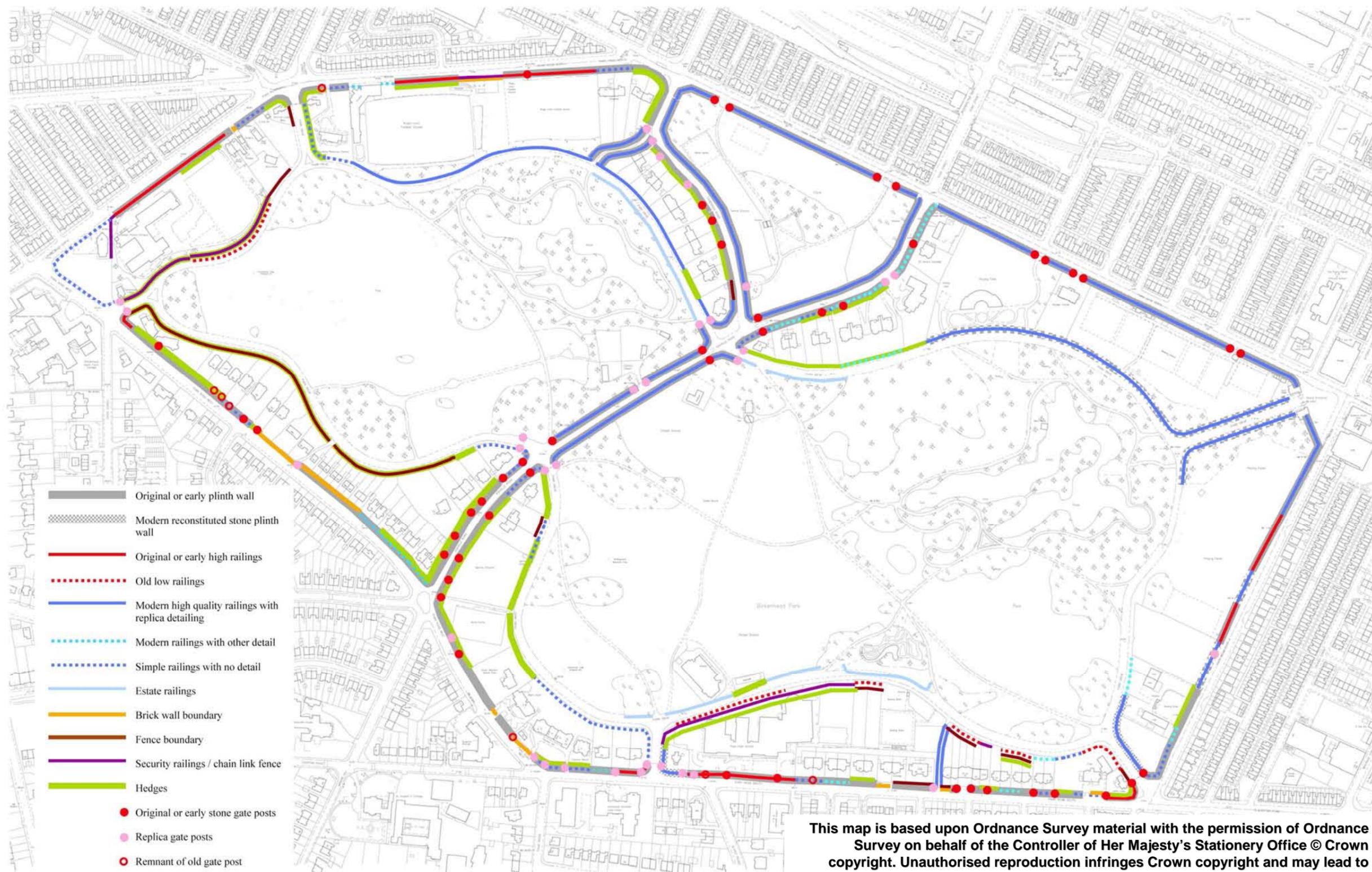


BIRKENHEAD PARK CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN



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BIRKENHEAD PARK CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

