



SAUGHALL MASSIE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

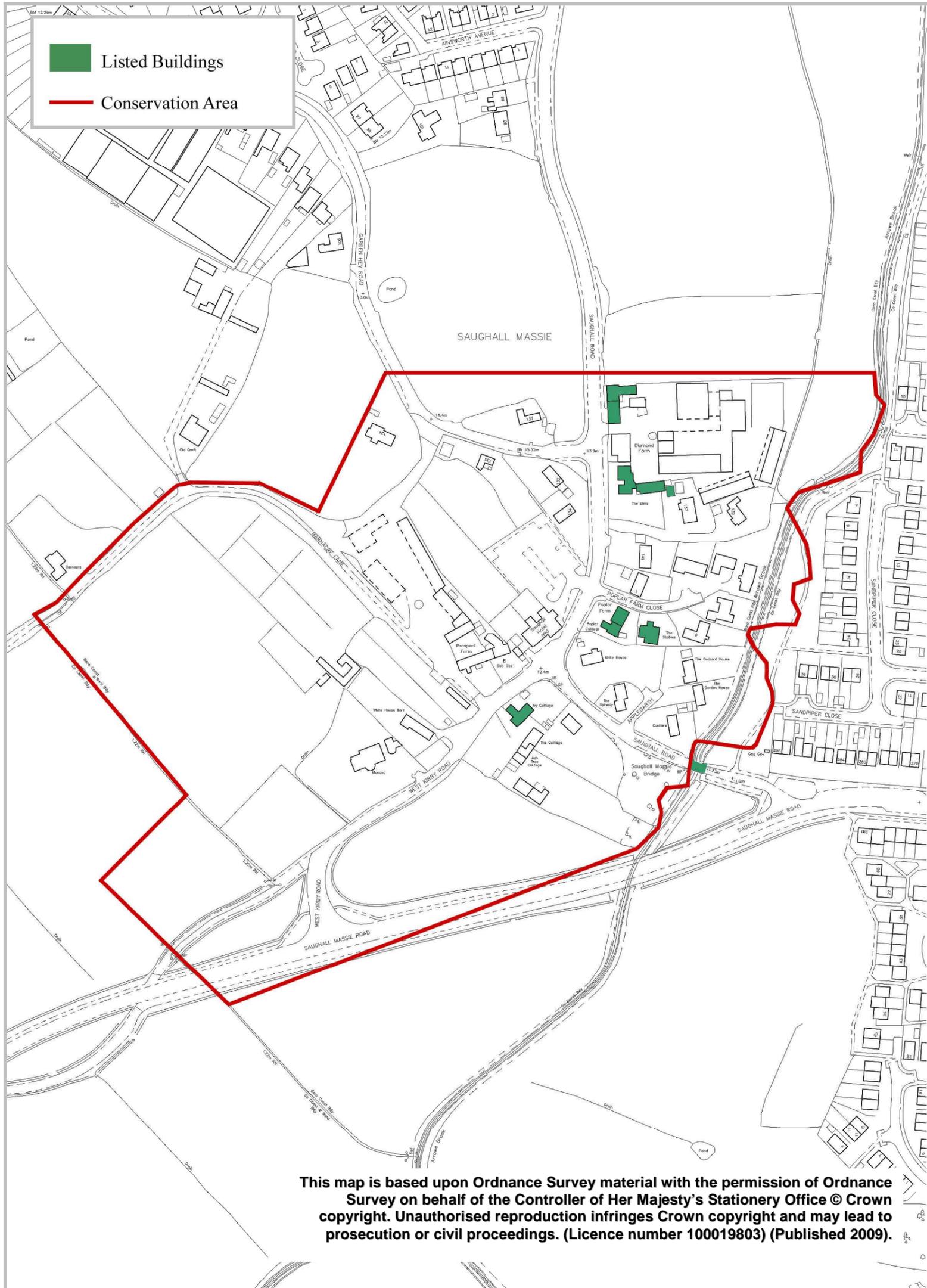
APPENDICES

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

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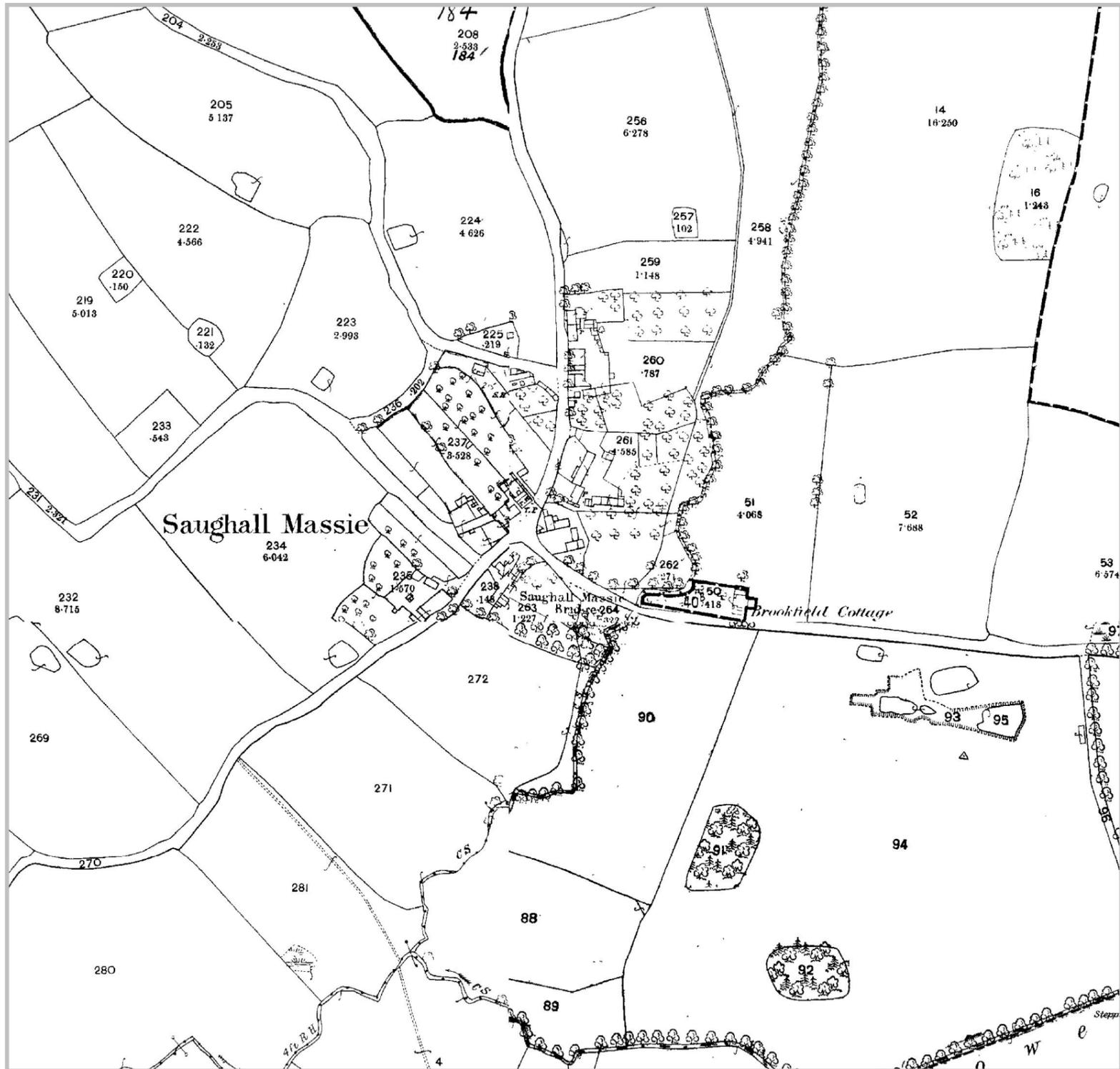
