

THORNTON HOUGH CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

APPENDICES

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

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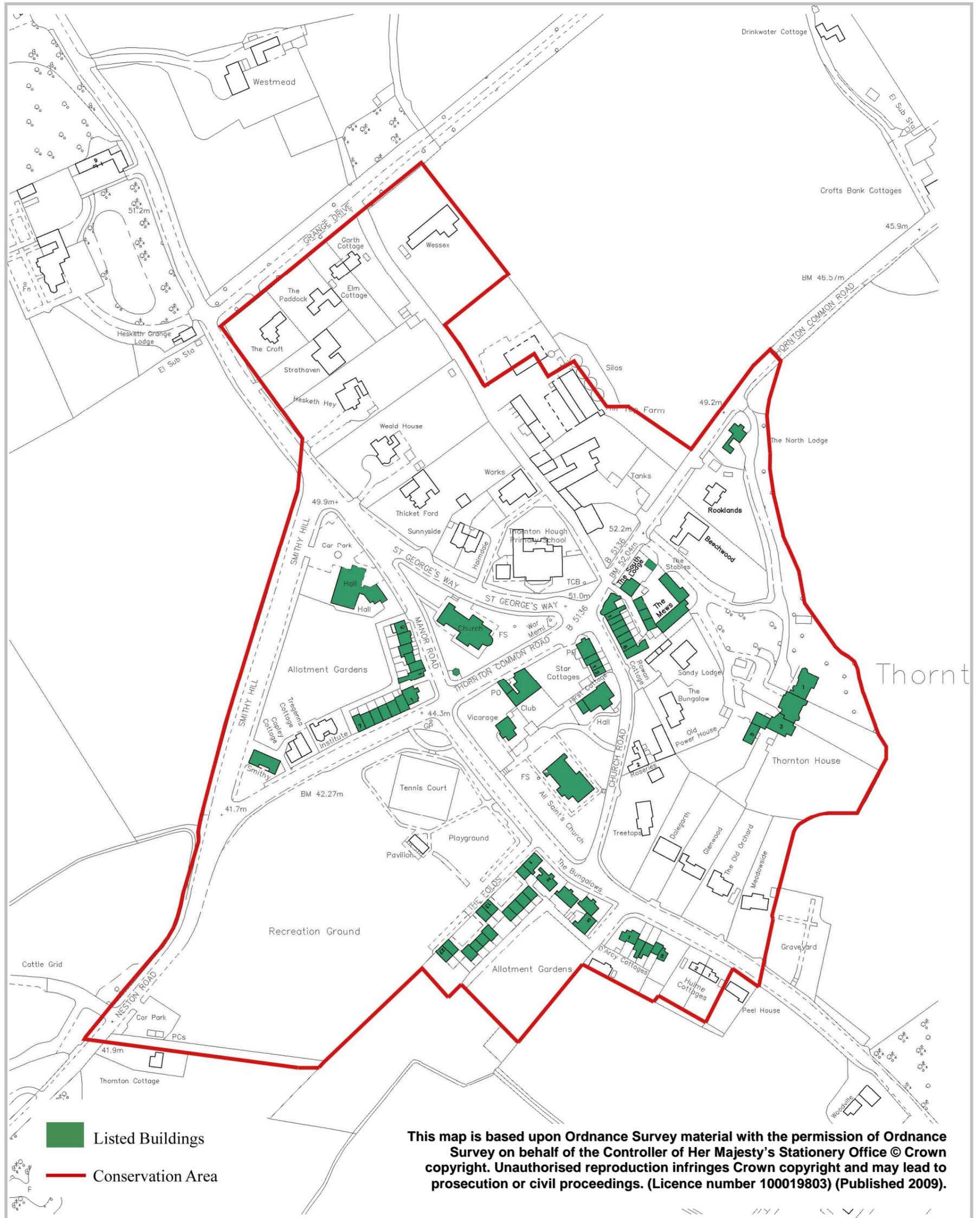
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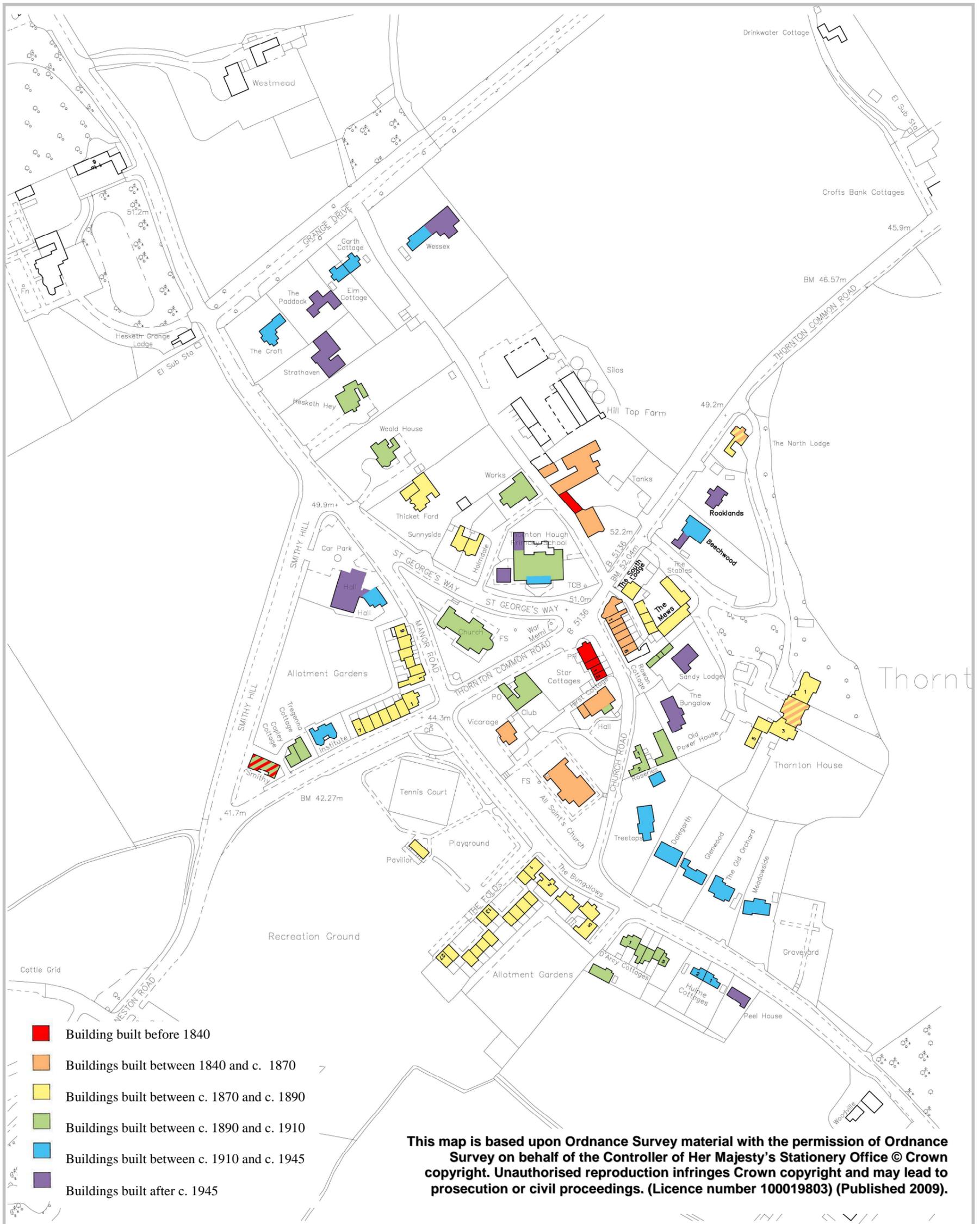
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