APPENDIX F – PLAN SHOWING BOUNDARY TREATMENTS

Donald Insall Associates Ltd, 2007 – Wirral Council 2009

**APPENDIX G – GAZETTEER OF BOUNDARY TREATMENTS**

**Types of Existing Boundary Treatments:**

**Original / Early Boundary Treatments:**

			
<b>PLAN SYMBOL:</b> 	<b>PLAN SYMBOL:</b> 	<b>PLAN SYMBOL:</b> 	<b>PLAN SYMBOL:</b> 
<b>DESCRIPTION:</b> Original perimeter railing with pointed finials and decorative scrolled stays, set directly into stone plinth.	<b>DESCRIPTION:</b> Original gate post with dentilated cornice to capping and carved pattern within inlet panel.	<b>DESCRIPTION:</b> Broken original gate posts	<b>DESCRIPTION:</b> Low, heavy gauge railings with little detail
<b>LOCATION:</b> Park Road North, Ashville Road, Cavendish Road	<b>LOCATION:</b> Various	<b>LOCATION:</b> Various – most notably along Park Road South	<b>LOCATION:</b> Mostly around outer side of Park Drive

**Modern Replicas / Good quality Alternatives:**

				
<b>PLAN SYMBOL:</b> 	<b>PLAN SYMBOL:</b> 	<b>PLAN SYMBOL:</b> 	<b>PLAN SYMBOL:</b> 	<b>PLAN SYMBOL:</b> 
<b>DESCRIPTION:</b> Modern railings and reconstituted plinth. Pointed finials with simple scrolled stays.	<b>DESCRIPTION:</b> Reconstituted stone gate posts – exact replica of original design	<b>DESCRIPTION:</b> Reconstituted stone gate posts – near replica of original design (no carved pattern)	<b>DESCRIPTION:</b> Estate railings	<b>DESCRIPTION:</b> Modern high quality replica railings set into old plinth at stays only
<b>LOCATION:</b> Around Pavilion and around Park to Grand Lodge	<b>LOCATION:</b> At some of the entrances to the park	<b>LOCATION:</b> At some of the entrances to the park	<b>LOCATION:</b> Around lakes and park features	<b>LOCATION:</b> Along Park Road North and Ashville Road

**Other Treatments that are Detrimental to the Character and Quality of the Conservation Area:**

				
<b>PLAN SYMBOL:</b> .....	<b>PLAN SYMBOL:</b>	<b>PLAN SYMBOL:</b> —————	<b>PLAN SYMBOL:</b> —————	<b>PLAN SYMBOL:</b> .....
<b>DESCRIPTION:</b> Wire fencing with concrete / metal posts	<b>DESCRIPTION:</b> Brick gate pier	<b>DESCRIPTION:</b> Security fencing	<b>DESCRIPTION:</b> Modern timber fencing	<b>DESCRIPTION:</b> Railings of an inappropriate style / material / gauge
<b>LOCATION:</b> Adjacent to Royden House / around car wash	<b>LOCATION:</b> Various	<b>LOCATION:</b> Around boundaries of some dwellings and school	<b>LOCATION:</b> On various domestic plots – most notably to Park Drive sides.	<b>LOCATION:</b> Various

**Issues and Response:**

**Issue:** Buildings are not generally named as they were in the 19<sup>th</sup> century and most are now referred to by house numbers. As a consequence many of the carved names on gateposts are incorrect and residents have used various other means of identifying the number. Some of these are particularly detrimental to the character of the area or potentially damaging to the gatepost. In a number of instances the number has been simply sprayed onto an original gatepost. This has occurred even to gateposts that are supposedly protected by being part of the curtilage of their associated listed building.



*Spray-painted early / original gatepost and poor quality boundary treatment*

**Response:** Use a partnership scheme to offer building owners an opportunity to have the building number carved into the existing gatepost or a high quality number made at reduced cost. In future use advisory leaflet to inform best practice.

**Issue:** Many boundary modern boundary treatments adversely affect the setting of historic buildings and are contrary to the intention of the original park design

by providing a solid boundary onto the park side instead of the building having a double-fronted aspect.

