanding).



Building ID: 132

22-30 (even only) Queen's Road

Building Type:

Three-storey terrace of five dwellings

Significance:

B

Features of Interest:

Central property retains exposed brick, slate roof and with original sash windows, detailing and arched gauged headers to windows. End properties have front-facing gables. All have two-storey canted bays. Boundary walls remain, although heavily altered.

Detrimental Elements:

Major alteration across the frontage. Most sections rendered, and exposed brickwork covered. Windows replaced. Roof tiles replaced. Sections of walling rendered. Chimneys lost or truncated. Sections of fencing added.



Building ID: 133

Building Type:

Modern care home, two storeys plus mansard attic storey

Significance:

D

Features of Interest:

Gabled roof form. Retains low brick boundary wall, although altered and gates blocked. Some soft landscaping to front.

Detrimental Elements:

High volume and mass and has intensified the plot, with poor quality modern materials. Has replaced a historic terrace.

Westhaven Care Home, 10 Lighthouse Road



Building ID: 134

7 and 9 Queen's Road

Building Type:

Semi-detached dwellings of two and a half storeys

Significance:

B

Features of Interest:

Mixture of brick and render, with frontage articulated with two gables to either end with canted bay windows incorporating stone detailing. Gable to r/h includes decorative barge board and finial. Mainly original timber windows with arched transom and glazing bars both upper lights. Slate roof. Chimneystacks with pots. Some walling retained, along with stone piers.

Detrimental Elements:

Plain barge board to l/h. Whilst some boundary wall retained, parts removed for driveway. Gravel paving in place of soft landscaping.



Building ID: 135

3 and 5 Queen's Road

Building Type:

Semi-detached dwellings of two and a half storeys

Significance:

A

Features of Interest:

Interesting render and brick composition (may historically have just been brick) with canted bay windows incorporating stone detailing, leading up to Dutch gables. Slate roof with gable end chimneys. Original timber sash windows to r/h, with glazing bars to upper lights. Low brick boundary wall retained with stone piers.

Detrimental Elements:

Windows replaced to l/h in uPVC. Chimneys truncated. Part of the wall to r/h removed for driveway.



Building ID: 136

Building Type:

Large detached building used as a nursery.

Significance:

C

Features of Interest:

Likely mid-20th century addition. Some interesting characteristics including stone detailing to door, and low hipped overhanging roofs in clay tiles. Chimneystacks. Low brick boundary wall. Possible former municipal or civic use.

Detrimental Elements:

Sections rendered. Windows replaced. Large areas of hardstanding for car parking prominent to road.

Kids Planet Hoylake, Nursery School, Queen's Road



Building ID: 137

4 Light House Road

Building Type:

Two-storey, double-fronted, brick detached dwelling

Significance:

C

Features of Interest:

Brick with hipped clay tile roof, and large chimneystacks. May be associated with Building 139. Retains earlier brick boundary wall.

Detrimental Elements:

UPVC windows and side extension. Prominent solar panels to the front roof pitch.



Building ID: 138

34 and 36 Queen's Road

Building Type:

Terrace of three dwellings of two and a half storeys

Significance:

B

Features of Interest:

Mixture of red brick and render, with pattern defined by well-articulated gablets and canted bays to ends. Stone cill and lintel detailing, and brick cornice to eaves. Sash windows (modern) to no. 36. Slate roof and one retained chimneystack. Boundary wall in brick with sandstone piers retained, including return to Valentia Road, although altered in places, and hedgerows above. Retains soft landscaped gardens to front. Stone with 'Kranji Villas 1896'.

Detrimental Elements:

Ad hoc window replacements. Some chimneystacks lost. Close boarded fence at junction with Valentia Road.



Building ID: 139

38 and 40 Queen's Road

Building Type:

Semi-detached dwellings of two and a half storeys

Significance:

B

Features of Interest:

Mixture of red brick and render, with canted bays incorporating turrets to ends and gables with bargeboards to the centre (one retains a finial). Forms a group with Buildings 140 and 141. Large chimneystacks, one retaining large pot. Slate roof. Stone cill and lintel detailing, with brick cornice detail to eaves. Sash windows (some modern). Brick boundary wall and stone gate piers retained, although replacement brick to r/h. Hedgerow to l/h.

Detrimental Elements:

Felt roofing to l/h turret. Wall has been rebuilt to r/h, and fence added above.



Building ID: 140

42 and 44 Queen's Road

Building Type:

Semi-detached dwellings of two and a half storeys

Significance:

B

Features of Interest:

Forms a group with Buildings 139 and 141.

Mixture of red brick and render, with canted bays incorporating turrets to ends, and gables to the centre. Chimneystacks. Stone cill and lintel detailing, with brick cornice detail to eaves. Sash windows to r/h. Brick boundary wall and piers retained, although rebuilt to l/h. Stone reads 'Perak Villas 1898'. Hedgerows to r/h.

Detrimental Elements:

Roof tiles replaced, along with bargeboards.

Replacement windows to l/h. Missing chimney to r/h.

L/h wall replaced in poor brick.



Building ID: 141

46 and 48 Queen's Road

Building Type:

Semi-detached dwellings of two and a half storeys, possibly split into flats

Significance:

B

Features of Interest:

Forms a group with Buildings 139 and 140. Mixture of red brick and render, with canted bays incorporating turrets to ends and gables, bargeboards to the centre. Central shared chimneystack. Stone cill and lintel detailing, with brick cornice detail to eaves. Sash windows. Slate roof. Stone reads 'Raub Villas 1899'. Brick boundary wall and piers retained, enhanced by hedgerows.