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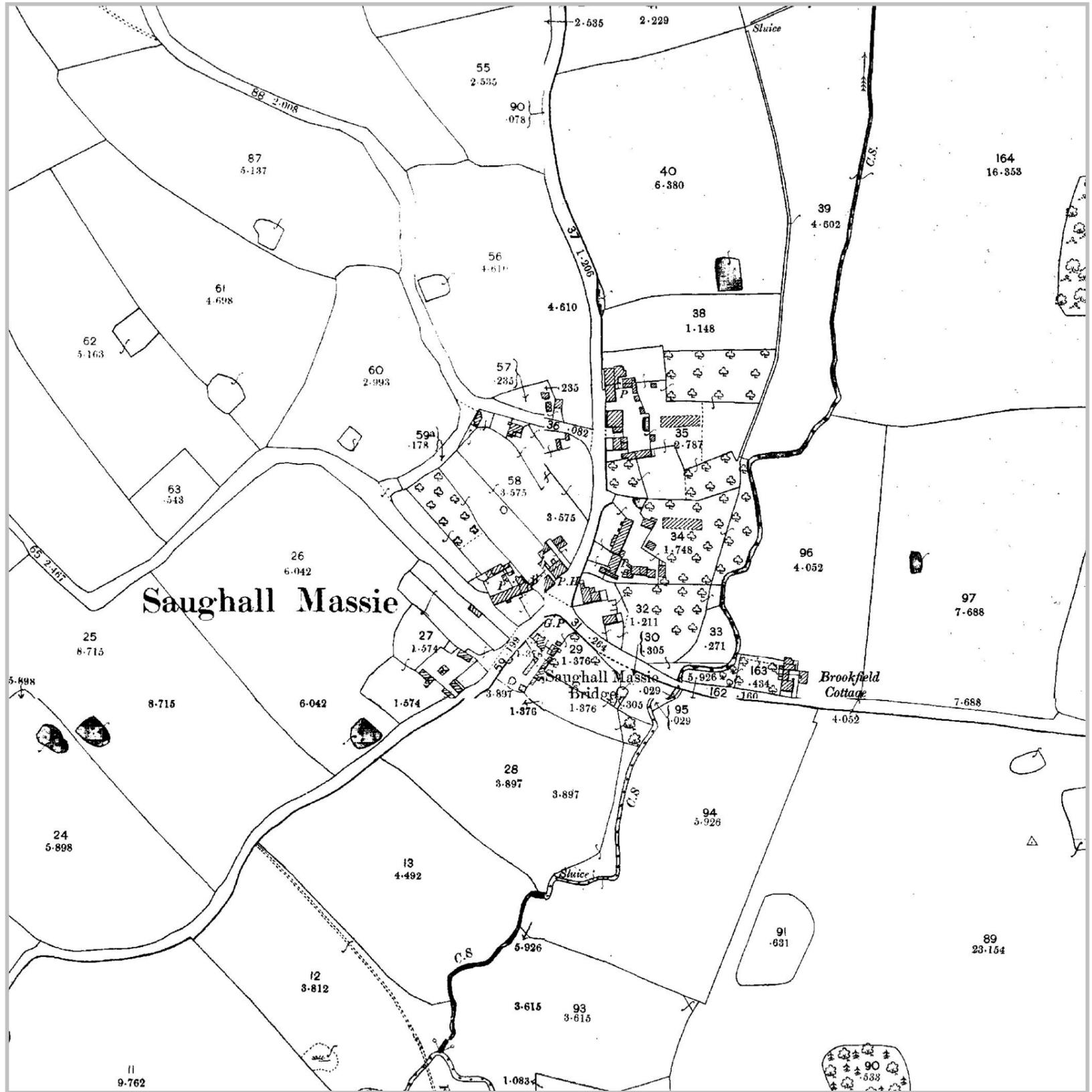
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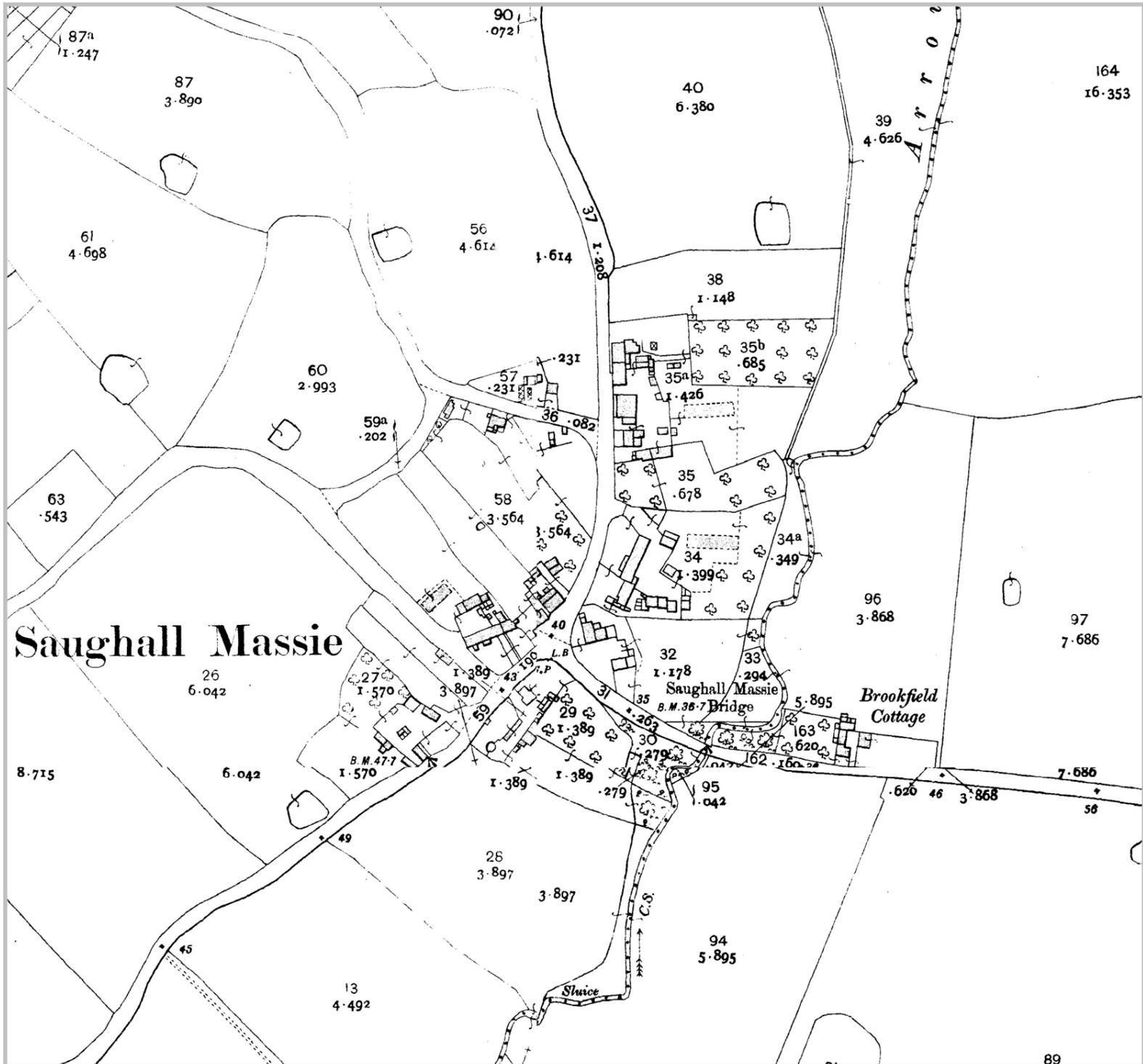
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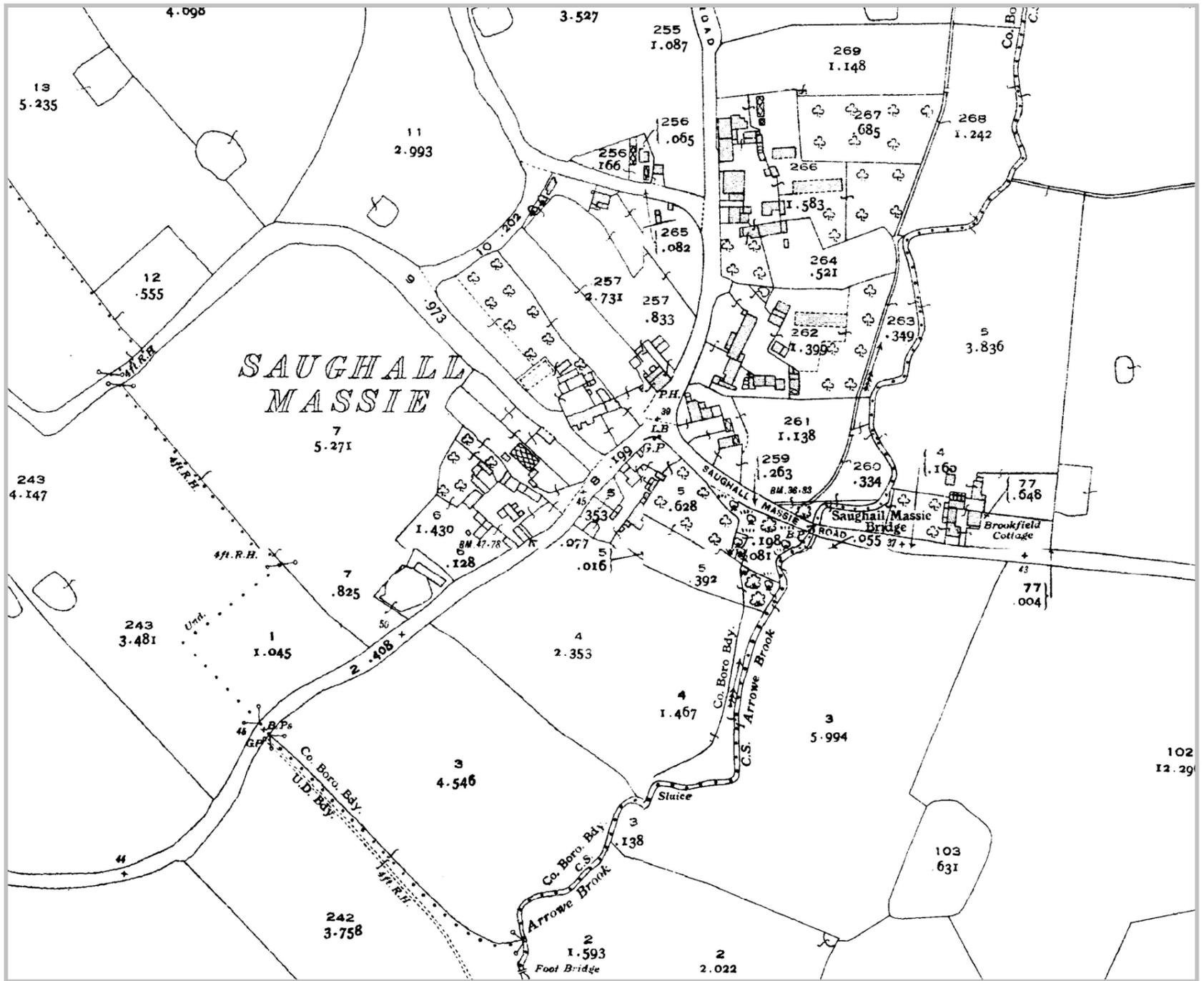
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APPENDIX D – HISTORIC PLANS – 1890s
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APPENDIX D – HISTORIC PLANS – POST 1945
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APPENDIX E -