**Response:** Use a partnership scheme to offer building owners an opportunity to have high quality replica railings made. Alternatively, encourage hedges to be used for security. In future use advisory leaflet to inform best practice and use article 4 directions to restrict further adverse change. Information on specification, design and suitable contractors should be made available to building owners.

**Issue:** The provision of poor quality railings can have a negative impact on the setting of individual buildings or the streetscape as a whole. Railings that are of an insufficient gauge do not equate to the quality of the historic buildings and therefore will always look incongruous. The painting of railings also changes their character. Unpainted galvanised or aluminium railings are particularly incongruous. Areas where the railings are all painted a consistent colour (invisible green) improve the setting of the park as a whole.

**Response:** Use a partnership scheme to offer building owners an opportunity to have high quality replica railings made. Alternatively, encourage hedges to be used for security, which may lessen their effect. In future use advisory leaflet to inform best practice and use article 4 directions to restrict further adverse change. Encourage residents to use and inform them of source of invisible green colour paint to unite railings around the park.

**Issue:** A great number of original gateposts have been lost. It appears likely that many original gateposts have been replaced in recent years in reconstituted stone. The use of reconstituted stone is a heavy compromise (made on grounds of costs) as the material will not weather in the same way. Any loss of original fabric is permanent erosion of the parks history.

**Response:** Protect all existing original gateposts with article 4 directions, wherever possible. There should be a policy insisting that as much of the original gateposts are retained as possible during any repair and reinstatement works. There should be a presumption towards introducing new sections where damage / loss has occurred instead of an entire new post being erected. Some limited lime mortar repairs may be appropriate. There must be an aspiration to reinstate any lost elements in natural, matching sandstone. It should be recognised that the use of reconstituted stone compromises the quality and appearance of the park. Its use should therefore be considered on a case by case basis and it should not be used where funding could be made available for natural sandstone.



*(Left) Damage to original stone plinth; (Middle) dirty / damaged original gatepost that could be carefully repaired; (Right) although a large section of this gatepost has been lost, the remainder is in a fair condition and should be repaired by carefully drilling out any rusting ferrous fixings and piecing in a new section. This may be cheaper than replacing the whole post in reconstituted stone.*

**Issue:** Many of the existing stone plinths to the boundaries are in a poor condition. This is a result of general wear and tear but also due to the effects of the iron railings rusting and subsequently expanding, causing cracking to the stone. The visual effect of this has been worsened by poor quality cementitious repairs, not matching the colour or texture of the stone and sometimes exacerbating the rate of deterioration. The resultant phenomenon is a tendency to remove and replace the plinths. Due to the cost of replacing in matching natural sandstone, cast reconstituted equivalents have been used. The use of reconstituted stone is a heavy compromise (made on grounds of costs) as the material will weather in the same way. Any loss of original fabric is permanent erosion of the park's history.

**Response:** **Protect all existing original plinth walls with article 4 directions, wherever possible. There should be a policy insisting that as much of the original plinths are retained as possible during any repair and reinstatement works. There should be a presumption towards introducing limited new sections where damage / loss has occurred instead of an entire new length being replaced. Some soft lime mortar repairs are likely to be appropriate. A suitable mix should be agreed and recorded on file. There must be an aspiration to reinstate any lost elements in natural, matching sandstone. It should be recognised that the use of reconstituted stone compromises the quality and appearance of the park. Its use should therefore be considered on a case by case basis and it should not be used where funding could be made available for natural sandstone.**

**Issue:** Repair work to gateposts may ensure that as much original fabric is retained as possible, however, it may leave a patchy visual effect which may detract from their visual significance. This effect may be worsened if the historic stone is particularly dirty, yet cleaning methods may damage its surface.

**Response:** Where it is agreed with the conservation officer, these gateposts should be coated with a mineral paint in a cream / stone colour. The colour and type of paint should be agreed and used in all such instances to provide unity in appearance. Non-breathable paints should not be used as they will flake, quickly becoming unsightly and are likely to increase the rate of deterioration. Light cleaning may also be of benefit but must be carried out by a contractor experienced in working with historic stonework to an agreed method. The local authority should trial cleaning methods and coating systems and make this information available to building owners, where appropriate.