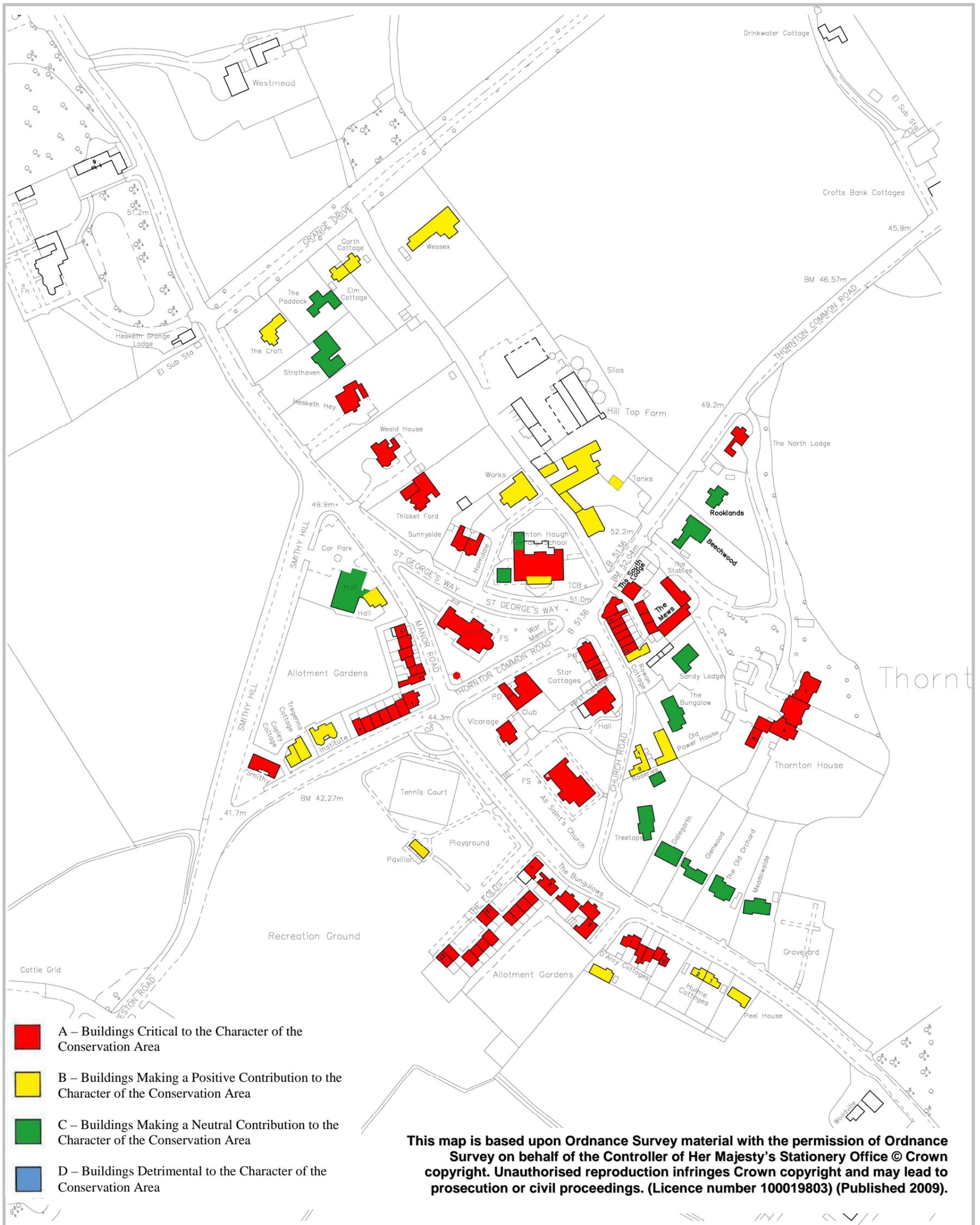
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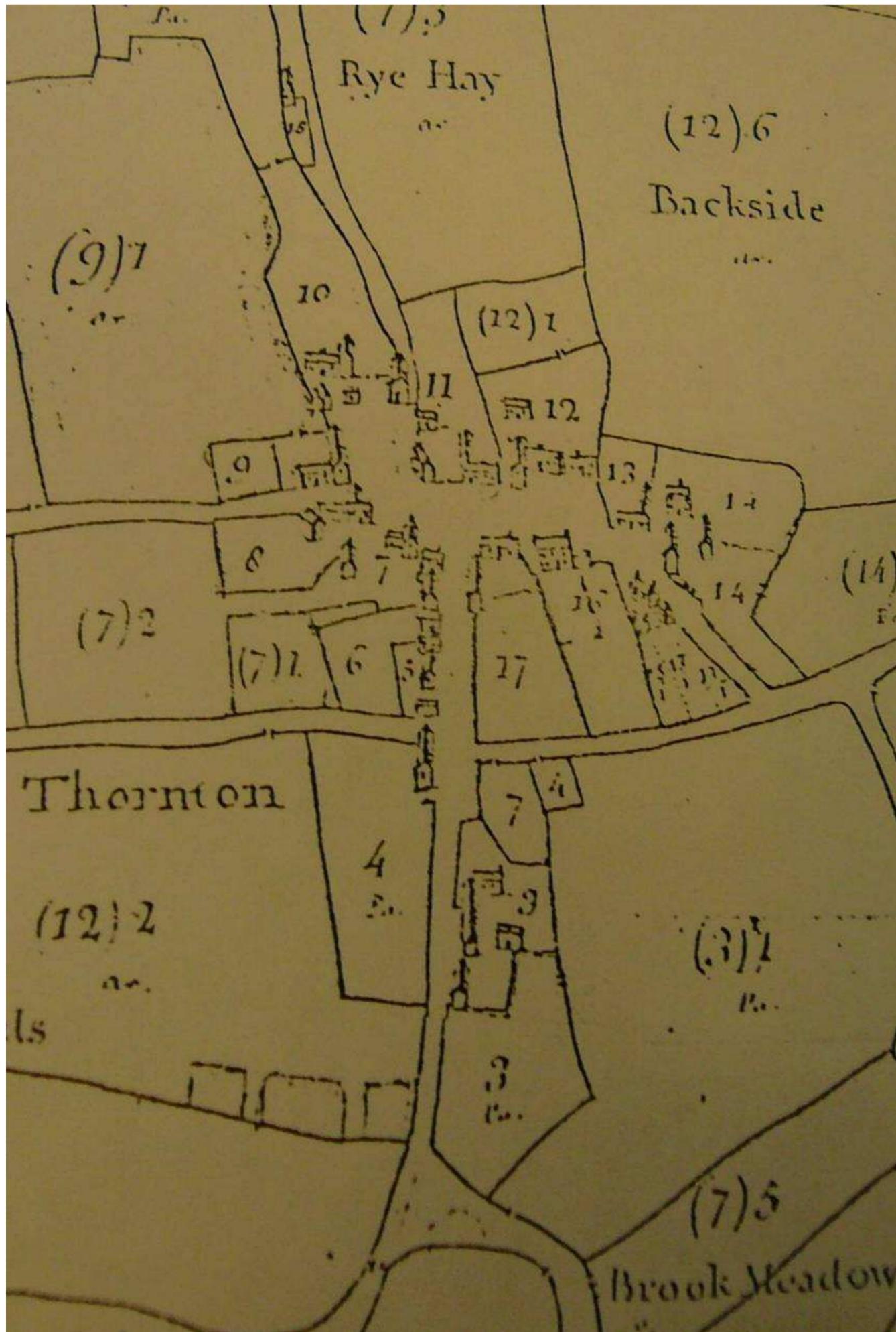
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