GAZETTEER: 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: (Orange) – Buildings that make a major positive contribution to the character of the conservation area: buildings may have some alterations but original character is still prominent

C: (Yellow) – Buildings that contribute positively to the character of the conservation area. These may be modern buildings that have been designed with sensitivity to their context and have some features of architectural merit, or historic buildings that have had extensive alterations but their original character is still evident.

D: (Green) – Neutral - Either modern buildings of little interest or buildings where character has been lost beyond redemption.

E: (Blue) – Working farm buildings. Modern agricultural buildings are considered to be an additional neutral category. They are essential to the operation of the working farms which are an important element of the village's rural character. They are not however of any intrinsic architectural merit and also fall outside usual planning restrictions.

F: (Purple) – 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 sensitive modern buildings in good condition.

Each building is judged individually or within their immediate 'group' context. Whilst category D 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 individually neutral buildings the interest of the area could be diluted, therefore they would have an overall detrimental effect. The prominence of a building is also considered, as a poorly designed building can have a limited impact if it is generally hidden from view but a major negative impact if prominently located.

There should be a general presumption in favour of retaining all category A, B and C buildings. Policies should be put in place to encourage the enhancement of, in particular, category B, C and D buildings. Category F 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 may be described for the sake of brevity as being original. Features altered or replaced during the historic development of a building might also be referred to as original. Clearly modern or unsympathetic elements are identified where they are considered to be detrimental to the overall character of the area or to a particular historic building. In a study of this depth it is not possible to state categorically the date of any given element or its date in relation to a building's original construction.