**Issue:** There may be ferrous fixings remaining within original plinth walls and gateposts which may cause damage in the future to current sound stonework. Building owners are likely to be unaware of this.

**Response:** With the agreement of local residents, a survey should be carried out of all such items. Where ferrous fixings are likely to cause damage to the stone within the short-term future (say, 10 years) the building owners should be informed of the necessary works and of the cost benefits taking preventative action may give. A partnership scheme should be considered giving residents reduced costs for such work.

**Issue:** Some original boundary features may exist that are not readily appreciable, for instance as they may be hidden within hedges of dense trees and shrubs. There are also almost certainly instances where original stone walls and gateposts have been covered over with render, changing (but not irreversibly) their character. These may be inadvertently lost during changes and the owners / local authority may not be aware of their significance when considering new proposals.

**Response:** Further, more detailed survey work should be carried out, identifying all early / original plinth walls, gateposts and railings. Some research may need to be carried out to help consider the earlier forms of railings to the park facing sides of houses. This work may be carried out by volunteers, if available. There should be consideration given towards providing a blanket protection towards all boundary features; it may be possible to put them forward as a single entity for listing.

## APPENDIX H -

### 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.

**BIRKENHEAD PARK CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN**

NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
<b>Park Road North</b>					
Grand Entrance – South / North Lodge		001-003 005-007	Grade II* listed dated 1847. Pair of 2 storey lodges linked by entrance archway. Mix of setts and limestone flags to setting.	Recent repair work undertaken including new stone balustrades and piecing in work. Ground floor windows boarded up. Immediate setting of mixed quality.	A
Sub station		009	20th century single storey flat roof building. Reconstituted stone, render brick and cladding panels.	Fortunately hidden by trees, some graffiti. Adversely affects the setting of the grand entrance.	D
Bowls Ticket Office		010, 011	Single storey brick building with a steeply pitched slate roof, c. 1870-90. Attractive hood moulds over windows.	Windows bricked up and large metal shutters fixed over remaining openings.	B
PC		012	Simple timber shed structure with shallow pitched felted roof. Mid-late 20th century.	Blacked painted and shut up during non-opening hours.	C
Bowling Club		013 - 015	Pavillion c1910's / 1920s – textured render over brick plinth. Single storey with slated roof. Some felt roofed annexes to sides.	Metal security shutters obtrusive.	B
Royden House		016	Grade II listed, c. 1843 – 7. Three storey ashlar villa, slate roof.	Original gate posts. Setting of mature trees.	A
135		025	Semi detached house c1990. Pair to 12 Cavendish Road. Two storeyed house with red brick and painted render. Slate roof	Timber sash windows, railings lost but screened behind hedge.	B
137 / 139		026	Pair of semi detached houses, possibly now flats. Red brick and painted render. Artificial timber framing to gables, slate roof c1900-10	Modern top hung timber casements have been replaced, original sashes. Lots of tarmac and little planting to front garden.	B
The Car Spa		031	Former petrol station now converted into car wash shop. Building flat roofed. All structures modern brown brick.	Poor quality wire fencing to front boundary.	D
Birkenhead Park FC Pavilion		032 - 6	Group of buildings of various ages. The central (diagonal) building is an attractive timber framed structure with a plain clay tiled roof.	All parts have wooden windows. Left hand element undergoing demolition. Rest of buildings detrimental to character of older part. Rear on to road poorly presented.	B/D
Devonshire Reserve Centre		037	2 storey building c. 1900-10. Red brick and painted render. Slate roof. Modern single storey extension to front.	Sash windows, large tarmacadam car park to front.	B
143 / 145 Norman Lodge (E/W)		039 - 042	Grade II listed lodges c. 1843-7. 1½ storey ashlar building with slated roof.	Very obtrusive timber fence within park to side of West Lodge. Stone paving poorly maintained in front of lodges.	A
Sub-station		043	Mid 20th century single storey flat roofed building. Brick with artificial stone dressings.	Poor quality exterior to rear.	C
147 – Roon Lodge		044	Single storey brick building c. 1960/70	UPVC windows. Concrete paving to garden. Reasonably hidden by trees.	C
Burns House		045	2 <sup>nd</sup> storey mid 20th century house set well back from road, concrete pantile roof	UPVC windows.	C
149a Regency House		046	2 storey rendered building, pantile roof.	UPVC windows. Modern boundary wall. Much smaller than neighbouring Victorian building.	C
149 Staveley		047	Red brick semi detached house c.1900. Plain clay tile roof. Converted to flats.	UPVC windows. Trees to front garden. Old stone front boundary wall but no railings.	B
151 South Grange		049	Red brick semi detached house c.1900. Concrete pantile roof. Converted to flats.	UPVC windows. Trees to front garden. Old stone front boundary wall with modern low railings.	B