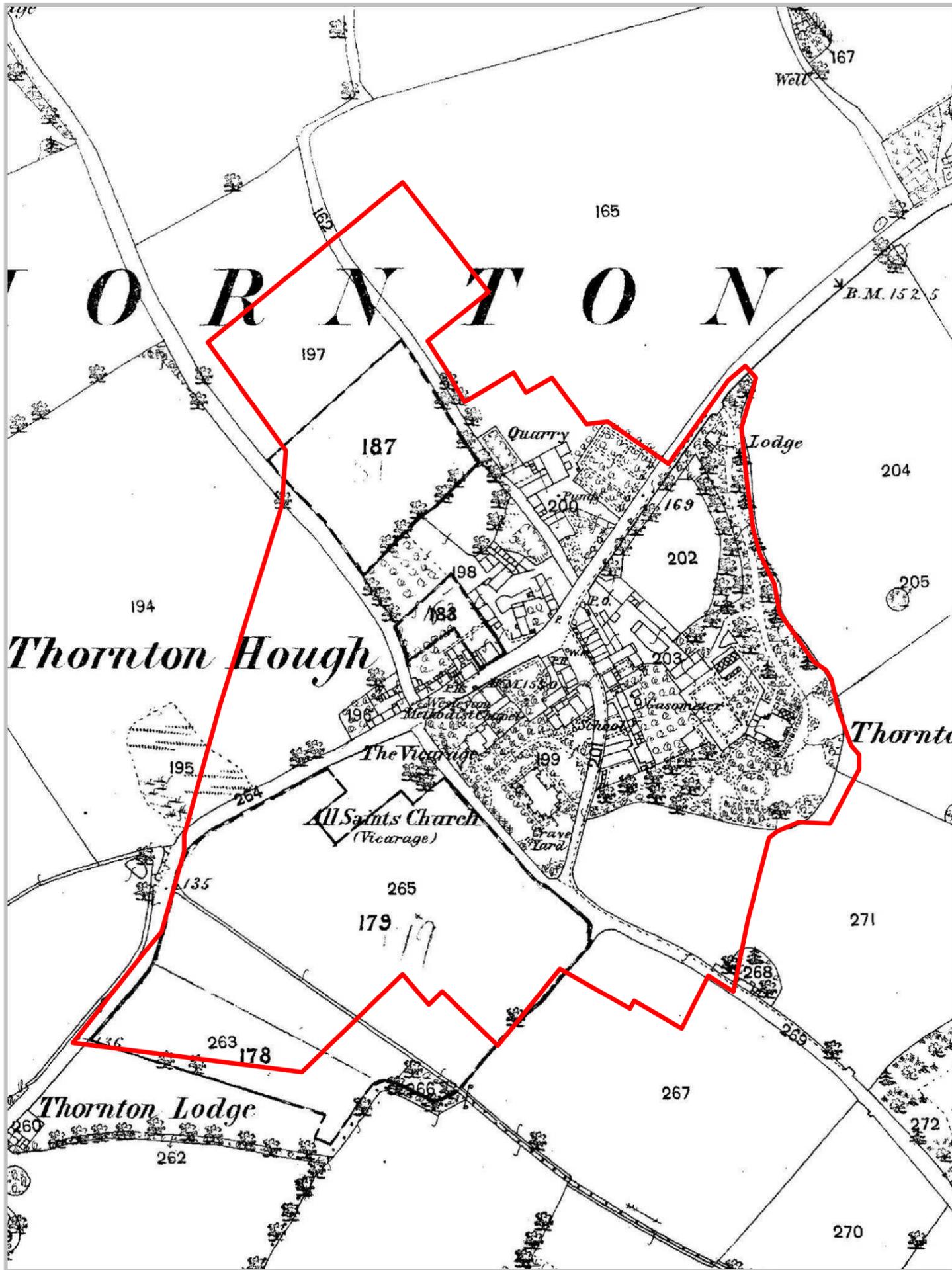
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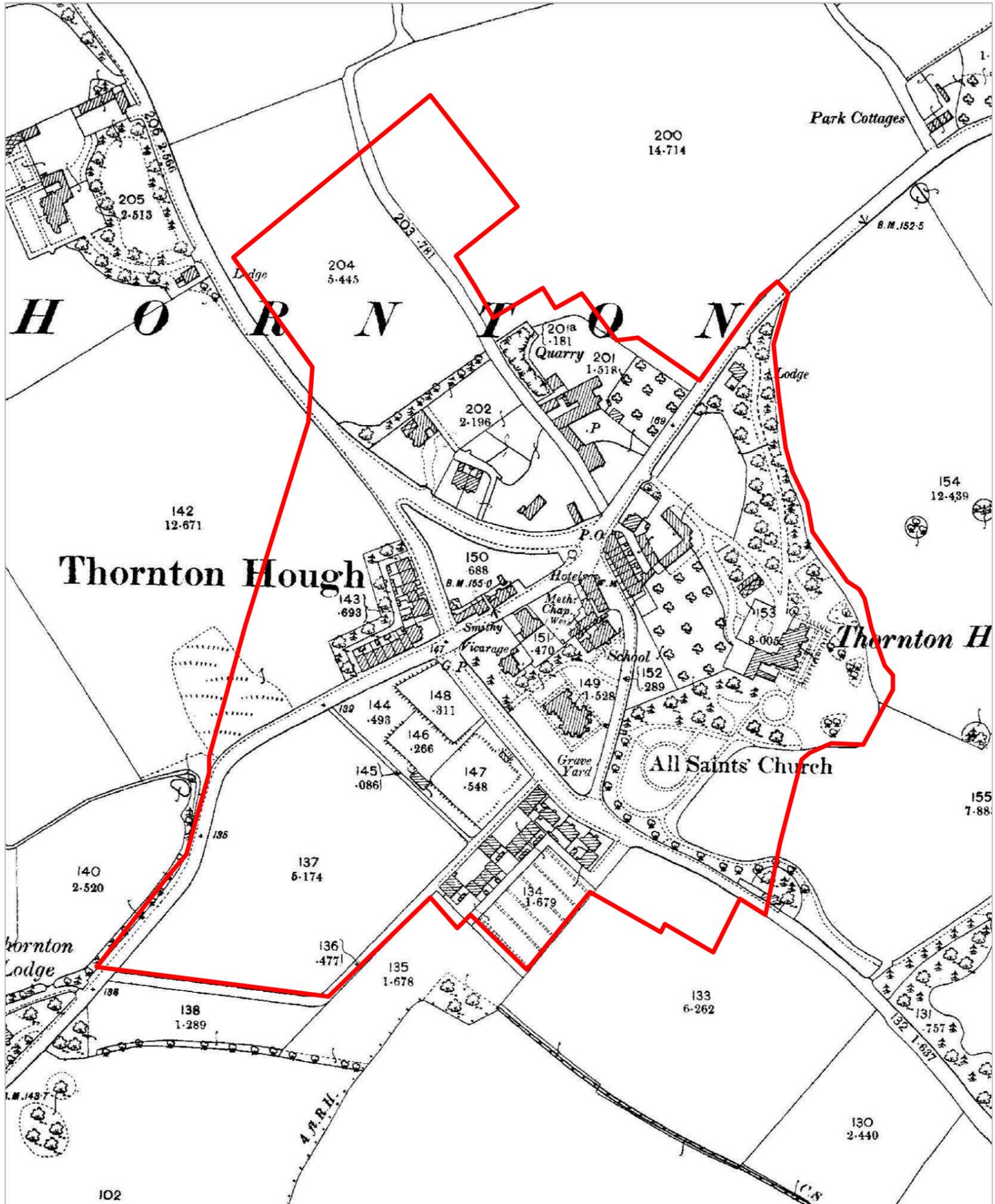
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