Detrimental Elements:

Some chimneystacks lost.



Building ID: 142

50 and 68 Queen's Road

Building Type:

Terrace of 10 houses of two and a half storeys

Significance:

B

Features of Interest:

Mixture of render with red brick banding and piers, with canted bays under front-facing gables to the ends and protruding gabled bays to centre. Slate roof to most properties. Some chimney stacks. Stone cill and lintel detailing, with brick cornice detail to eaves. Timber porches. Some sash windows survive. Low brick boundary wall and stone piers retained throughout. Most retain well planted front gardens.

Detrimental Elements:

Some ad hoc alterations across the terrace, including painting of brickwork and concrete tile roof. Other changes include window replacements and dormers. Most retain low brick boundary wall but some sections rendered, raised, gate widened or fencing added.



Building ID: 143

19-23 (odd only) Queen's Road

Building Type:

Terrace of three dwellings of two and a half storeys

Significance:

B

Features of Interest:

Very attractive composition, in "Free style" asymmetrical design. Mixture of brick and render, brick detailing around windows exposed for visual effect, with prominent canted end bay with turret to l/h and large gabled bay to r/h. Projecting central bay has a hipped roof. Timber dentil detailing to eaves and turrets. Gauged brick headers to windows. Low brick boundary wall with terracotta saddle capping, and sandstone piers with bold ogee capping retained. Some timber casements remain, with small panes to upper lights and decorative Serliana (Venetian) design to centre and r/h houses. Prominent chimney stacks retained and flat roofed dormers. Nicely planted gardens.

Detrimental Elements:

Concrete roof tiles, and some windows replaced.



Building ID: 144

1-5 (odd and even) Queen's Road

Building Type:

Two-storey terrace of five dwellings

Significance:

B

Features of Interest:

Terrace group in a simple Arts and Crafts or "Free style" group. Mixture of brick and render, with two end bays formed of bold catslide front-facing gabled roofs, and central bay gabled. Brick detailing exposed around windows. Long ranges of casement windows, most strikingly at first floor. Chimneystacks with tall pots. Low brick boundary wall with terracotta capping, retained and enhanced by hedgerows.

Detrimental Elements:

Symmetry affected by changes in render colour. Windows replaced and roof tiles replaced.



Building ID: 145

Building Type:

Two-storey terrace of eight dwellings

Significance:

B

Features of Interest:

Warren Terrace, an early addition to the area. End terraces project, with canted bays. Simple but characterful form with flat stone hood moulds above windows, painted stone banding and porches. Painted render. Decorative timber detail at eaves. Blue plaque. Some chimneystacks, two slate roofs. Low boundary wall with stone piers.

Detrimental Elements:

Some alteration across the terrace. Likely originally exposed brick, now rendered. Most roof tiles and windows replaced. Boundary walls have been rendered, and part removed for driveways (the brick remains exposed to the l/h end terrace, but fencing has been added). Front gardens are retained in places but surface materials poor.

1-15 (odd only) Warren Road



Building ID: 146

2 and 4 Warren Road

Building Type:

Semi-detached dwellings of two and a half storeys, part divided into flats

Significance:

B

Features of Interest:

Prominent use of red brick and timber studwork to the front-facing gables, canted bays below with arched gauged headers. Large chimneystacks. Slate roof to l/h. Low stone boundary wall with piers.

Detrimental Elements:

Roof tiles replaced (concrete to r/h). Sections of wall removed for driveway, and fence added behind.



Building ID: 147

The Anchorage Nursing Home, 17 Queen's Road

Building Type:

Two-storey detached dwelling (now nursing home)

Significance:

B

Features of Interest:

Brick with some render to first floor. Hipped slate roof and one chimney. Frontage retains key detailing including canted corner bay, front-facing gable with terracotta tile details and timber studwork, as well as large rounded doorway. Well-designed hipped roof extension to l/h. Some mature garden trees. Retains stone boundary wall and piers to front and side, although some sections removed for access.

Detrimental Elements:

Use as a nursing home has resulted in substantial accretions and extensions of poor-quality, including dormers, extensions to the rear (prominent from the street due to the corner plot), fire escape stairs, and large monolithic and utilitarian offshoots. Setting largely given over to hardstanding for car parking, very visible from the road. Identified as B given legibility of historic frontage.



Building ID: 148

Building Type:
Apartment block

Significance:
D

Features of Interest:

Utilitarian in form, although broadly deferring to the precedent for brick and render and the traditional gabled form. Retains stone boundary wall, although a section removed for access.

Detrimental Elements:

Intensified plot. Prominent in views from Queen's Road to the Hoylake Lighthouse.

Lambeth Court, Queen's Road



Building ID: 149

8 Marine Road

Building Type:
Detached cottage

Significance:
C

Features of Interest:
Potentially an earlier outbuilding. Slate roof.

Detrimental Elements:
Modern render and uPVC windows.



Building ID: 150

21a Valentia Road

Building Type:

Detached dormer bungalow

Significance:

C

Features of Interest:

Use of brick and painted render. Low brick boundary wall.

Detrimental Elements:

Modern form with bulky dormers. Plot formed in former rear garden of 32 Queens Road (Building 138).



Building ID: 151

7 Barton Close

Building Type:

Two-storey detached dwelling with attached garage

Significance:

C

Features of Interest:

Central two-storey canted bay, with bay window to ground floor.

Detrimental Elements:

Modern form, with concrete roof tiles and heavy massing. High brick boundary wall and gate.



Donald Insall Associates