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NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
Joseph Paxton Campus		050-1	Modern 2 storey flat roofed building. Brick with panelled cladding.	Original / early stone boundary wall and railings. Trees to boundary.	C
161 Claughton Medical Centre		20	1-3 storey building red brick with metal profiled roof / artificial slate roof.	Beyond original boundary of park. Modern railings, large tarmacadam parking area. Grey powder coated windows.	C
<b>Park Road East</b>					
Bowling Pavilion			Small timber structure with large timber picture windows, felted roof in slate pattern.		C
Royal Naval Club			3 storey building with additional roof dormers.	Timber sash windows. Large tarmaced area.	B
Sea Cadets	052 - 056	129, 130	Mid late 20th century shed structure. Timber with metal profiled roof.	Unattractive area of tarmac and railings.	C
<b>Park Road South</b>					
Gothic Lodge		125-8	Mid 19th century lodge. Sandstone with slate roof. Fine timber windows.	Very poor quality repairs and obtrusive fence. Modern garage adjacent.	A
Shrewsbury Diocesan Curial Office		124	Grade II listed c1840-50. Two storey building Italianate in character. Ashlar with slate roof.	Front boundary wall modern. Parts of gate post remain to right hand side. Timber sash windows.	
8 -18 (even)		119 - 123	Grade II listed pairs of houses c. 1840s. 2½ storey sandstone with slate roof. Characteristic 'wavey' tube barge boards. Carved stone stops to window hood moulds.	Chimneys to 12/14 extended. Sandstone walls remain but most gate posts lost (except to 8/10) Timber sash windows generally throughout except large casements to bays. Some trees and shrubs to gardens.	A
20 – 30 (even)			Grade II listed houses c. 1850. Sandstone joined houses. Characteristic high, thin chimneys.	Sash windows to some units but most replaced in UPVC. Boundary wall lost to 24/26. Littered with satellite dishes. Gate posts generally lost, some replaced in reconstituted stone. Some dressings painted. Unity of group lost.	A/B
54/56 Sports & Social Club		110 - 111	Mid 19 <sup>th</sup> century pair of houses. Red brick with polychromatic detailing. Turreted towers to each corner. Slate roof	Sash windows. Partly boarded up. Original stone boundary wall with fence above.	B
58		53, 107, 108	Mid 19th century As 68 except pantile roof	Timber sash windows. Attractive railing. Original, front boundary wall but with fence over. Garden concealed behind leylandii hedge.	B
60		107	Mid 19th century as 68 except concrete tiled roof.	UPVC picture windows. Attractive railing over bay. Modern front boundary wall and gateposts. Garden tarmaced.	B
62		106	Mid 19th century as below except concrete tiled roof.	Some replacement windows. Original stone boundary wall. Railing over bay lost.	B
64		103	Mid 19th century red brick house with polychromatic and sandstone details. Dentilated detail to eaves and gable slate roof.	Timber sash windows, original stone boundary wall. Attractive railing over GF bay.	B
66		104	Mid 19th century 2½ storey house, buff brick with sandstone details. Slate roof.	UPVC windows. Later gate posts? Bag-rubbing makes it appear a very yellow. Paving to front garden.	B
68		104	Mid 19th century 2½ storey house, buff brick with sandstone details. Slate roof.	UPVC windows, sandstone wall with no railings or gate posts.	B
70		099	Mid 19th century. 3 storey semi detached house. Buff brick with sandstone dressings. Slate roof, attractive metal balustrade over bay. Attractive canopy.	In need of repair. Fine timber sash windows. Original stone front boundary wall. Trees and plants to garden.	B