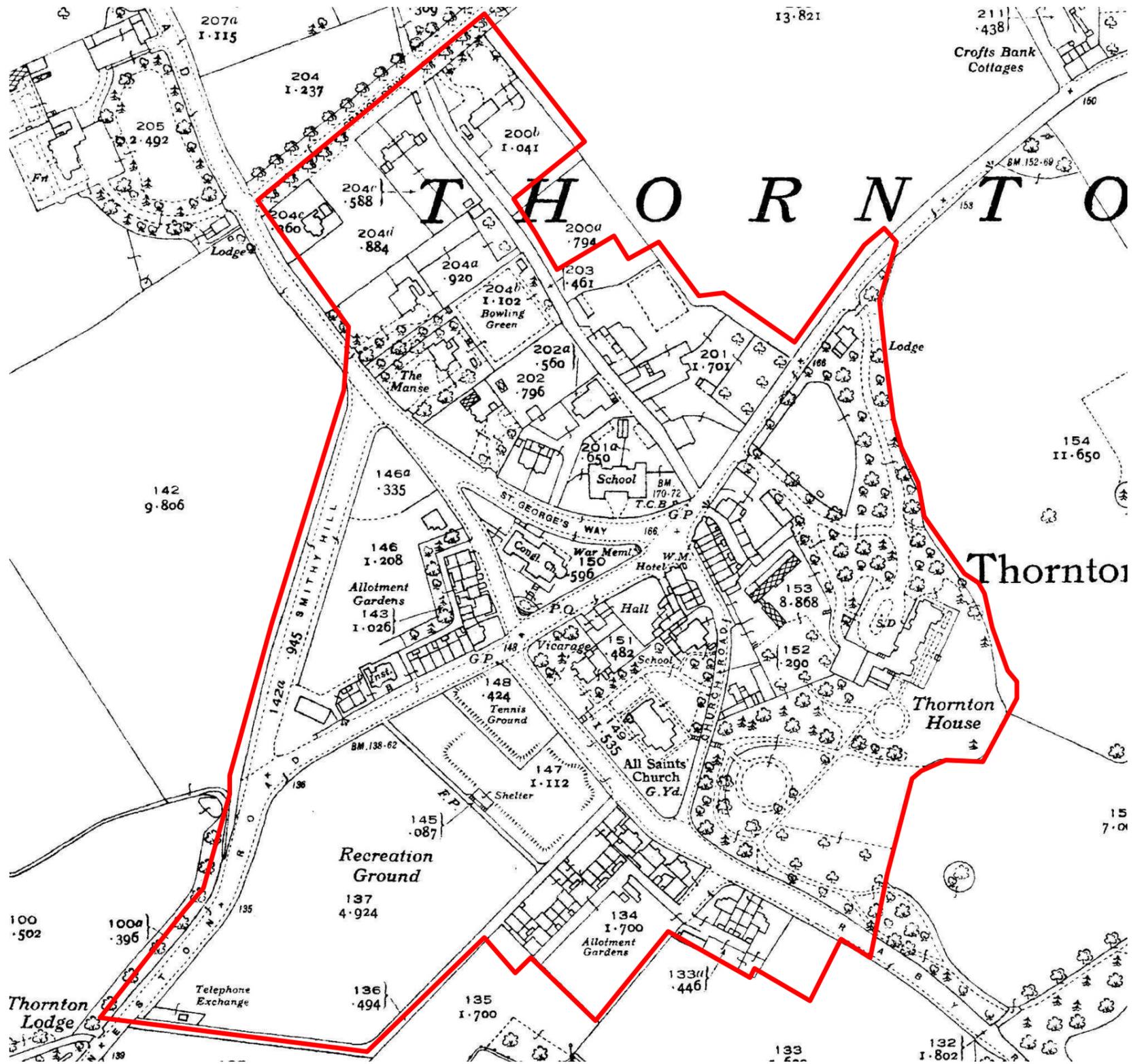
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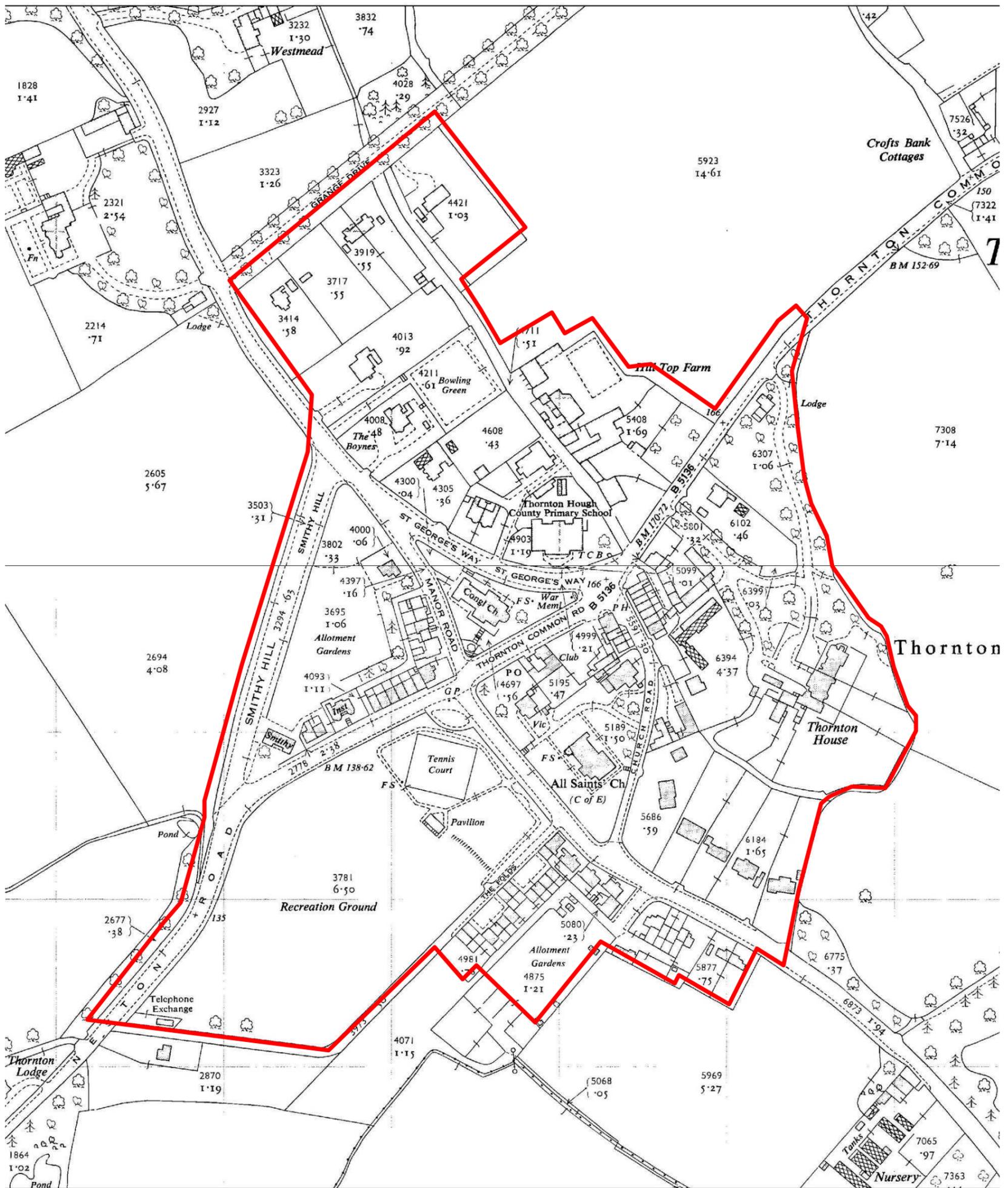
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APPENDIX E -