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NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
Saughall Road (east side)					
Diamond Farm , house and attached barn		9679 9678 9677 9680	Two storey, two bay Georgian farmhouse. Brick with stone quoins, plinth and string courses. Low pitched slate roof with gable end chimneys. Gauged brick arches to door and window heads. Original small paned (8 over 8) exposed sash box windows in painted timber. Vertical boarded timber door asymmetrically located. Ground floor slightly below ground level. Metal railing to front boundary. Date stone of 1728. Three bay brick barn. Low pitched slate roof. Ventilation slots and blocked pitching eye to end gable. Buttresses and blocked cart entrance to road elevation. Front elevation straight onto pavement. Some later openings.	The house and barn are listed grade II. A very attractive early Georgian house, prominently located on the edge of the village. The house appears occupied but is in need of some repair and maintenance (eg flaking paint). The barn is also in need of maintenance and repair, with staining and spalling brick suggesting failed rain water goods. It is underused or vacant. The barn may attract attention for conversion to other uses.	A
Diamond Farm detached barn		9675 9676	18 th or 19 th century brick barn with lean-tos. The barn has diamond pattern ventilation holes. Main barn has profiled sheet roof covering. End lean-to has slate roof. Side lean-to is roofless. Medium height stone wall to front boundary.	The barn is a historic curtilage building to the grade II listed farm house. The building is in a very poor state of repair. Open space is overgrown and self seeded trees developing. The barn is underused/vacant and at risk of accelerating decay. It may attract attention for conversion to other uses.	A
The Elms		9672 9673 9674	Two storey, two bay 17 th century house. Rendered with low pitched slate roof. Corbels now below eaves level suggest that eaves have been raised. Gable ends have original decorative corbelled string courses and mullioned windows. Upper mullioned window has drip stone. Date stone of 1670. Main elevation has later window openings with small paned painted timber casement windows. Later extension to the south, also two storey and rendered under slate roof with painted timber casement windows. Linked brick	The house is listed grade II. The house is fully occupied and in generally good condition. Gardens are well maintained. The render on the old part of the house appears dense and modern, and shows some signs of cracking. The house may have been rendered in the past, when masonry buildings were often lime washed or lime rendered. Modern render is of a different appearance to lime render and can contribute to water penetration	A - house & barn C - extension

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NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
			barn to the east. Medium height stone wall to front boundary. Timber five bar gate.	and other damp problems. Unclear if the barn is in joint ownership with The Elms.	
Barn to rear of The Elms		0108	18 th or 19 th century single storey brick barn. Profiled sheet roof with grey terracotta ridge tiles.	The barn appears to be a historic curtilage building to the grade II listed The Elms. The building is in a poor state of repair. The barn is underused/vacant and at risk of accelerating decay. It may attract attention for conversion to other uses.	A
137		0106	Two storey modern detached house. Soft textured red brick and slate roof. Small end gable chimney. Large paned side hung uPVC windows in squarish openings. Simple design based on local vernacular. Set back behind The Elms and accessed via a gravel drive.	The house appears occupied and in good condition. Part of a well designed infill development of several around 1980. See also Poplar Farm Close.	C
139		0105	Two storey modern detached house. Soft textured red brick and slate roof. Small end gable chimney. Large paned side hung uPVC windows in squarish openings. Simple design based on local vernacular. Set back behind number 137 and accessed via a gravel drive. Timber 5 bar gate and conifer hedge to drive.	The house appears occupied and in good condition. Part of a well designed infill development of several houses around 1980. See also Poplar Farm Close.	C
141		0110	Two storey modern detached house. Soft textured red brick and slate roof. End gable chimney. Large paned uPVC sliding sash windows. Simple design based on local vernacular. Medium height stone wall to front boundary. Timber 5 bar gate and gravelled drive.	The house appears occupied and in good condition. Part of a well designed infill development of several houses around 1980. See also Poplar Farm Close.	C
Poplar Farm		9663	Two storey, two bay farmhouse. Brick with stone quoins, plinth and string courses. Low pitched slate roof. Central chimney stack. Gauged brick arches to door and window heads. Modern uPVC casement windows. Door centrally located. Medium height stone wall to front and side boundary. Roughly hewn stone gate posts. Date stone of 1714. Small brick porch extension to side elevation.	The house is listed grade II. The house is fully occupied and in fair condition. Gardens are well maintained. The replacement windows are particularly unfortunate on such an important historic building. The original design should be researched and reinstated at the first opportunity.	A

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NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
Poplar Cottage		0113	Single storey side annex to Poplar Farm. Textured render on stone base. Steeply pitched slate roof with gable to front. Flat roofed extension to rear. UPVC windows. Roughly hewn stone gate posts. 20 th century wrought iron gate and tarmac drive.	House appears fully occupied and in fair condition. Textured render and uPVC windows detract from the character of the area and the adjacent listed building. if Poplar Cottage may form part of the Poplar Farm dwelling house.	D
White House		0116 9656 9661 9662	Two storey mid 20 th century detached house. Painted brick with plain red tile roof. Detached. Main elevation to the south or garden frontage with small gabled dormers over upper windows. Two brick chimney stacks. Parapet detail to gable ends. Small paned uPVC casement windows. Built in the 1950s. Low stone retaining wall with overgrown hedge and small trees to the boundary.	Built on the site of the mediaeval White House. The first house is thought to have dated from 1323, rebuilt in 1590 and demolished in 1953 to make way for the current building. The farm buildings for White House Farm were on the west side of West Kirby Road, where a converted barn remains. The current house appears occupied and in a fair condition. The main elevation is attractive but the more prominent rear and side elevations are not well proportioned.	D
The Spinney		9657	Two storey modern detached house. Painted render and interlocking grey concrete tile roof. Brown uPVC windows. End gable chimney stack. Low stone retaining wall to the front boundary.	The house appears occupied and in good condition. Its elevated position above Saughall Road gives it some prominence. While reflecting some aspects of the local vernacular the choice of glazing and roofing materials detracts from its appearance.	D
Saughall Road (west side)					
132		9684	Two storey modern detached house. Smooth painted render and slate roof. End gable chimney. Small single pane vertical sliding sash windows. Small lean-to porch. Simple design based on local vernacular. Date stone of 1980. Medium height stone wall backed by mixed hawthorn hedge to front/side boundary.	The house appears occupied and in good condition. Part of a well designed infill development of two houses around 1980. See 134.	C

