

## HESWALL LOWER VILLAGE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

---

### APPENDICES

Prepared for Wirral Council by Donald Insall Associates Ltd, 2007 – Wirral Council 2009

## CONTENTS

### APPENDICES

- A Table showing buildings descriptions and photo references
- B Plan Showing Conservation Area Boundaries, Listed Buildings and Distinctive Character Areas
- C Plan showing relative ages of Buildings
- D Plan showing contribution of buildings to the character of the area
- E Historic Maps
- F Plan Showing Management Proposals (included within Management Plan)
- G Draft Local List (included within Management Plan)

## **APPENDIX A -**

### **TABLE SHOWING BUILDING DESCRIPTIONS AND PHOTO REFERENCES**

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

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

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

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

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

---

HESWALL LOWER VILLAGE – CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN

---

NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
<b>Brow Lane</b>					
Dawstone Cottage		345 / 347	2 storey sandstone cottage tooled ashlar, slate roof, gabled parapets, white timber windows / oak door.	Nice stone cottage and outbuildings. Good condition.	A
Brow Lane House		346	Built brick 2 storey house, plain concrete tile roof white timber casements.	Large angled house.	B
Kinross		344	Brown brick bungalow, plain tile roof, brown pvc windows.	Good trees	C
Taranaki		342	2 storey house white render, plain tile roof.	Not easily visible	C
Robinswood		No image	2 storey house, brown slate roof.	Not easily visible	C

HESWALL LOWER VILLAGE – CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN

No. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
<b>Church Farm Court and Parish Church</b>					
1 Elder Cottage		002 / 005	C19th 1½ storey cottage, stone rubble with slate roof, dormers, catslide roof, hardwood windows, restored and extended.	Hard angular pointing, stained doors and windows, well maintained. Good condition with good landscaping details.	A
2		003	Bungalow, red brick, stonewold tile roof.	Good condition, not very visible.	C
3 Dowal		003		Invisible	C
4		006	2 storey c19 cottage, coursed rubble (painted yellow) with slate roof, white pre-leaded light windows.	Good condition, well maintained, good hedges and planting	B
5 Orchard Cottage		007	Brick bungalow with stonewold tile roof brown pvc windows / hardwood door.	Well maintained, good gardens, not very visible.	C
Garages		No image	Single storey brick with asbestos / cement corrugated roof.	Well maintained, change roof covering.	B
St. Peters Church		001 and 009 - 0015	Church, stone built, slate roof mostly C19th but medieval tower.	Very good, well cared for. Good burial ground.	A
			This area has brick paving and a good level of landscaping generally.		

HESWALL LOWER VILLAGE – CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN

NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
<b>Dawstone Rise</b>					
1		297	2 storey brown brick, red stonewold tile, long single storey extension, white upvc windows.		C
2		Stain 298	2 storey and basement, brown brick and cream render, top floor. Brown, window and lattice. Deck conservatory. Brown double garage door		C
Beacon Ridge		300	2 storey and attic, brown brick and plain blue clay roof tiles, white timber windows.	Good	B
Beacon Ridge (2)		301	2 storey and attic, brown brick and plain blue clay roof tiles, white timber windows.	Good	B
4		302	Brown brick ground floor, cream render 1 <sup>st</sup> floor. Stonewold tile roof, white pvc and leaded windows	Too big for site.	C
Bracken Bank		303	2 storey white render plain clay tile roof, white casement windows.	Good grounds, house largely invisible.	B

HESWALL LOWER VILLAGE – CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN

NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
<b>Dawstone Road (from north end)</b>					
1 Oak Field	<b>Pair</b>	292	2 storey brick house, stonewold tiled roof, conservatory, white upvc windows.	Good Victorian building, compromised by plastic windows and doors.	B
3 Oak Field		292	2 storey brick house, stonewold tiled roof, conservatory, white upvc windows.	Ditto	B
The Dell		293	2 storey 1960's, brown brick g.f., cream render ff, slate roof, steel windows.	Flat roof garage in front.	C
7 Seafield	<b>Pair</b>	294	2 storey, white render with brick quoins and dressings, slate roof, projecting bars, all pvc windows.	Spoilt by flatness of windows also white is not a good colour.	B
Fairfield		294	2 storey, white render with brick quoins and dressings, slate roof, projecting bars, all pvc windows.	Ditto	B
(Drive entry)		295	2 storey, straw coloured brick, plain tile roof	House largely invisible.	C
West Hey		296	Victorian brick 2 storey, some white render, slate roof, complex plan, white timber sash windows, hardwood doors.	Good grounds, needs maintenance. Vulnerable to change.	A

HESWALL LOWER VILLAGE – CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN

NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
Dawstone 2		304	House not visible but good gate piers.		B
10 Tanglewood		308	No data	House not visible, high gates and stone walls.	C
18 Hillcote		309	2 storey straw coloured brick, plain clay tile roof, white barge boards.	Not visible.	C
23 The Summit		31	2 storey textured render, plain tile roof, hardwood windows	Good modern design but not very visible up long drive.	B
14 Dawstone Croft		311	Dormer bungalow, brown roman tile, brown stained windows, leaded lights.	Modern.	B
16 Westerlis		312	2 storey house, yellow textured render, plain clay tile roof white upvc windows	High wall and gates	B
Pine Ridge		313	2 storey house white textured render with brick dressings, red plain clay tile roof, white timber windows.	Good 30's design	B
Cedar Top		314	Bungalow, white render, plain tile roof, upvc windows and doors. Bargeboards and fascias in plastic.	Good condition. Elements replaced in plastic.	C

HESWALL LOWER VILLAGE – CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN

NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
20 Dawston Lodge		315 316	Bungalow with dormers, textured render slate hipped roof, timber Georgian style windows	Good 20's / 30's design.	B
29 Galleon House				Not visible	C
31 Hessle Moor		319	2 storey, white render, eaves cornice, slate roof, bay windows to front, sashes.	Edwardian hardwood framing to conservatory, does not match the rest.	A
22 Cowrie Lodge		318	2 storey cream render, profiled concrete tile roof, white steel windows, high walls and gates.		B
24 Dawstone Hollow		320	Dormer bungalow, brown brick, brown concrete roof tiles, dark stained timber windows.	Modern.	B
26 Ridgecote		321	Yellow textured render house, plain clay tile roof, 2 storey, white pvc windows.	Good	B
33 Ainsgarth		322 323	2 storey white render, plain clay tile roof, white pvc windows.		B
37 / 39		324	2 Victorian houses as semis, render walls, slate roof, sash windows, arched door in wall.		A

HESWALL LOWER VILLAGE – CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN

NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
41 Heathcote	Pair	327	Brown render, smooth quoins and yellow white timber sashes bay and wide window, concrete tile roof (replacement)	Parapet to gable facing road, good gardens.	C
43 Chatham House		329	Large 3 storey, modern		B
<b>Dee View Road (from the North)</b>					
The Pines		195 198	2 storey with central porch and 2 gables rough cast over brick plinth, red clay tiled roof.	Much extended good pine trees. Garage in very poor condition.	A D
Springfield Cottage		196	2 storey white textured render, slate roof, pvc windows, black heads and gills.	Good except for pvc windows	A
Woodward Cottages (1)		199	Spar render, smooth quoins, gable parapet, sash windows	Good, needs maintenance.	A
Woodward Cottages (2)		210	Spar render, smooth quoins, gable parapet, upvc sash windows, brick porch.		A
Seaton Cliff		197	2 storey textured render with smooth quoins, all white, slate roof, sash windows and bays.	Good well kept, tall hedge.	A

HESWALL LOWER VILLAGE – CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN

NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
Glen Cottage / Glenfield Cottage		227 228	2 storey tall brick, slate roof, upvc former sash windows, upvc plinths.	Pretty	A
Lumbersdale		No image	Invisible		C
Greg Malin		230	2 storey textured render slate roof, black timber windows and doors	Well kept, new	B
Cliff Cottage		232	2 storey cream pebble dash render with smooth quoins, slate roof, white upvc windows.	Good. Not very visible.	B
Westway		231	Bungalow. Grey textured render, slate roof, upvc windows.	Good, not very visible.	C
Meadow Cottage		233	2 storey cottage, textured render and plain quoins and window surrounds, slate roof, upvc windows.	Good	B
Row 1 – 3 Hawthorn Cottages		236 238	2 storey pebbledash, slate roof, upvc windows, 2 flat roof porches.	Not so good.	B
Row 4 – 6 Hawthorn Cottages		Ditto	2 storeys but taller, render, slate roof, upvc windows.	4 is good others poor windows.	B