TABLE SHOWING BUILDING DESCRIPTIONS AND PHOTO REFERENCES

Refer to the inserted Appendix C for map of coloured buildings.

- 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.

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NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
Church Road					
The Seven Stars Public House		050, 051, 052, 053	Grade II listed public house. 2 storeys. Painted pebbledashed walls and slate roof. Early - mid 19 th century (thought to have been established 1840s)	Timber sash windows to around half of openings. Others UPVC or poor quality timber replacements. Original boundary treatment lost. Surface fixed wiring detrimental to appearance.	A
Star Cottage 1		053, 054	Grade II listed sandstone cottages with slate roof. Early to mid 19 th century.	Horizontal sliding sash windows.	A
Star Cottage 2		053, 054, 059	Grade II listed sandstone cottages with slate roof. Early to mid 19 th century.	Replacement timber casement windows. Obtrusive flat roofed porch. Boundary treatment removed.	A
Hall (formerly part of School and Master's House)		055, 056, 057, 058, 059, 060	Grade II listed building built as a school in 1866-8. Roughly hewn coursed sandstone and slate roof. Buff sandstone used for dressings. Stone store to l/h/s of main building.	Some damage to ridge tiles. Windows metal inserts in stone surrounds. Original front boundary wall, gateposts and gate. Later addition to r/h/s.	A
Hirst Cottage (formerly part of School and Master's House)		060, 061	Grade II listed building built as a school master's house in 1866-8. Now private dwelling. Roughly hewn coursed sandstone and slate roof. Buff sandstone used for dressings.	Some damage to ridge tiles. Timber sash windows in arch headed surrounds. Attractive CI finial on gable.	A
Wilshaw Terrace 1-6		062, 063, 064, 065, 066, 067, 068,	Grade II listed terrace dated 1870. Roughly hewn coursed sandstone and slate roof. Simple boarded doors with decorative brackets. Pointed arched sash windows.	Damage to ridge tiles. Large aerials on chimneys obtrusive.	A