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NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
72		099, 100, 101, 102, 103	Mid 19th century. 3 storey semi detached house. Buff brick with sandstone dressings. Slate roof, attractive metal balustrade over bay.	Canopy missing, timber sash / casement windows, GP shared with 70 very badly damaged. Original stone wall. Generally very scruffy.	B
Park High School		095 - 7	Early 20th century school with significant modern extension. 2½ storey red brick with slate roof. Modern glass extension to right hand side.	Car park very dominant, original stone wall, some gateposts replaced.	C
88 Italian Lodge		091 - 4	Grade II listed, c1843-7, very attractive fine stone details to eaves brackets and window surrounds. Sash windows and panelled door.	Attractively presented with lawn, trees and shrubs to garden. Modern stone front boundary wall and railings.	A
90 / 92		090	Grade II listed pair of houses c1940-50. Ashlar with very simple classical detailing. Timber sash windows.	Garden largely tarmac although with some trees and shrubs. Reconstituted stone gateposts, original boundary wall.	A
94		89	Grade II listed c1860. Red brick with (painted) polychromatic and sandstone detailing, slated roof, timber sash windows.	Original front boundary wall painted. Original gateposts extensively altered. Front garden largely tarmac.	A
Cannon Hill		087	Grade II listed c1860. Buff brick with sandstone quoins and dressings, slate roof with Westmorland fish scale bands.	Attractive railings, modern timber sash windows. Reconstituted stone gate posts with older wall.	A
<b>Park Road West</b>					
Cannon Mount		083, 086, 088	Grade II listed dated 1863. Three storey ashlar building with artificial slate roof.	Very large tarmac area to front although screened by trees. Timber sash windows. Reconstituted stone gate posts.	A
The Lodge		084	Dated 1827 rendered with quoins. Pantile roof. Very large CI gutter.	Colour scheme generally detracts from its original character. Modern front boundary wall.	?
Blair Court		No photo	Late 20th century apartments. Five storeys. Buff brick with an artificial slate mansard roof.	Modern buff brick gate posts to l/h/s. Old stone wall and part of gate posts to r/h/s. Attractive shrubs and trees to garden. UPVC windows.	C
(Great Western Social Club)		083	Empty site awaiting redevelopment.	Original site wall exists although is currently in a poor condition.	
32		37, 680	Early 20th century as 36 – pair on Ashville Road	Original timber windows with leaded upper lights to FF window. Modern gate and gate posts, stone front boundary wall.	C
34		079	Early 20th century semi detached house, red brick with pebbledash to FF. Plain clay tiled roof.	Timber windows, older style gate posts and original park boundary wall. Large hedge.	C
36		079	Early 20th century semi detached house, red brick with pebbledash to FF. Plain clay tiled roof.	UPVC windows. Modern gate posts but with older stone wall. Large hedge to front boundary.	C
38/40		078	Early 20th century semi detached houses, brown brick with grey pebbledash. Slate roof, timber framing to gables.	UPVC windows, old stone wall used, no gate posts, large hedge to front boundary	C
42 / 44		077	Early 20th century semi detached houses, brown brick with grey pebbledash. Slate roof, timber framing to gables.	UPVC windows, old stone wall used but with more recent gateposts and railings.	C
46 / 46a / 48 / 48a / 50 / 50a / 52 / 52a / 54		076	Mid 20th century semi detached houses, red brick and render.	Generally modern brick boundary walls, although in places elements of older stone walls used. UPVC windows throughout.	C
56		074	Modern single storey house. Render with pantile roof.	UPVC windows and artificial stone wall.	C
58a		072	Modern low 2 storey house, red/brown brick with pantile roof.	UPVC windows, modern front boundary wall.	C
58		071	Mid 19th century 2½ storey house, red brick with polychromatic and sandstone detailing. Slate Roof.	Original wall and gate posts removed and replaced with a low brick wall. Garden almost entirely tarmaced. UPVC windows.	B