HESWALL LOWER VILLAGE – CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN

NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
Sandfield Cottage		234	2 storey textured render (brown) slate roof, upvc window / door and bay.		B
Bellefield Cottage		234	2 storey textured render (brown) slate roof, upvc window / door and bay.		B
Pair 1892 Parkfield Cottage		235	Brown textured render, smooth white quoins, slate with gable parapets, upvc windows, original doors.	Parkfield and Richfield are a pair of cottages dated 1892. Steps up good gate piers	B
Pair 1892 Richfield Cottage		235	Brown textured render, smooth white quoins, slate with gable parapets, upvc windows, original doors.	Steps up good gate piers	B
Primrose Cottage		237	2 storey render at front / brick at back, slate roof, window sashes.	Good	B
Ivybank		239	2 storey white textured render, brick and smooth quoins in black, slate roof, plastic windows	1 bay	B
Holly Bank		240	Ditto		B
Fernbank Cottage		241	Double front, white render, black quoins and lintel, slate roof, upvc windows and door.		B

HESWALL LOWER VILLAGE – CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN

NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
Courtyard House		242	2 storey pebbledash / smooth quoins, upvc windows, slate roof		B
River View		No image	2 storey rendered		B
House next (under repair)		243 244	2 storey, brick with slate roof and red ridge, former shopfront, sash windows	Poor condition	B
Dee View Inn		247 248 249	2 storey render with black quoins, decorative slate roof, decorative barge boards, 3 gables to road.	Good building – needs sorting out a bit!	A
Thimble Cottage		246	3 storey brick, cream painted textured render, white timber windows at front, upvc at back, Marley Ludlow clay tiles, flat roof extension	Newly refurbished and compromised by poorly designed and proportioned upvc windows.	A
<b>Feather Lane</b>					
The Nest		206	2 storey, textured render, slated roof, plastic windows, not very visible.	Good walls, good gate openings.	B
Kildare		204	2 storey house, grey/brown dash render, white quoins, slate roof, white painted sash windows, half glazed door.	Not much alteration. Good walls, good gate openings.	B

HESWALL LOWER VILLAGE – CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN

NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
Mount Side		223	Vacant plot, house / bungalow under construction.	Good walls, good gate openings.	Under construction
High Pitfold, (house on corner)		216	2 storey, textured render, smooth quoins, slate roof with formers, sash windows, cream painted.	Some maintenance required. Good walls, good gate openings.	A
Dunrobin		212 220	2 storeys textured render / smooth quoins, slated roof, original windows.	Good condition. Paired with 'Kildare'.	B
Hessdale		209	2 storey hard red brick and slated roof, some b&w in gardens, white painted timber sash windows.	Good condition	B
Sunningdale		No image	2 storey, rendered, slate roof.	Not very visible	B
Heather Brow		No image	Not visible much, 2 storey render, slate roof.	Not really visible.	B
<b>Raby Close (Unmade Private Road)</b>					
1		088	2 storey straw coloured brick plain concrete tile roof white upvc windows	Flat roof dormers rather prominent.	C

HESWALL LOWER VILLAGE – CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN

NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
3		086	2 storey straw coloured brick plain concrete tile roof white upvc windows		C
5 Westerley		085	2 storey straw coloured brick plain concrete tile roof white upvc windows		C
7		084	2 storey house, white render, clay tile roof, white upvc windows.	Good perhaps over extended.	C
9		083	Bungalow straw coloured brick concrete tile roof white upvc doors and windows.		C
8		082	Dormer bungalow, plain brown clay tile roof, brown upvc windows.	Large roof area.	C
6 Fairview		081	Bungalow brick and render, Ludlow tile roof, white upvc windows.		C
4		No image	Bungalow, straw coloured brick and white render, concrete stonewold tiled roof, white upvc windows.	Good garden	C
2		087	Cottage, white render, concrete tile roof, white timber windows, grey door.	Good garden and trees	B

HESWALL LOWER VILLAGE – CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN

NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
<b>Rectory Close</b>					
1		017	Bungalow, red/brown brick, Roman concrete roof tiles brown windows and doors, detached garage.	Good condition, tall hedge.	C
2		018	Bungalow, red/brown brick, Roman concrete roof tiles brown windows and doors, detached garage. Gable with cream textured finish, broad entrance steps.	Good	C
3		019	Similar	Good	C
4		020	Similar	Good	C
5 Timanfaya		021		Good. Boarded fence to open land by drive.	C
<b>Roscote Close</b>					
1		064	2 storey, central block with 2 wings. Cream render on brick plinth, red clay tiles, white pvc windows.	Good condition, rather flat details, beech hedge to road.	C

HESWALL LOWER VILLAGE – CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN

NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
3 Tree Croft		060	2 storey white render, simple rectangle clay tile roof, steel casement windows.	Good condition, good pine trees in garden, beech hedge.	B
Wood-bourne		No image	Beech hedges either side of drive, property not visible.		C
Hidcote (for sale)		058	Dormer bungalow white textured render over brick plinth steep pitch, plain brown tiled roof, good hedges and garden.	Good	B
Foxes Hollow		059	Beech hedges, property not visible.		C
Rothiemay		No image	Beech hedges and tarmac drive, property not visible.		C
Woodfield		No image	Bungalow, cream render, plain clay tile roof, good garden, beech hedges.	Good but not very visible.	C
Baildon		061	Bungalow, white render plain tiled roof, brown upvc windows, beech hedges.		C
Lower Heswall Lodge		062 063	2 storey red/brown rustic brick, orange clay roof tiles, white upvc windows, red tarmac drive.	New, replaces bungalow, far too big for site, wide opening to road. Too much hard surface.	D

HESWALL LOWER VILLAGE – CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN

NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
<b>School Hill (from the S.W. end)</b>					
Black Horse		093 112	4 storey brick but with cream textured render, gloss black quoins and window surrounds and plinth mock timber framing 3 <sup>rd</sup> floor. Slated roof with red clay ridges and hips. Wood casement windows. With coloured glass at top of lights, hanging sign. Projecting porch with turned balustrades and hanging baskets.	Needs good maintenance.	A
The Hermitage		115 116	3 storey apartments buff brick with tile hung upper parts. Profiled concrete tiled roof, white wooden casements, single garages to ground floor.	All well maintained, stone boundary wall.	C
Holly Ridge		113	1960's brick bungalow (red brick) concrete tile roof, white timber casements.	Good copper beeches hide bungalow.	C
The Spinney		104	Brick, 2 storey?	Not visible	C
34		117	1960's buff brick bungalow with concrete tile roof, white casements, stone faced garage.	Good garden	C
32 Florio (For sale)		118	1960's buff brick bungalow with concrete tile roof, white casements, wide double stone faced garage with balcony over.		C
30 The Cottage		119	21 storey ashlar with diagonal tooling, slate roof, sash windows, garage built to side.	Good little cottage. Shutters detract from simple character.	B

HESWALL LOWER VILLAGE – CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN

NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
28 West Ridge		120	Bungalow, render with feature stone plain tile roof.	Large garden with mature trees. Good stone wall property not easily visible.	C
26		121	Bungalow, yellow brick stonewold tile roof, large stone gable stack, good high stone wall on rock outcrop.	Good trees	C
24		122	1-2 storey house of decorative concrete block. Stonewold tiled roof, white doors and windows, good shrubs.	Good	C
Richmond Hall		123	Former school, rock faced ashlar with smooth ashlar dressings, slated roof, some blocked windows.	Not very good condition, single storey extension unattractive as is black tarmac parking area.	A & D
Rock Cottage		124	Cream textured render with smooth white quoins. Left side has sashes but replaced. Right side has fixed lights with vents.	Part slate (1) and part tiled roof, projecting porch, left side more characterful.	B
18 (nos. 8-18 form stepped terrace)		125	Brick 2 storey, concrete tiled roof, upvc windows and doors, small stone wall and gate piers.	Smooth brick arches to window head and porch. Spoilt by plastic. Replacement elements.	B
16		125	Similar to 19, projecting porch.	Smooth brick arches to window head and porch. Plastic doors and windows detract.	B
14		126	Similar, retains original windows, small projecting porch.	Good condition, pretty garden. A memory of how they used to be.	A