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NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
		069			
Rowan Cottage		070	Grade II listed house, attached to Wilshaw Terrace, probably late 19 th century. Roughly hewn sandstone walls. Slate roof with diminishing courses. Most windows with leaded panes.	Later windows to dormer. Later extension to rear.	B
Sandy Lodge (not accessed from here)		-	Barely visible.	-	-
The Bungalow		071	Textured render / painted pebbledash. Roof artificial slates	Windows stained timber and adhered leading.	C
Old Power House			Barely visible.	-	-
1 Rosaries		072	Timber cladding and timber framing to first floor. Painted pebbledash elsewhere. Plain clay tiled roof.	Sandstone front boundary wall with hedge. Leaded windows	B
2 Rosaries		073, 074	Predominantly painted pebbledash. Timber frame with diagonal brick inserts to projecting porch.	Sandstone front boundary wall with hedge. Leaded windows	B
Tree Tops		075	Simple bungalow. Render with plain clay tile roof.	UPVC windows. Set back behind sandstone wall and attractive trees and shrubs.	C

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NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
Manor Road					
Hesketh Cottages 1-6		087-092, 094-101	Grade II listed cottages, c. 1890s. Timber framing and dressed ashlar. Plain clay tiled roof. Stained black cedar shingles to central gable.	Carved stonework to window surround. Leaded windows. Barley twist chimney stack. Other chimneys simple but elegantly proportioned.	A
Playgroup building part of Village Hall		102-4	Single storey building, c.1900. Timber cladding to wall, play clay tiled roof.	Timber casement windows, later flush door. Stone front boundary wall.	B
Village Hall		103-4	Late 20 th century. Buff brick with modern panels. Reconstituted stone slates to roof?	Stone front boundary wall. Crude signage. Picture windows.	C
Neston Road					
1		113, 114, 117	Grade II listed cottage, c. 1893. Timber framed with plain clay tiled roof.	Leaded windows with carved lintel. Carved barge board. Stone front boundary wall and hedge.	A
2		118	Grade II listed cottage, c. 1893. Brick with Dutch gable. Carved sandstone parapet. Plain clay tiled roof.	Timber casement windows.	A
3-4		119, 120-122	Grade II listed cottages, c. 1893. Dressed sandstone to ground floor, pargetted plasterwork to first floor. Stone slate roof.	Leaded windows. Attractive carved timberwork under oriel first floor windows.	A
5		123-126	Grade II listed cottage, c. 1893. Timber framed with plain clay tiled roof. Intricate carved timberwork to door surround, window heads and bargeboard.	Leaded windows. Chimney possibly reduced.	A
6-7		128-133	Grade II listed cottages, c. 1893. Red narrow bricks with stonework to ground floor of no. 6 and various details, such as to parapets, window surrounds etc. Plain clay tiled roof.	Leaded windows. Lead finial to no. 6. Polychromatic details to no. 7. Obtrusive waste / vent pipes on side elevation.	A

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NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
Women's Institute		134	Early-mid 20 th century, single storey building. Red / brown brick. Plain clay tiled roof.	Timber casements. Attractive front boundary wall and hedge.	B
Tregenno Cottage / Copley Cottage		135	Semi-detached pair. Painted pebbledash and timber framing. Leaded windows. Plain clay tiled roof.	Low sandstone front boundary wall. Windows to right house plain glass with adhered leading.	B
Smithy		137-140, 144	Grade II listed single storey building. Timber framed on a sandstone base. Large timber doors – main doors with attractive sign above. Very large stone slates to roof. Thought to have been rebuilt in 1905 or based on earlier building nearby.	There are a number of slipped slates and poor repairs. Broken glass to leaded lights. Setting of front could be improved. Setts to forecourt.	A
Raby Road					
2-4 – The Bungalows		166, 167, 169-172	Grade II listed single storey houses, c. 1890s. Render with exposed timber framed elements and stone chimney. Timber framed porch. Stone slate roof. Stone plinth base.	Leaded windows. Octagonal chimneys. Picket fence. Shingle roof over oriel window to no. 3.	A
5 – The Bungalows		173, 176	Grade II listed single storey timber framed building. Relatively simple in detail. Stone slate roof.	Octagonal chimneys. Windows plate glass with adhered leading. Timber door.	A
1-5 D'Arcy Cottages		177, 180	Grade II listed 2 storey terrace, c. 1906. Painted pebbledash / sandstone. Stone slate roof.	Leaded windows generally, although some replaced in plain glass. Picket fences to gardens.	A
1-2 Hulme Cottages		181	Early 20 th century semi-detached pair. Textured render with timber cladding to gable. Plain clay tiled roof.	Timber casements, but plain glass with adhered leading. Hedge to boundary.	B
Peel House		183	Early 20 th century detached house. Smooth painted render. Plain clay tiled roof.	UPVC windows. Concrete post fence to boundary.	B

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NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
Vicarage		185	Grade II listed building constructed of roughly hewn red sandstone, c. 1866-8. Westmorland slate roof. Buff stone dressings. Arched windows, some with carved bosses.	High sandstone boundary wall with trees and hedging. Timber casement / sash windows.	A
All Saints Church		186, 189	Grade II listed church constructed of roughly hewn red sandstone, c. 1867. Westmorland slate roof. Cast iron decorative ridge tiles.	Some ridge tiles damaged. Leaded / stained glass with buff sandstone tracery. Sandstone retaining wall around perimeter.	A
Dalegarth		191	Mid-late 20 th century bungalow. White render with a plain clay tile roof.	UPVC windows. Set back behind attractive sandstone wall, hedging, trees and shrubs,	C
Glenwood		192	Mid-late 20 th century bungalow. White render with a plain clay tile roof. Small dormer window	UPVC windows. Set back behind attractive sandstone wall, hedging, trees and shrubs,	C
The Old Orchard		193	Mid-late 20 th century bungalow. White render with a plain clay tile roof. Rooflight.	UPVC windows. Set back behind attractive sandstone wall, hedging, trees and shrubs,	C
Meadowside		194	Mid-late 20 th century bungalow. White render with a plain clay tile roof. Small dormer window	UPVC windows. Set back behind attractive sandstone wall, hedging, trees and shrubs,	C
Thornton Common Road					
Village Post Office and Club		200, 201, 203-4, 206	Grade II listed 2 storey building, c. 1904. Timber frame to first floor, sandstone to ground floor. Stone slate roof. Weather vane to roof.	Leaded windows. Entrance to club a little dingy. Pebbledashed annex to rear.	A
The Stores		202, 209-214	Grade II listed 2 storey building. Roughly hewn red sandstone with buff sandstone dressings. Westmorland slate roof. Turret roofs to corner and side porch.	Timber sash / casement / shop windows. Changed to shop opening. Chimney possibly reduced.	A