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NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
134		0109	Two storey modern detached house. Smooth painted render and slate roof. End gable chimney. Small single pane vertical sliding sash windows. Small lean-to porch. Simple design based on local vernacular. Medium height stone wall backed by tall beech hedge to front boundary.	The house appears occupied and in good condition. Part of a well designed infill development of two houses around 1980. See 132.	C
The Saughall Hotel		9655 0665 9666 9692	Italianate late 19 th century public house. Two storeys plus attic and three bay frontage. Rendered. Hipped slate roof with elaborate cornice. Prominent chimneys to side gables. Original vertical sliding sash windows with central glazing bar to first floor. Flat roofed extension to south. Mullion and transom ground floor windows to with coloured glass. Access ramp to main door. Further extensions to rear. High brick wall to service yard and low brick wall to car park.	Prominently located in the heart of the village. Generally well maintained but profusion of signage, dilapidated gates to yard, high and low modern brick walls all detract. The car park is an important and historically open space within the village. The current landscaping however detracts from the rural character of the village.	B - main building F - extension
Garage to rear of Ivy Cottage		0114	Stone built garage with slate roof, probably late 20 th century. Stained timber effect garage door. Stone setts to drive. Flanked by low stone walls. Largely clad in ivy.	Set back from the road partially hidden from view by steep banks to either side this modern building does not adversely impact on the character of the area.	D
Workshop / garage to rear of Ivy Cottage		0115	Smooth rendered single storey building with slate roof. No windows visible. Probably late 20 th or early 21 st century.	This substantial single storey structure sits on a bank high above the sunken section of Saughall Road leading to the bridge. It is partially hidden by hedging. Its bulk and the absence of any fenestration make it a rather lumpy and unattractive building. If the hedge was lost or reduced in height it would become visually intrusive. Unclear if it is in joint ownership with Ivy Cottage or The Cottage (See West Kirby Road).	F

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NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
Saughall Massie Road					
Saughall Massie Bridge		9644 9645 9646 9647 9648	Single span bridge over Arrowe Brook. Built 1829 by Thomas Brassey and his partner William Lawton. Local buff sandstone. Segmental arch with arch ring and vousoir. Spandrels of roughly dressed coursed stone. Large ashlar block parapet walls with square piers. Small paved area with information panel to the south.	The recently opened by pass has removed considerable traffic from the bridge and the village as a whole. Thomas Brassey was one of the most important engineers and contractors of the 19 th century, particularly as a prolific builder of railways. Saughall Massie bridge was his first commission.	A
Poplar Farm Close					
1		0112	Two storey modern detached house. Soft textured red brick and slate roof. End gable chimney. Large paned side hung uPVC windows in squarish openings. Stone garage with slate roof to front. Simple design based on local vernacular. Medium height stone wall to front boundary. Timber 5 bar gate. Brick paved drive and tall conifer hedge to front and side boundary.	The house appears occupied and in good condition. Part of a well designed infill development of several houses around 1980. (See Saughall Road east side) ?	C
2		9667	Two storey modern detached house. Smooth painted render and slate roof. Wood effect large paned uPVC side hung windows in squarish openings. Small end gable chimney. Simple design based on local vernacular. Brick paved drive.	The house appears occupied and in good condition. Part of a well designed infill development of several houses around 1980. (See Saughall Road east side)	C
3		9669	Two storey modern detached house. Smooth painted render and <i>slate roof</i> . Stained timber side hung casement windows with curved head rail and single glazing bar in squarish openings. Small end gable chimney. Simple design based on local vernacular. Low stone wall and gravel drive to front.	The house appears occupied and in good condition. Part of a well designed infill development of several houses around 1980. (See Saughall Road east side)	C

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NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
4		9668	Two storey modern detached house. Smooth painted render and slate roof. Stained timber side hung casement windows with curved head rail and single glazing bar in squarish openings. Small end gable chimney. Simple design based on local vernacular. Low stone wall and gravel drive to front.	The house appears occupied and in good condition. Part of a well designed infill development of several houses around 1980. (See Saughall Road east side)	C
5		9668	Two storey modern detached house. Smooth painted render and slate roof. Wood effect large paned uPVC side hung windows in squarish openings. Small chimney to rear. Simple design based on local vernacular. Medium height stone wall to front boundary. Timber 5 bar gate and gravel drive.	The house appears occupied and in good condition. Part of a well designed infill development of several houses around 1980. (See Saughall Road east side)	C
6		0111	Two storey modern detached house. Smooth painted render and slate roof. Wood effect uPVC side hung windows with single glazing bar in squarish openings. Small end gable chimney. Simple design based on local vernacular. Medium height stone wall to front boundary. Brick paved drive. Large native tree within front garden.	The house appears occupied and in good condition. Part of a well designed infill development of several houses around 1980. (See Saughall Road east side)	C
The Stables		9670	One and a half storey stone built former outbuilding to Poplar Farm. Local buff sandstone and low pitched slate roof. Arched cart entrance (now glazed), pitching eye (now glazed), ventilation slots and external stone stair to first floor. One gable end opening has carved stone ovolo mouldings to the reveals and lintel carved in the form of a flat Tudor arch. External end gable chimney stack. Later lean-to extensions and modern window openings. Medium height stone wall to boundary. Mid 19 th century.	The former outbuilding is listed grade II. It appears to be occupied and in good condition. The origin of the finely executed window surround is a mystery. Similar details can be seen on a former outbuilding to the rear of Poplar Farm (See Poplar Farm Close). The more recent alterations (in particular the large modern opening and flush fitted window on the front elevation) detract from the character of the building.	A