HESWALL LOWER VILLAGE – CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN

NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
12		126	Similar, but plastic windows and porch.	Modern alterations detract.	B
10		127	Rendered walls, plastic windows, rotting porch.		B
8		127	Rendered walls, Georgian style windows and porch.	Doors and windows not correct.	B
Squirrel Cottage		128	2 storey low cottage, stone built with textured render and smooth white quoins, single pane windows, canopy porch.	Rethink windows.	A
2 School Lane			2 storey cottage, cream textured render, black window surrounds and sashes, slate roof, upvc windows.	Good	B
4 School Lane			2 storey cottage, cream textured render, black window surrounds and sashes, slate roof, upvc windows.	Good	B
<b>St. Peter's Close</b>					
1		105	Bungalow but garage basement, orange brick, concrete tile roof, upvc windows	Good garden	C

---

HESWALL LOWER VILLAGE – CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN

---

NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
3 Farthings		106	Dormer bungalow, yellow brick with concrete block feature, concrete tile roof, upvc doors and windows.	Good gardens	C
5		107	Dormer bungalow, yellow brick with concrete block feature, concrete tile roof, upvc doors and windows.	Good gardens	C
7		108	Dormer bungalow, yellow brick with concrete block feature, concrete tile roof, upvc doors and windows.	Good gardens	C
8		109	Bungalow, yellow brick, concrete tile roof, upvc windows.	Good garden	C
6		110	1½ storey orange brick, concrete block, upvc windows, concrete tile roof.	Good gardens	C
4		111	Bungalow, orange brick, concrete block, upvc windows, concrete tile roof.	Good gardens	C
2		114	Bungalow, orange brick, concrete block, upvc windows, concrete tile roof.	Good gardens	C

HESWALL LOWER VILLAGE – CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN

NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
<b>The Lydiate (from the West End)</b>					
Foxes Den		023	2 storey brick with slate roof, upvc windows with leaded lights, dec brick details, white panelled double garage doors	Well maintained, windows rather too flush with wall, details a bit fussy.	C
14		024	2 storey brick with slate roof, upvc windows with leaded lights, dec brick details.		C
12		025	Brick built bungalow with hipped roof of stonewold type tiles.	Almost invisible. Limestone chip drive is rather 'bright'.	C
? 10		026	2 storey 50's style pink render with brick plinths and plain clay tile roof, 1 forward facing gable, original steel framed windows.	5 bar gate, 2 good trees	C
8 Marman		027	Bungalow, white textured render walls, plain concrete tile roof, white casement windows.	Well maintained, v.pretty garden, stone front wall.	C
6		028	C19th 2 storey white rendered walls with natural slate roof. All front windows replaced with upvc triple lights with glazing bars.	Overlarge windows with artificial shutters, upvc door and fanlight and added porch, far too fussy. Good garden, beech tree and front wall.	B
4 Annabell's Cottage		032	2 storey brick (painted) with render to south end, slate roof, timber sash windows, stone garden wall.	Pretty cottage, well maintained.	B

HESWALL LOWER VILLAGE – CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN

NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
2		032	White render, slated roof, upvc windows, 2 storey brick (painted) with render to south end, slate roof, timber sash windows, stone garden wall.		B
Lydiate Farm		029 030	2 storey cream rendered walls with gable parapet, slated roof, hard wood windows.	New	B
<b>The Mount (from the south end)</b>					
Dee View Barbers		267	Single storey white textured render, black quoins, slate roof, upvc windows.	Good, beware of curly bars in window – great sign!	A
Vacant		269 270	Brick 2 storey render hacked off, treacle brown, pvc gutters/windows/ garage door, slate roof, exposed steel lintel.	Concrete car park with flat roofed garage.	B
‘Individual interiors’		271	Brick 2 storey with white render façade, black timber shop window and door, 2 small casements over slate roof.	Needs maintenance, good painted sign.	A
1 ?	Terrace of 4	272	2 storey slate roof, textured render – brown, timber sash windows		A
2		273	2 storey slate roof, grey textured render, smooth quoins, brown upvc and leaded lights	Watch the windows, brown render is good.	A

HESWALL LOWER VILLAGE – CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN

NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
Rock Cottage		273	Cream textured render, white timber windows		A
Rose Cottage		273	Textured render, brown, smooth quoins, brown upvc windows.		A
The Sycamores		274	2 storey and attic. White textured render, slate roof, green quoins and window surrounds, white upvc windows.	Good, but windows compromise walls. Good condition. Good sandstone walls.	A
The Hillside		277	2 storey and attic white textured render, slate roof, cream render and surrounds, hardwood windows	Good except for flat-roof dormers	A
46 Cartref		276	3 storey brick gable to road, white painted brick to side and rear, slate roof, long flat roofed dormer, white timber.	Sash windows, Victorian 1890's, good exterior from dormer, brick decoration, decorative bargeboards.	A
Highfield		278 279 280	2 storey textured render, smooth quoins, cream. Slate roof, timber sashes, panelled door.	Wide garage door, rather prominent, poor pointing to wall.	A
Mount Mews		286	Row of 4 houses, textured render / smooth quoins and window surrounds, slate roof, grey wooden casements, black plinth.	Recent conversion of former hall. Flat roof dormers detract.	A
London House		282	2 storey textured render, smooth quoins and window surrounds, slate roof, 4 panel doors / blue windows, timber blue.	Good	A

HESWALL LOWER VILLAGE – CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN

NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
Apley House		283	2 storeys textured render, smooth quoins, upvc windows .	Good, but spoilt by wide gf window.	A
The Cottage		285 291	2 storey, grey render / white quoins, slate roof, white timber sash windows.	Good	A
Holywell House		283	2 storey, grey render / white quoins, slate roof, white timber sash windows.	Spoilt by plastic front door.	A
<b>The Roscote</b>					
1 Cerig		334	2 storey orange brick, tile roof, brown upvc windows	Modern	C
Sandstone Bank		330	Orange concrete tile roof, orange pvc windows and doors.	1970's	C
4 Glengarry		332	House, brown brick gf, tile hung ff, profile concrete tile roof.	1970's	C
No Name		331	Brown brick, concrete profile tile roof, white pvc windows	Good garden pavilion from old house.	C

HESWALL LOWER VILLAGE – CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN

NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
			Not visible – white render house with concrete tile roof, white upvc windows.		C
<b>Thurstaston Road</b>					
Former Children's Church		090 092	Single storey, stone but rendered (dated 1810) slated roof, stone mullioned windows.	Poor. Needs TLC.	A
Apple Tree Cottage		091	Dormer bungalow – tile hung hipped level, white render, concrete tile roof.	Not very visible.	C
82 Hunters Lodge		094	Bungalow, cream render, plain clay tile roof.	Not visible.	C
85 The Banks		095	Split level house, straw coloured brick, white render, vertical boarding, stonewold tiles.	Balcony and deck, Ideal-Homes style. Wide opening to street.	C
87 Little Dene		No Image	Not visible.		C
St. Peter's School		141 142 143	2 storey flat roofed, brick construction with large areas of glazing. Blue tiled inset panels.	Not sympathetic with character of C.A. Security fence and gates give an intimidating feel. Good trees and grass areas.	D & C

HESWALL LOWER VILLAGE – CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN

NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
79 Fir Cottage		145	2 storey stone cottage with grey pebbledash render, slate roof, white casement windows and small porch.	Good narrow garden.	A
75 The Cottage		145	2 storey stone cottage, slate roof, white casement windows.	Good narrow garden.	A
<b>Thurstaston Road (North end starting from junction with Dee View Road)</b>					
Dove Cottage		147	White render, 2 storey cottage slate roof, white timber windows.	Solid gated entrance and wall so not very visible.	B
69 The Pippins		149	Dormer bungalow, buff brick, concrete tile roof, white plastic pvc windows.	Large parking area with walls and elaborate gate.	C
67 Chestnut Cottage		148	2 storey sandstone cottage, slate roof, white sash windows and bays.	Good with good gardens. Not very visible.	A
65 Ashcroft		156	2 storey 1930's detached house, cream render, clay tile roof, white upvc windows	Well set back, high ledge.	B
63		155	Stone built dormer bungalow, Ludlow tiles, white upvc windows.	High hedge	B