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NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
The South Lodge to Thornton House		214, 215, 217	Grade II listed lodge c. 1895. Bands of red and buff sandstone to ground floor, timber framing and cedar shingles to first floor. Plain clay tie roof.	Leaded windows. Sandstone front boundary wall with hedge.	A
Stables to Thornton House		218	Grade II listed stables c. 1895. Red and buff sandstone. Plain clay tie roof. Large sandstone chimney.	Largely hidden from road, although turret visible.	A
Thornton House		196, 224	Grade II listed large house, c. 1895, , now converted into 5 dwellings. Largely timber framed.	Tall chimneys important to skyline of building. Rest of building largely hidden. Large sandstone gateposts to Thornton Common Road.	A
Beechwood		220	Mid 20 th century bungalow. Light brown brick. Plain clay tile roof.	High sandstone front boundary wall and trees. UPVC windows.	C
Rooklands		221	Mid 20 th century 2 storey house. Buff brick. Plain clay tiled roof. Timber casement windows.	In dilapidated condition. Front boundary wall attractive but in need of repointing in lime mortar.	C
North Lodge to Thornton House		222-224	Grade II listed lodge, c. 1895. Timber framed with stone slate roof. Sandstone chimneys.	Very large gate posts. Leaded windows.	A
Hill Top farmhouse		228-230	Detached house, presumably early – mid 19 th century, possibly with later alterations. Now uses as offices? Rendered with slate roof.	Timber sash windows. Obtrusive fence to front boundary.	B
Hill Top farm		225-236	Agricultural buildings of various ages and materiald. Older buildings of red sandstone with slate roofs. Some more recent steel structures.	Some buildings converted.	B

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NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
St George's Way					
United Reformed Church		106-111, 116, 150-151, 240, 273	Grade II listed church, c. 1906-7. Sandstone with stone slate roof. Romanesque arched windows with carved stonework to surrounds.	Attractive sandstone walling and planting in grounds.	A
Thornton Hough Primary School		241-243	School, c1900 approx. Pebbledash with sandstone dressings. Plain clay tiled roof with central vent.	Railings and planting to perimeter. Obtrusive wires over elevation. Timber annex to LHS, brick annex to RHS.	Various A – Mainly B & C
Holmdale / Sunnyside		244-249	Semi detached pair of houses, c1900 approx. Red pressed brick / pebbledash. Hung tiles to end gable. Pargetting to rendered panels on front gables. Carved timberwork to brackets and gable details.	Timber casement windows. Hedges to boundaries. Good original condition.	A
Thicket Ford		250-254	Large detached house, c1900 approx. Red brick and timber framing. Pargetting to gable. Attractive dormer window. Plain clay tiled roof.	Brick front boundary wall with sandstone capping and gateposts. Attractive trees, hedges and shrubs in garden. Conservatory to LHS early, but in need of repair.	A
Weald House (formerly the Manse)		255-256	Large detached house, c1900 approx. Walls combination of pebbledash, timber framing and hung tiles. Plain clay tiled roof.	Timber casement windows – some leaded. Solar panels on roof. Red brick front boundary wall with sandstone capping and gateposts.	A
Hesketh Hey		257-259	Large detached house, c1900 approx. Timber framing / smooth render. Stone roof. Carved timber detail at eaves and to bargeboard.	Leaded windows. Front boundary treatment poor quality – combination of reconstituted stone and basic fence.	A
Strathaven		262	Late 20 th century bungalow. White render with timber framed elements. Plain clay tiled roof.	Modern picture windows. Poor quality high fence to front boundary.	C

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NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
Grange Drive					
The Croft		260	Early 20 th century large detached house. Painted pebbledash with timber framed elements. Plain clay tiled roof.	High timber fence. UPVC windows.	B
The Paddock		265	Late 20 th century detached house. Rendered with brick and stone elements. Concrete tiled roof.	UPVC windows.	C
Elm Cottage / Garth Cottage		267	Early 20 th century pair of semi-detached houses. Brown brick and timber framing. Plain clay tiled roof.	Timber casement windows.	B
Wessex		268	Large detached house. Painted pebbledash. Small hung Westmorland slates to bay. Plain clay tiled roof.	Large brick gateposts. Timber casement windows	B
The Folds					
1 (1 The Bungalows)		163-166	Grade II listed single storey house, c. 1890s. Render with exposed timber framed elements and stone chimney. Stone slate roof. Stone plinth base.	Leaded windows. Octagonal chimneys. Picket fence.	A
3-27 (odd)		276-293	Grade II listed cottages, c. 1892. Generally timber framed above first floor level or plinth, brick or sandstone below. Carved timber bargeboards, brackets etc. Hung tiles and brick to end house (no. 27). Plain clay tiled roofs.	Windows leaded or multi-paned casements. Some casements with bull's-eye / bullion panes. Barley-twist chimney to no. 3. Cedar shingles to some gables.	A