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NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
Applegarth					
The Orchard House		9654	Two storey modern detached house. Smooth painted render and interlocking grey concrete tile roof. Small paned uPVC casement windows in wide openings. No chimney. Flat roofed dormers and ground floor bow window. Mock fan light to front door.	The house appears occupied and in good condition. Part of an infill development of three houses around 1980. (See Applegarth). The character of this house is rather suburban and relates only marginally to its context. Its location means that it is not highly prominent.	F
The Garden House		9652	Two storey modern detached house. Smooth painted render and interlocking grey concrete tile roof. Small paned uPVC casement windows in wide openings. No chimney. Flat roofed dormers and ground floor bow window. Mock fan light to front door.	The house appears occupied and in good condition. Part of an infill development of three houses around 1980. (See Applegarth). The character of this house is rather suburban and relates only marginally to its context. Its location means that it is not highly prominent.	F
Conifers		0117	Two storey modern detached house. Smooth painted render and interlocking grey concrete tile roof. Small paned uPVC casement windows in wide openings. No chimney. Ground floor bow windows. Mock fan light to front door.	The house appears occupied and in good condition. Part of an infill development of three houses around 1980. (See Applegarth). The character of this house is rather suburban and relates only marginally to its context. Its location means that it is not highly prominent.	F
Garden Hey Road					
124, The Flayes		9682	One storey plus attic mid 20 th century detached house. Smooth painted render and plain buff concrete tile mansard roof with dormers. Hipped gable to front elevation. Small paned casement windows. Brick chimney, plinth and dressings to arched front door. Mature mixed native hedges to front boundary. Extensive gardens.	An attractive large detached house in the Arts and Crafts style. The design includes elements not found in the local vernacular. However the restraint and overall quality of design along with the colour and texture of materials make this a house that, on balance, contributes to the	C

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				character of the area. It sits at the edge of the village adjacent to open fields and paddocks.	
136, Beaconsfield Cottage		9683	Two storey, two bay villa. Mid 19 th century. Brick with stone lintels and sills to front elevation, painted smooth render to side elevation. Low pitched hipped slate roof. Original large paned vertical sliding sash windows in painted timber. Brick chimney. Low stone wall backed by mature mixed and hawthorn hedge to front boundary.	The house appears occupied and in good condition. A plain but attractive Victorian house which reflects the local vernacular. It sits in a spacious setting of its own gardens, backed by neglected orchards and paddocks. The detached garage is out of character with the area as a whole.	B
137, The Gardens		9681	One and two storey mid 20 th century cottage. Smooth render with exposed feature lintels and sills and red plain tile roof. Small paned painted timber casement windows. Two small chimneys. Gabled porch. Medium height stone wall to front boundary.	The house was once part of a market garden or nursery, now apparently a fully occupied house in good condition. It is prominently located on the edge of the village opposite Diamond Farm. The red tiled roof, profusion of gables and busy detailing (eg contrasting sills and lintels) are not features seen in local vernacular buildings. The large extent of hardstanding in the front garden also detracts from the overall rural character of the area.	D
West Kirby Road (south side)					
Ivy Cottage		9685 9686 9689 9642 9643	One storey plus attic 17 th century cottage. Mainly buff sandstone and thatched roof. Chamfered stone surrounds to some windows. Mainly modern replacement horizontal sliding sash windows in painted timber. Timber barge boards to gables. Eyebrow dormer to front elevation. Brick chimney. Date stone of 1690. Brick and slate single storey extension to north side. Medium height stone wall to front boundary. Small picket gate to front garden and timber five bar gate to gravelled drive.	The cottage is listed grade II. Its origins may be older than the date stone indicates. Thatch was once a common roofing material. This is one of relatively few thatched buildings which remain in Wirral. The house appears occupied and in generally good condition. Attractive mixed shrub planting to the drive.	A

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NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
The Cottage		9637	Two storey terraced cottage. Probably early or mid 19 th century in origins with more modern additions and alterations. Smooth render and a low pitched slate roof. Brick chimney stacks. Modern painted timber casement windows in small mainly squarish openings. Lean-to porch at front.	The house appears to be occupied and in good condition. It is a simple vernacular building. The Cottage and adjoining Ash Tree Cottage are set back from the road behind large mainly lawned gardens containing some mature trees but with no distinct boundary treatment.	B
Ash Tree Cottage		9637	Two storey terraced cottage. Probably early or mid 19 th century in origins with more modern additions and alterations. Smooth render and a low pitched slate roof. Brick chimney stacks. Modern painted timber small paned casement windows in rather wide openings, fitted flush.	The house appears to be occupied and in good condition. It is a simple vernacular building although the existing window openings are wider than traditional openings would be on such a building. Also the flush fitting of the windows near the front face of the buildings is not a typical traditional detail. Ash Tree Cottage and the adjoining The Cottage are set back from the road behind large mainly lawned gardens but with no distinct boundary treatment.	B
West Kirby Road (north side)					
Prospect Farm (north cottage)		9640 9638 9633	Two storey stone cottage. Mainly red sandstone walls but including some buff sandstone and with a low pitched slate roof. One gable end chimney and one central stack, both brick. Modern small paned casement windows in painted timber, fitted flush in wide openings. Most openings have no lintel or sill. Modern small paned glazed door in painted timber. Two storey stone extension to rear. Buff sandstone and slate roof. End gable chimney in stone. Painted timber casement windows in squarish openings. Small flat roofed conservatory and stone and slate lean-to. The front of the building bears a modern date stone of 1539. The masonry on the cottage includes blocks of widely differing size, joint pattern and colour. There are vertical joints indicating	The house appears occupied and is in fair condition. At the time of this survey it was up for sale. This simple vernacular building is located prominently in the heart of the village. It forms part of the same building as the adjoining barn conversion. The existing fenestration pattern is relatively modern, perhaps carried out during conversion to residential use in the mid 20 th century. The inserted openings and window frame design detract somewhat from an otherwise very attractive and traditional building. The cottage is set well back from the road behind well maintained gardens. The garden contains an incongruous exotic tree,	A