HESWALL LOWER VILLAGE – CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN

NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
61 Conway Cottage		152	Stone built 2 storey cottage, slate roofs, white sash windows.	High hedge	A
59		154	Stone built 2 storey cottage, slate roofs, white sash windows.	High hedge, house not so good condition.	A
57 Gorse Bank		151	2 storey textured rendered (cream) and white quoins, slate roof, white sash windows, pretty brick / veranda.	Good	A
<b>Tithebarn Close (Unmade Private Road)</b>					
2		065	2 storey, white render, slate roof, brown upvc windows.	All in good condition	B
3		066	2 storey, brick gf black boarded 1 <sup>st</sup> floor, red clay tile roof, white timber upvc windows.		B
1 The Mews		067	2 storey, white render, slate roof, brown upvc windows		B
2 The Mews (Orchard Cottage)		067	2 storey white render gf brown timber framed, slate roof, white timber windows.		B

HESWALL LOWER VILLAGE – CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN

NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
Holly Cottage		067	Cream render, 2 storey slate roof, brown timber windows.		B
?		068	2 storey white render brown timber windows, slate roof.		B
Apple Cottage		068	2 storey brick gf, brown board 1 <sup>st</sup> floor, clay tile roof, white timber windows.		B
7 Pinetree Cottage		068	2 storey white render clay tile roof, brown timber windows.		B
8		069	2 storey g.f. black boarded 1 <sup>st</sup> floor red clay tile roof, white timber windows.		B
9		069	2 storey white render, slate roof, white timber windows.		B
<b>Village Road</b>					
St. Peter's Centre		100	Single storey flat roof, modern squared ashlar with rather poor pointing, grey aluminium casements and clerestory.	Good condition, poor wall pointing, well maintained.	B

HESWALL LOWER VILLAGE – CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN

NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
Stables? Stone barn adj PC		100	Sandstone rubble with slate roof, gable end to road.	Re-pointing, poor but otherwise good condition.	B
The Rectory		080	2 storey brick with plain clay tile roof, white upvc windows, hardwood door in arched surround.	Good condition, well maintained, stone wall and 5 bar gate.	B
Lower Village Garage		074	Single storey brick block but white rendered flat roof, canopy over pumps, tarmac forecourt.	Well maintained, good signage, not too prominent.	C
20 Williams Chemist		075	Single storey brick lean-to against 22/24. Brick, front elevation painted, plain shop front with box blind. Trees alongside.	Signage – modern jointed panel, potential improvements to design of shop.	C
22 The Village Shop		070	3 storey brick with boundary and decorative slate roof, oriel window, modernised.	Good traditional shop front and sun canopy with painted fascia.	A
24 Rear of Shop		033	Brick 3 storey with sash windows / flush door. Stepped parapet to rear extension.	Good condition – keep up the maintenance. Parking immediately outside detracts.	A
Lydiat Farm		035	2 storey dark brick with sandstone dressing, slate roof. Victorian villa style, rendered white painted windows, original door to street.	Good, well maintained, hard cement pointing	A
2 cottages adjacent Lydiat Farm ?		036	Sandstone – coarse dressed rubble with renewed slate roof. White Yorkshire sash windows.	Good condition, hard cement ribbon type, pointing detracts.	B

HESWALL LOWER VILLAGE – CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN

NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
No. 30		037	2 storey cream textured render with low pitch concrete tiled roof, upvc casement windows with glazing bars.	Well maintained – rather too crisp and mechanical.	C
Anvil Cottage		038	2 storey white rendered front with slate roof, 4 (former) sash windows, 1 oriel – all now upvc, painted quoins.	Crisp and well maintained but spoiled by upvc windows, arched opening.	C
Cottages to rear		039	2 storey sandstone with slate roof, painted casement windows.	Good condition, and attractive.	B
The Forge		039	Modern 2 storey white rendered walls with painted lintels and sills, slate roof.	Good modern restrained design.	B
?		040	2 storey textured render walls with natural slate roof, upvc casement windows with black surrounds.	Good design and details. Render texture rather too mechanical	B
Stivelooms		044 046 047	Extensive 2 storey pebbledash render walls with slate roof, brick parapet and string to south facing bay. Good simple sash windows.	Rendered perimeter wall with scalloped head and stone coping also good. Needs some painting, good pine trees in garden.	A
1 Dahlia Cottages		056	C19th red brick with tinted mortar, slate roof, wood sash windows. String course in quoins to upper level eaves projection with detail, 4 panel front door.	Good ‘Queen Ann’ style house stone walled garden with chestnut along side.	A
2 Dahlia Cottages		057	Similar but rendered ground floor.	Why rendered? Possible removal.	A

HESWALL LOWER VILLAGE – CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN

NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
Cottages next to Dahlia Cottage		057	Fully rendered, brick beneath? Plat band upvc windows, plastic door.	Newly done, very mechanical.	C
April Cottage		071	2 storey rendered with artificial slate roof, stained wood casement windows and doors. Stone walls and good garden.	Nice simple balanced design.	B
41		071	2 storey rendered with artificial slate roof, stained wood casement windows and doors. Stone walls and good garden.	Nice simple balanced design.	B
Tithebarn Cottage 39		073	C19th textured ashlar sandstone slate roof, brown upvc windows, stone wall at front, windows have horizontal hip-hung.	Good but windows not light.	A
37 Elm Tree Cottage		073	Stone / slate as 39 white timber plastic windows white porch, Virginia creeper.	Good	A
The Village Salon		077	Tall 2 storey tooled ashlar with smooth ashlar quoins. Slate roof, sash window at first floor level. Decorative bargeboards. Shop front with door alongside.	Projecting stone cornice over signboard. All good except for plate glass window.	A
Post Office		077	As for salon, double shop front window with central door.	Call box alongside, all good except for standardised fascia sign (printed upvc).	A
The Village Gallery		077	Dated 1899, stone with details as previous, parapet with crellations and date stone. Printed sign board.	Striped canopy. All good except plate glass window.	A

HESWALL LOWER VILLAGE – CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN

NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
Hedgerows		078	3 storey brick with slate roof, ground floor timber shop front, first floor upvc oriel.	Top floor upvc casement, good veg display, stripey canopy.	A
Lower Village Barber		078	3 storey brick with slate roof, ground floor timber shop front, first floor upvc oriel.	Side access steps to upper levels, could improve shop front.	A
Emma's		079	3 storey brick, gable end to road, plain tiled roof, upvc windows above double shop fronts below.	Yellow blinds, good condition, painted sign board.	A
F. Chapman Butcher		079	2 storey linked with previous, modern shop front with canopy. Painted sign board	Good.	A
M. Oliver Hairdressers		079	Some construction as Emma's modern shop front.	Block raised letters on sign board.	A
Thresher Wine Shop		079	Single storey brick with flat roof over large cornice / overhanging lights, small pane geo style shop window.	Well maintained but a bit too assertive.	C
Wellwood House		No image	2 storey stone cottage type with slate roof casement windows.	Hardly visible, overgrown garden.	C
Random House		No image	2 storey pebbledash (cream) with slated roof, double gable casement windows.	Mature garden, not very visible.	C