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NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
60		069	Mid 19th century 2½ storey house, red brick with polychromatic and sandstone detailing. Slate Roof.	Old sash windows, original gateposts, attractive trees and shrubs to garden.	B
64 Oakdene		068	Mid 19th century 2½ storey house, red brick with polychromatic and sandstone detailing. Slate Roof. Chimneys remain	Original gate posts. UPVC windows. Large trees to garden.	B
66		067	Mid 19th century 2½ storey house, red brick with polychromatic and sandstone detailing. Slate Roof.	Original gate posts altered. UPVC windows, chimneys reduced.	B
68		066	Mid 19th century 2½ storey house, red brick with polychromatic and sandstone detailing. SPantile Roof.	Original gate posts altered, garden tarmaced, UPVC windows, chimneys removed.	B
70		065	Mid 19th century 2½ storey house now flats, rendered but previously as 68. Modern pantile roof.	Original gate posts altered, garden tarmaced, UPVC windows, chimneys removed.	B
72		063, 064	Mid 19th century 2½ storey house now flats, rendered but previously as 68. Modern pantile roof.	Unattractive, rendered front boundary wall and gate posts, garden largely terraced, UPVC windows, chimneys removed.	B
74 (originally Ravelston)		062	Grade II listed house dated 1859. 2 storey red brick with sandstone and polychromatic details. Slate roof, attractive gable detail and high chimneys.	Original gate posts, and low stone wall although no railings. Timber sash windows. Largely hidden by large conifers. Large garden to right hand side with mature trees.	A
76 - Hardy House Nursing Home		060-1	Mid 19th century 2 storey gothic building. Red brick with sandstone and polychromatic details. Slate roof. Later extension to right hand side.	Mostly UPVC, poor quality timber replacement windows. Poor fence to front boundary, garden largely tarmac.	B
78 – Castellated Lodge		057-9	Grade II listed lodge, c 1843-7, 2 storey with crenulated parapet, timber windows.	Appears to be generally in original condition, screen behind large trees.	A
<b>Ashville Road</b>					
Ashville Lodge - Centre for the Blind & Partially Sighted.		200	Modern single storey building. Brown brick wall artificial slate roof.	UPVC windows behind grilles.	C
1 - (Formerly St Anne's Vicarage)		199	Grade II listed c.1860 three storey ashlar building.	Timber windows - sash to GF & FF - casements to SF. Original front boundary wall and gate posts.	A
Heyberry House		198	Modern 3 storey home for elderly people. Red brick with artificial stone dressings. Slate roof with boxed in eaves.	Modern windows, original front boundary wall (replaced in parts). Original/good replica gate posts.	C
11 / 13		197	Grade II listed c.1840-50, originally pair of large houses now flats. Red brick with stone dressings. Relatively plain in character. Slate roof.	Original front boundary wall with crude modern railings and gate posts. Trees and shrubs screen house. Sash windows.	B
15 / 17		196	Grade II listed c.1840-50, originally pair of large houses now flats. Red brick with stone dressings. Relatively plain in character. Slate roof.	Sash windows generally retained, some casements. Garden given over to car parking. Original front boundary wall and gate posts.	B
19 / 21 / 23 / 25		194/5	Semi detached houses c.1900 red brick base with pebbledashed upper floors. Timber framing to gables and under eaves. Double fronted.	Original slate roof covering lost except to 19. Many UPVC windows. Original stone wall but gateposts generally lost. Garden generally lost.	B/C
27 Central Lodge		193	Grade II listed c1840-50, two storey classical building. Ashlar with carved stone parapet.	Some sash, some fixed light, but generally appropriate arch leaded windows.	A
57			Grade II listed dated 1854. Ashlar with slate roof. Carved stone details to window and door surrounds and gable parapets. Attractive high chimneys.	Original gate posts and front boundary wall. Timber sash windows and attractive panelled door.	A
59 (Originally		No	Grade II listed pair, c1840 -50, 2½ storey stone semi-detached	Original gate posts and front boundary wall. Screened	A