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			<p>different phases of building. The predominant appearance of the cottage would suggest an agricultural building later converted to residential use and an 18th or early 19th century date. However it is possible that parts of a much earlier building survive amongst the later alterations and additions.</p> <p>Medium height stone boundary wall backed by a privet hedge. Gate constructed from old metal cart wheel.</p>	<p>probably a cordyline or Torr Bay palm.</p>	
Prospect Farm (south barn conversion)		9632 9639 9640	<p>Two storey converted agricultural building. Probably 18th or early 19th century. Hand made brown brick walls and low pitched slate roof. No chimney. Diamond pattern ventilation holes to front elevation. Two lean-tos with slate roofs, one red sandstone and one hand made brick. Only three very small squarish window openings with modern stained timber casements. Vertical boarded door, also stained.</p> <p>Rear elevation mainly brick with one bay in stone. Several door openings, perhaps former stables and several small windows. Openings to rear have chunky stone lintels. Doors and window frames as for front elevation.</p> <p>Medium height stone wall to front boundary backed by privet hedge. Stone setted courtyard to rear.</p>	<p>The house appears occupied and well maintained. This simple vernacular building is located prominently in the heart of the village. It forms part of the same building as the adjoining cottage.</p> <p>The existing doors and window frames are modern, perhaps installed during conversion to residential use in the late 20th century. It is a successful conversion that has retained the essential characteristics of the agricultural building.</p> <p>The converted barn is set well back from the road behind well maintained gardens.</p>	A
Outbuilding to rear of Prospect Farm		9631	<p>Two storey former outbuilding to Prospect Farm. Local buff sandstone and low pitched slate roof. Arched cart entrance (now glazed), probable former hoist / intaking doors, and external stone stair to first floor. Large lean-to extension.</p> <p>Projecting string course below eaves with frieze of larger stone blocks.</p> <p>Some openings have carved stone ovolo mouldings to the reveals and lintels carved in the form of a flat Tudor arch. These highly decorative openings contrast with the simple roughly finished vousoirs of the cart entrance and simple stone lintels to other openings.</p> <p>Windows and door screens are modern stained timber with</p>	<p>The former outbuilding appears to be occupied and in good condition.</p> <p>An attractive historic building forming a courtyard group with the other Prospect Farm buildings. This is the only remaining historic farmyard group in the village.</p> <p>The origin of the finely executed window and door surrounds remains a mystery. A similar detail can be seen on a former outbuilding to the rear of Poplar Farm (See Poplar Farm Close)</p> <p>The existing doors and window frames are modern, perhaps installed during conversion to residential use in</p>	A

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			<p>small panes and vertical boarding. Medium height stone boundary wall. The former outbuilding sits in a courtyard paved with stone setts and sandstone paving flags. Modern date stone of 1848.</p>	<p>the late 20th century. It is a successful conversion that has retained the essential characteristics of the agricultural building</p>	
Annexe to Outbuilding, rear of Prospect Farm		0104	<p>Single storey red sandstone outbuilding. Low pitched slate roof. No chimney. Stone lintel to door but no other dressings. Modern small paned painted timber casements. Modern date stone of 1864. Small hanging sign over door.</p>	<p>Appears to be occupied and in use for a small craft business. Clumsy pointing detracts from the appearance of the stonework.</p>	B
White House Barn		9636	<p>Two storey converted barn, of 19th century date with an early 20th century addition. Red / brown brick with slate roof. Modern window openings in a regular pattern with small paned uPVC window frames. Medium height stone wall to part of boundary. Five bar gate. Small detached reclaimed brick garage.</p>	<p>The house appears to be occupied and in good condition. This agricultural building originally formed part of a group associated with White House (see Saughall Road east side). The conversion of this building has tended to undermine its original agricultural character, through the non-traditional character of the window openings and frames.</p>	B
Mañana		9634 9635	<p>Mid 20th century bungalow. Smooth rendered walls under a steeply pitched red plain tile roof. Prominent semicircular bay window and conical roof to front elevation. Modern uPVC windows with applied leaded lights. Tile hanging to gable end. Garage of similar design. Medium height stone walls to drive entrance, with non-traditional decorative features. Modern wrought iron gates. Mixed hedges to front boundary.</p>	<p>The house appears to be occupied and in good condition. The garden is mainly of well maintained lawn. The character of this house is suburban and it incorporates bold geometric forms that relate only marginally to its context. Its location means that it is prominent when entering the village on West Kirby Road, especially during the winter when the hedge is bare of leaves.</p>	F



SAUGHALL MASSIE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

APPENDIX F – PLAN SHOWING EXISTING AND PROPOSED BOUNDARY
 Donald Insall Associates Ltd, 2007 – Wirral Council 2009