HESWALL LOWER VILLAGE – CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN

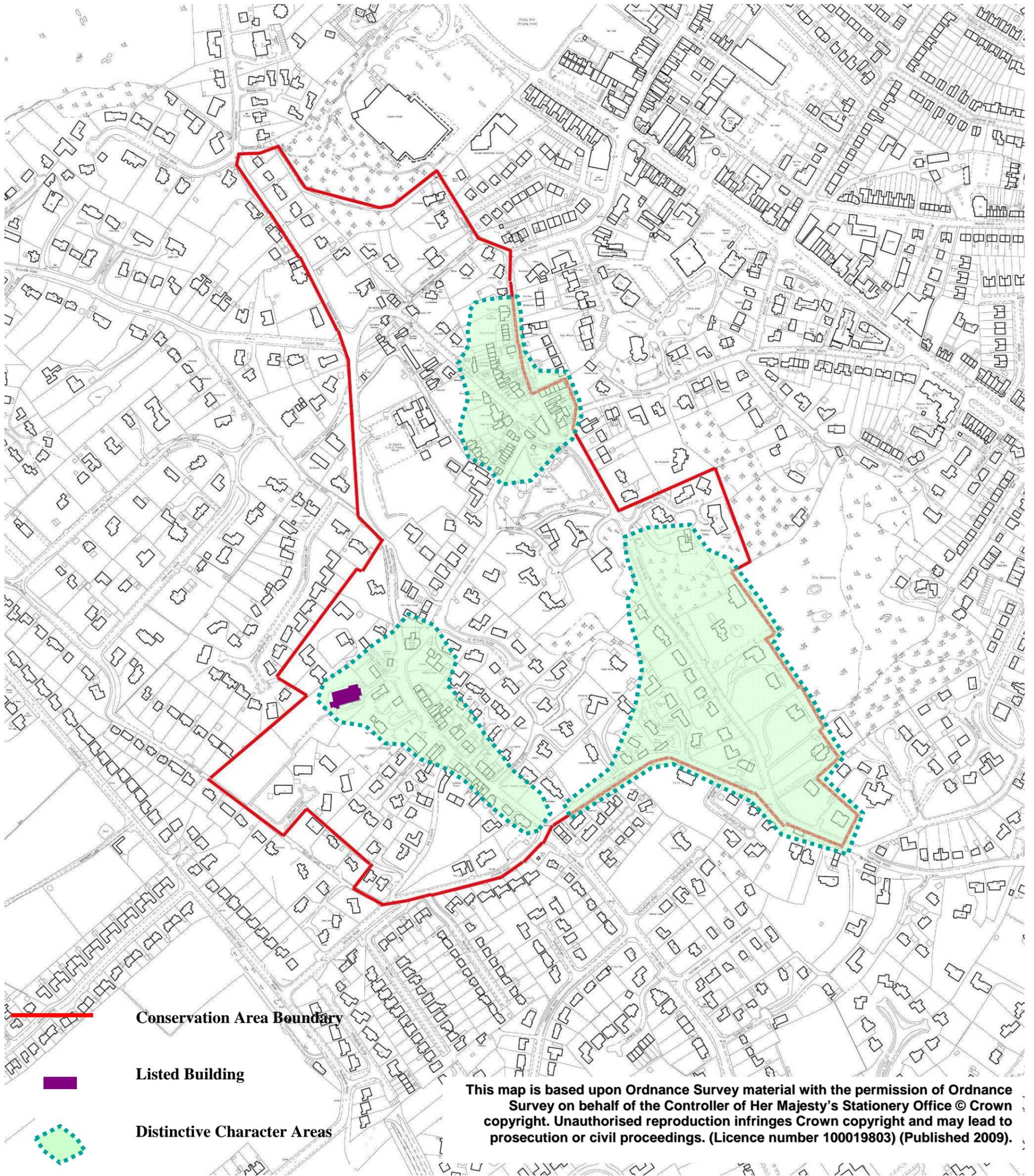
NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
<b>Wallrake (Top down)</b>					
Highway		326	2 storey, white render with large bay windows, slate/tile roof.		A
4 Waella Cottage		335	Bungalow, render and brick, tile roof	Not very visible	C
The Croft		336	2 storey cottage, cream render, slate roof, red clay ridges, white upvc leaded windows		A
The Clock Tower		339	2 storey white textured render, red clay tile roof white casement windows, stone dressing.	Clock tower with 4 bells	A
The Lodge		340	Victorian 2 storey lodge, white render with tintern flairs, white timber window casements.	Good	A
Glengarry		No image	House not visible	Former gateway to The Roscote.	C
Hessle Well House		341	2 storey light brown brick, plain clay tile roof, steel casements, green gutters and pipes	Good but not visible	B

HESWALL LOWER VILLAGE – CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN

NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
Springfield		053	Bungalow light brown brick, plain clay tile roof	Not visible	C
<b>West Grove</b>					
2 Dee Cottage		129	2 storey, white textured render and black quoins, slate roof, pvc windows and porch.	Good but spoilt by windows.	B
3 Horseshoe Cottage		129	2 storey white render black quoins some original sash windows, projecting porch.		B
4 Ordesa Cottage		130	2 storey white render, black quoins aluminium windows, dark stained timber porch.		B
5/6 West Grove		131	2 storey part smooth render / part texture, black quoins, upvc windows and porch, slate roof. Stone front wall	Considerable alterations mask quality of original houses.	B
St Peter's School (new)		133 134	Brick classrooms with stonewold tile roof, upvc windows	Ugly green metal fence.	C
Redcroft		135	2 storey hard brick with decorative brick string, cornice and panels. Slate roof, white timber replacement windows.	Good basic cottage, poor windows.	B

HESWALL LOWER VILLAGE – CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN

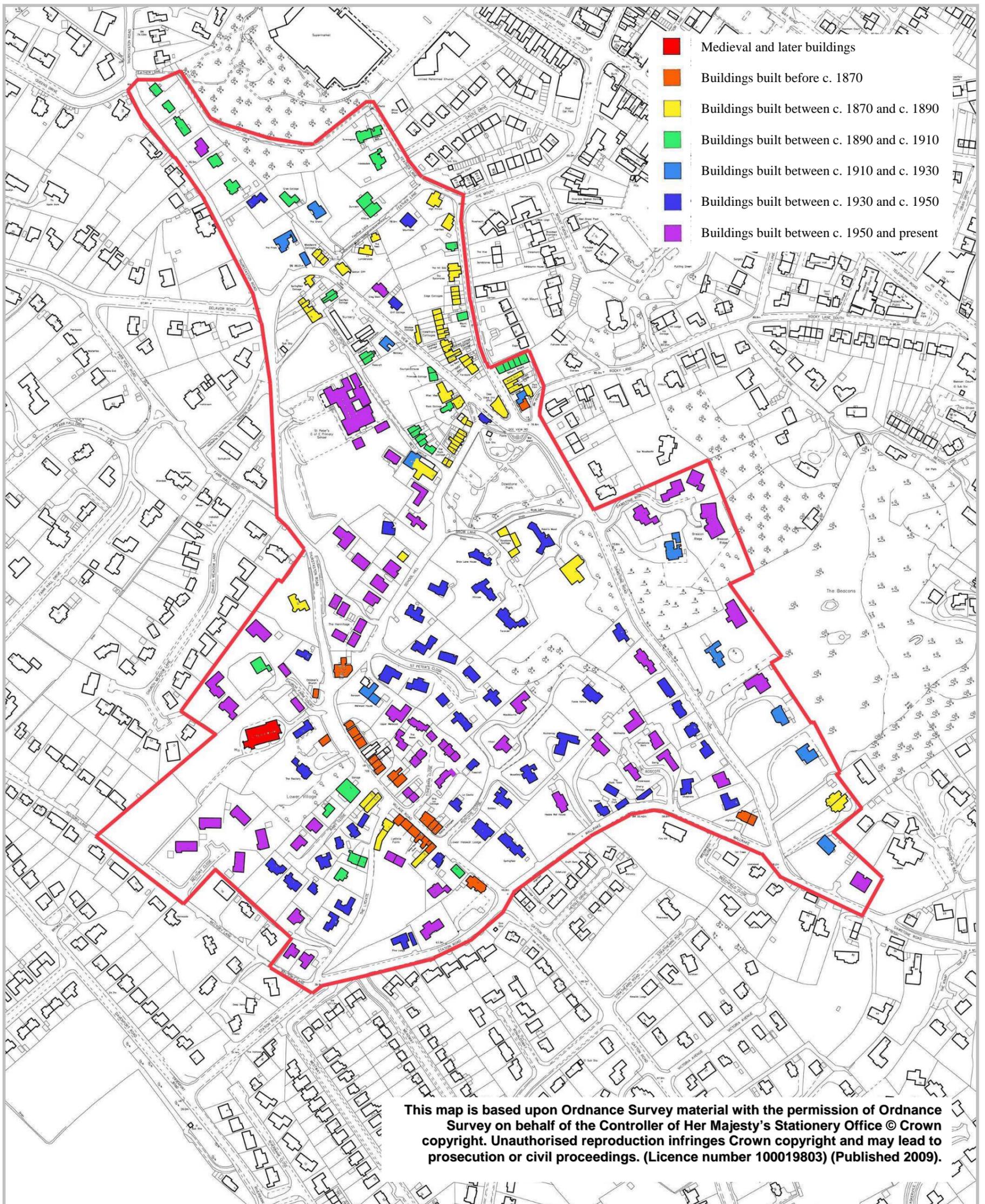
NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
Inglewood		136	Was like Redcroft, now cream render, slate roof, white pvc windows.		B
Greenfields		1327 138	2 storey house pebbledash render, slate roof, timber windows.	Poor condition.	D
Laburnam Cottages		139 140	2 storey double brick house, spar render, pink render window surrounds, slate roof, white sash windows.	Much extended but good.	A
<b>Station Road</b>					
St. Hilliar			Single storey bungalow in straw coloured brick with stonewold concrete tile roof, white upvc windows, prominent double garage doors.	Good condition, good hedge, good scots pine trees.	C
4			Single storey bungalow, dapple brick with cream rendered extension, plain concrete tile roof, upvc windows.	Over large flat roof extension to east side, good pine tree.	C