**BIRKENHEAD PARK CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN**

NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
Woodville)		photo	villa. Ashlar with a slated roof. Carved detail over windows.	from road with trees and shrubs.	
61 (Originally Oakville)		183	Grade II listed pair, c1840 -50, 2½ storey stone semi-detached villa. Ashlar with a slated roof. Carved detail over windows.	Original gate posts. Lawned garden. Timber sash windows but obtrusive roof lights to attic space.	A
Council depot		186 – 8	Little visible from road		
8 Highgate House (originally Ashville)		169 - 174	Grade II listed house dated 1847. Large 2½ storey house. Attractive carved detail to eaves, parapet and ground floor openings. Red brick with sandstone dressings, slate roof.	Timber sash windows and panelled door. Gate posts and front boundary wall generally intact except left hand end which is block paved for car parking.	A
10		175 - 176	Grade II listed c1840-50. 2½ storey house. Attractive carved stone details to windows and doors. Fishscale slated roof.	Poor cementitious render repairs and many minor alterations. Sash windows and panelled door. Original front boundary wall but with gate posts.	A
12		177	Grade II listed, c1840-50, brick with stone details including carved parapet, tall chimney a prominent feature. Slate roof with ridge tiles.	Upper windows replaced in stained hardwood. Ground floor windows top hung and poor quality. Original front boundary wall and gate posts present.	A
14		177	Grade II listed, c1840-50, brick with stone details including carved parapet. Tall chimney a prominent feature. Slate roof with ridge tiles.	Generally sash windows. Original front boundary wall and gate posts.	A
16		179	Grade II listed c1840-50. Very attractive stone villa with large over-sailing eaves. Slate roof.	Timber sash windows. Original wall. Top of left hand gate post missing. Trees and shrubs to front boundary.	A
18		180	Part of pair of early 20th century houses (other on Park Road West). Comments as other.	Original timber windows with leaded upper lights to FF window. Modern gate and gate posts, stone front boundary wall.	C
<b>Cavendish Road</b>					
1		203-7	Grade II listed c1843 – 7, sandstone with steeply pitched slate roof, chamfered by tall chimneys.	Timber sash windows and panelled doors, sandstone boundary wall and gate posts.	A
2 / 3		207	Grade II listed c1845, 2½ storeys. Sandstone with steeply pitched slated roof. Tall chimneys	Original sandstone wall with modern gate posts, some ridge tiles lost.	A
4 / 5		208	Grade II listed c1840-50, 2½ storeys, red brick with slate roof. Polychromatic brick and sandstone dressings.	Original sandstone wall and gate posts. Timber casements and panelled door.	B
6		209	Pair of houses dating from mid 19th century. 2½ storeys, red brick with slate roof. Polychromatic brick and sandstone dressings.	Poor quality replacement windows original sandstone front boundary wall and gate posts. Attractive trees and shrubs to garden.	B
7		210 / 211	Pair of houses dating from mid 19th century. 2½ storeys, red brick with concrete pantiled roof. Polychromatic brick and sandstone dressings.	Some sash, some replacement windows. Original sandstone front boundary wall and gate posts. Attractive trees and shrubs to garden.	B
8 / 9		212	Pair of houses c. 1900. Red brick with painted sandstone dressings, slate roof.	Original sandstone front boundary wall but modern gate posts, windows casements.	B
10		213 / 214	Red brick, with painted sandstone dressings. Slate roof, timber casement windows and door.	Modern replica gate posts, sandstone front boundary wall.	B
11		213 / 214	Red brick, with painted sandstone dressings, timber casement windows and door. Concrete pantile roof.	Sandstone front boundary wall, no gate posts.	B
12 Dental Surgery		215	Part of pair of houses c.1900. Red brick and painted pebbledash. Slated roof.	Timber sash windows, original sandstone, front boundary wall, no gate posts.	B