HESWALL LOWER VILLAGE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

APPENDIX B – PLAN SHOWING CONSERVATION AREA BOUNDARIES, LISTED BUILDINGS AND DISTINCTIVE CHARACTER AREAS

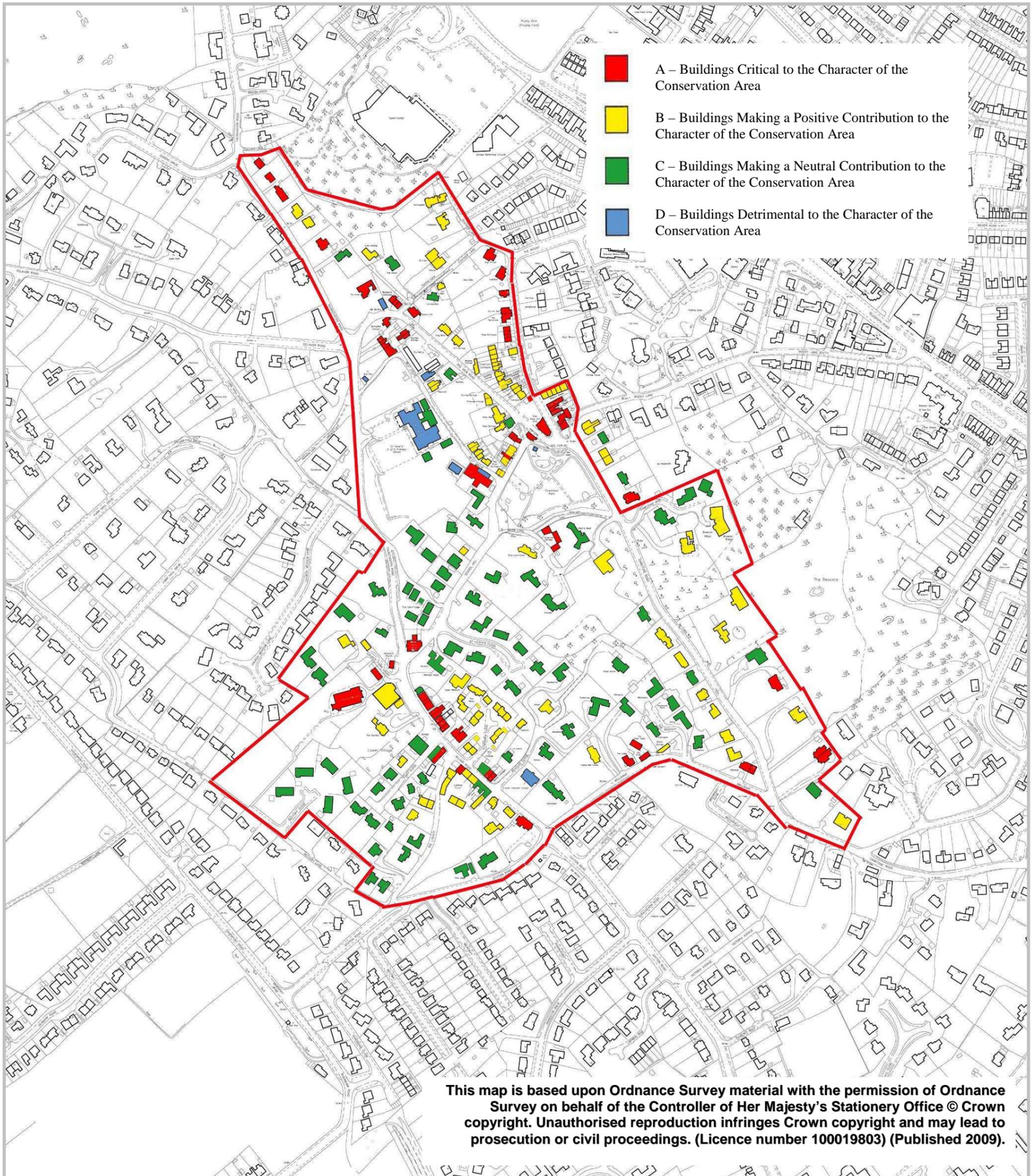
Donald Insall Associates Ltd. 2007 – Wirral Council 2009



HESWALL LOWER VILLAGE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

APPENDIX C – PLAN SHOWING RELATIVE AGES OF BUILDINGS WITHIN THE CONSERVATION AREA

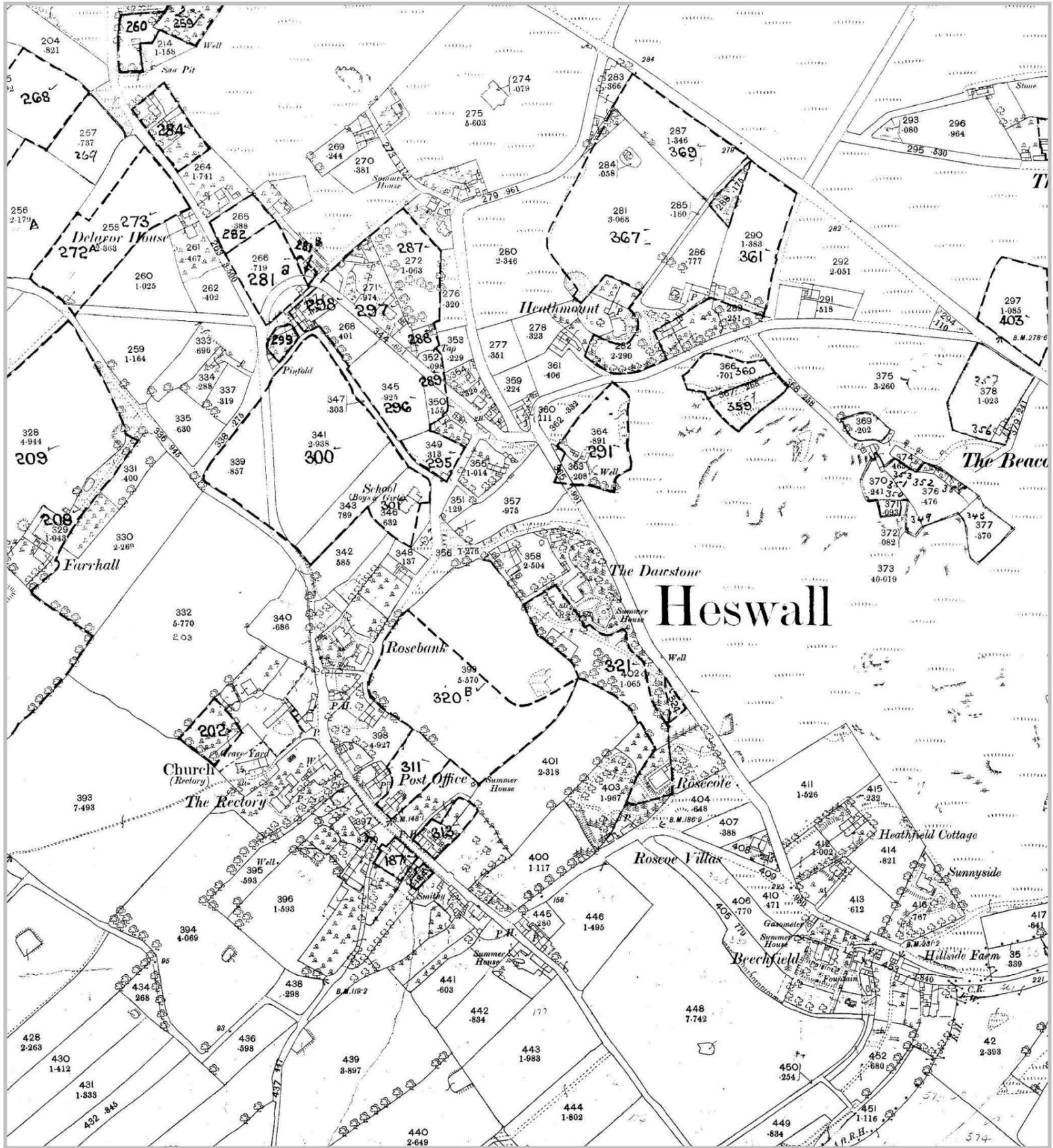
Donald Insall Associates Ltd. 2007 – Wirral Council 2009



HESWALL LOWER VILLAGE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

APPENDIX D – PLAN SHOWING BUILDING CONTRIBUTIONS

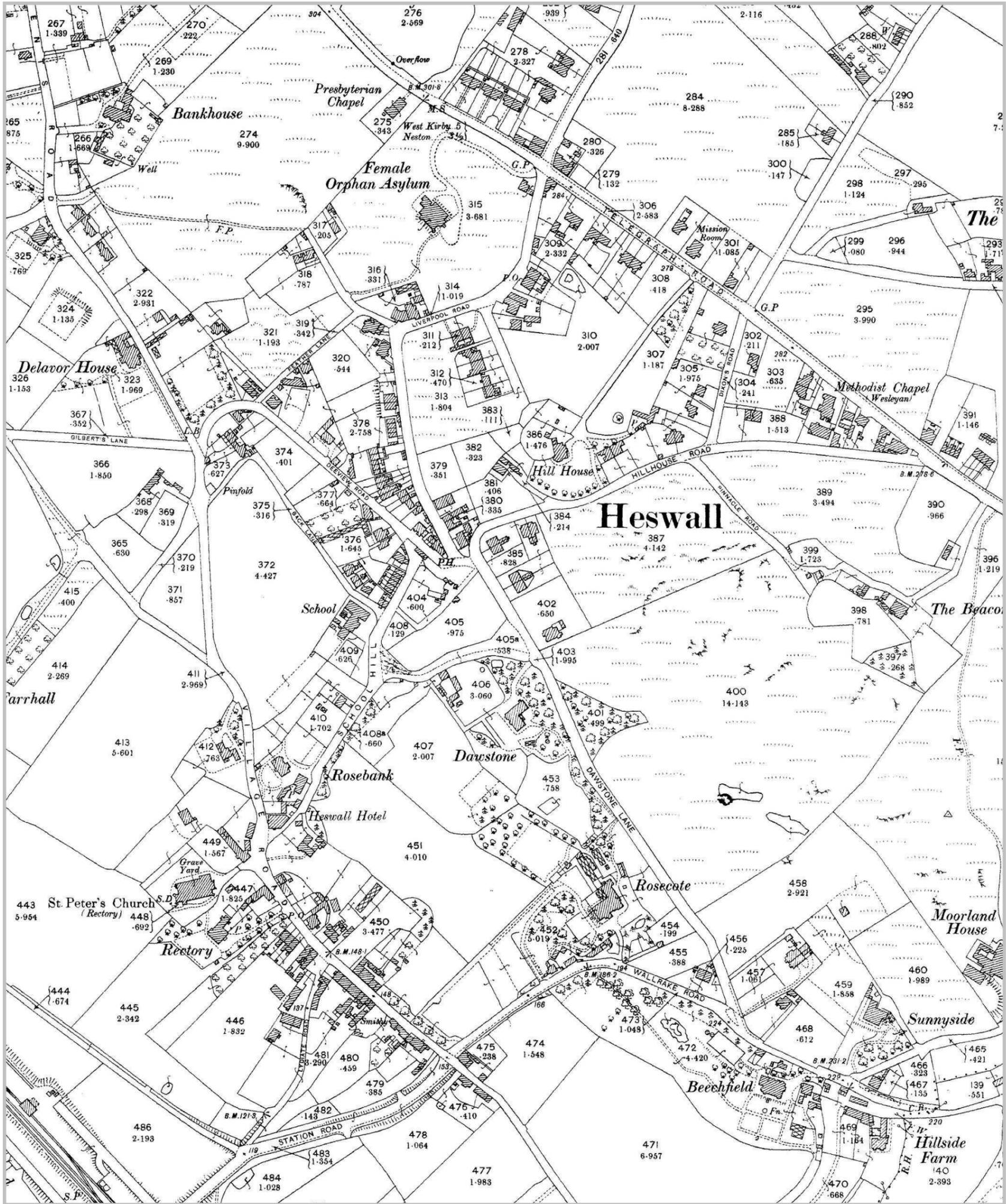
Donald Insall Associates Ltd. 2007 – Wirral Council 2009



HESWALL LOWER VILLAGE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

APPENDIX E1 – HISTORIC MAPS – 1870s OS MAP

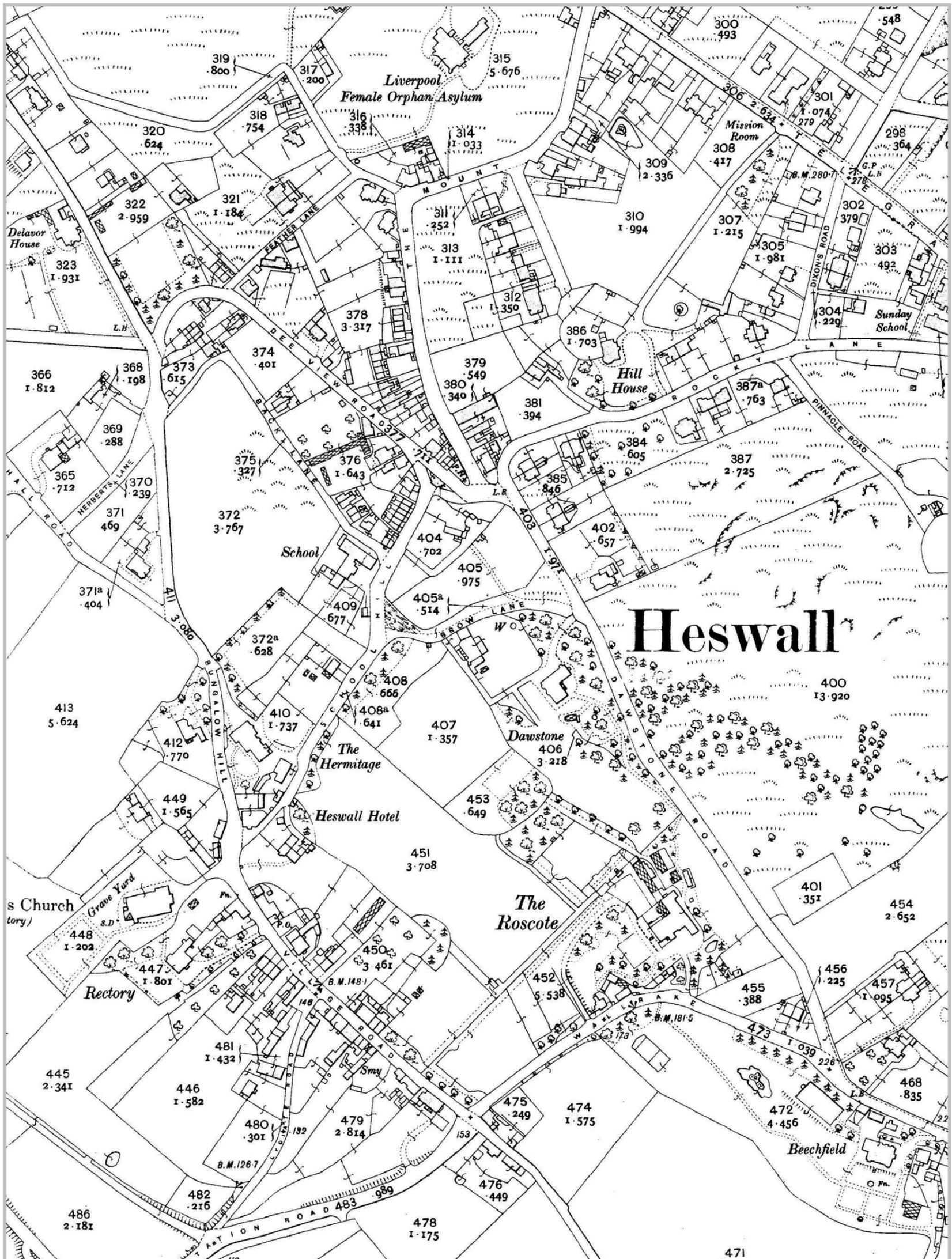
Donald Insall Associates Ltd. 2007 – Wirral Council 2009



HESWALL LOWER VILLAGE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

APPENDIX E2 – HISTORIC MAPS – 1890S OS MAP

Donald Insall Associates Ltd. 2007 – Wirral Council 2009

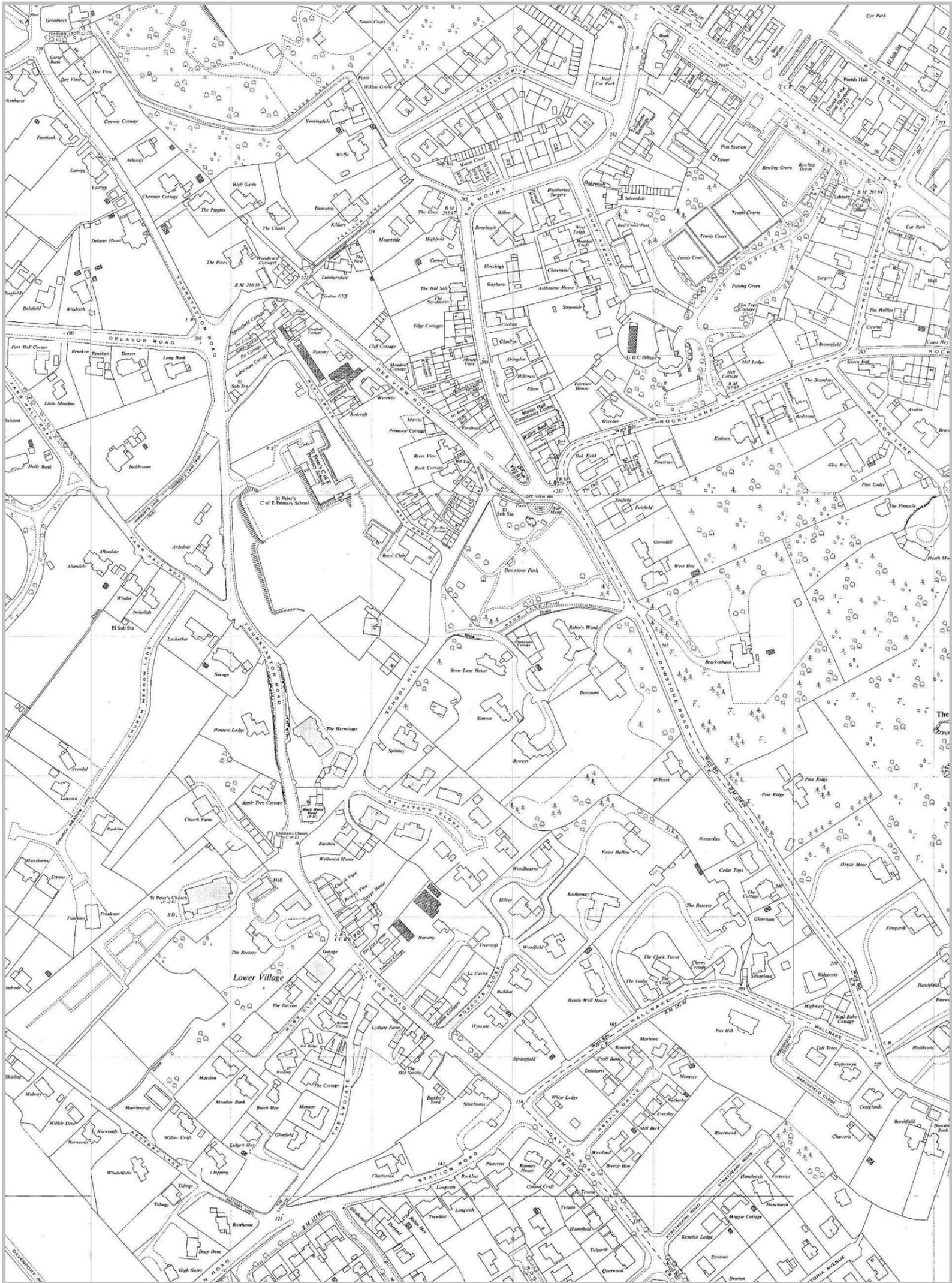


HESWALL LOWER VILLAGE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

APPENDIX E3 – HISTORIC MAPS – 1910S OS MAP

Donald Insall Associates Ltd. 2007 – Wirral Council 2009

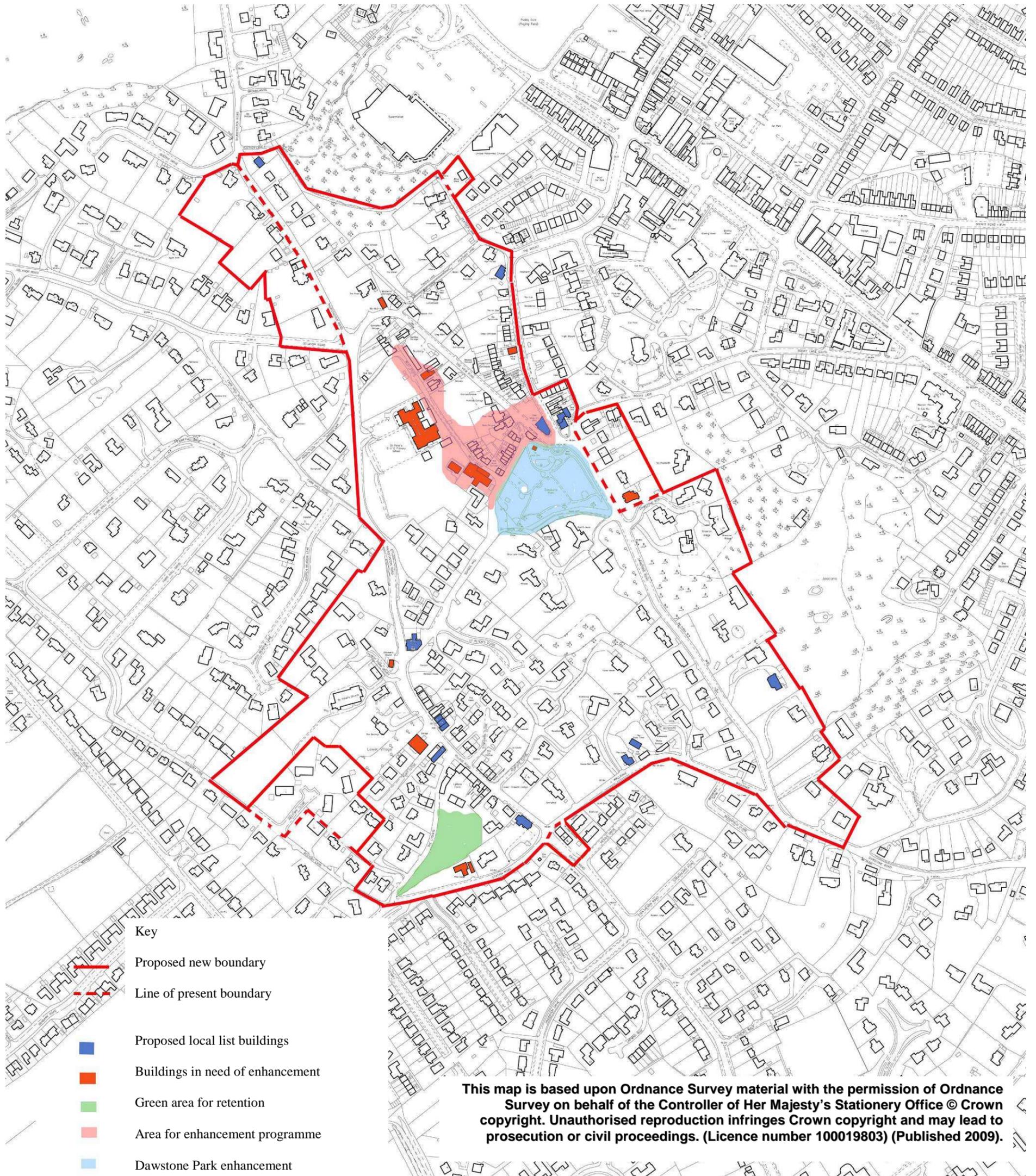




HESWALL LOWER VILLAGE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Appendix E5 – Historic Maps –1950s OS map

Donald Insall Associates Ltd. 2007 – Wirral Council 2009



HESWALL LOWER VILLAGE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

APPENDIX F – PLAN SHOWING MANAGEMENT PROPOSALS

Donald Insall Associates Ltd. 2007 – Wirral Council 2009

## APPENDIX G

### Heswall Lower Village Conservation Area

Proposed schedule of buildings of historic or architectural interest for inclusion on a 'Local List'

Thurstaston Road	Gorse Bank
The Mount	Dee View Inn
	Highfield
	The Cottage
Dawstone Road	Hessle Moor
Wallrake	The Clock House
	The Lodge
Village Road	Stivelooms
	The Village Salon
	The Post Office
	The Village Gallery
	Black Lion Inn