

Advisory Leaflet

Lydiate Hall and Chapel

Conservation Area

History

Settlement at Lydiate is thought to have occurred during the 7th century. The name is derived from the Old English "Hlid-geat", meaning swing-gate, suggesting that the land was enclosed from this time. The Domesday survey indicates that "Leiate" was held by Uctred and comprised 6 bovates of land and a woodland 1 league long and 2 furlong wide.

In 1212, the manor of Lydiate was held by brothers Benedict and Alan. It was the descendants of Benedict who took the name de Lydiate and held the manor until 1389 when it passed to the de Blackburns of Garston, then the Irelands of Hale who held it between 1410-1673. The Dissolution had an impact in the area as the Irelands who built the Hall and Chapel were a Catholic family and as a result by the 17th century they had suffered from confiscation of their lands and a decline in their fortunes. In 1673, the manor passed to the Andertons.

The Ireland family built St Catherine's Chapel as a private chapel, believed begun in the 15th century. It was named for St Catherine of Alexandria and probably also to honour Catherine Ireland, wife of Lawrence

Ireland who began it. The chapel was built in local sandstone in Perpendicular Style. Today only the ruinous remains of the chapel survive. Consolidation of the ruin has taken place during the 20th century; however ongoing vandalism, stone-robbing and the natural process of deterioration mean that the ruin needs careful and consistent management.

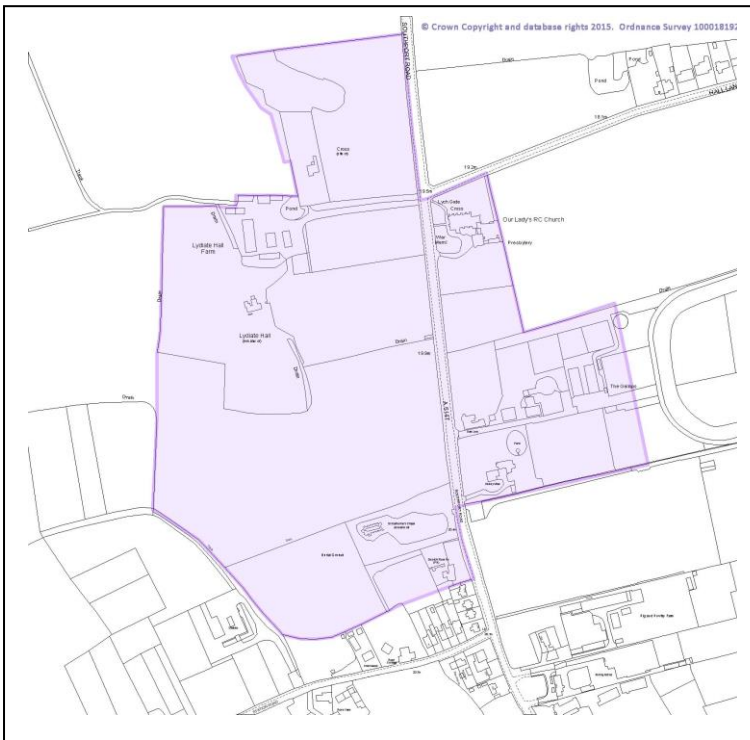
Lydiate Hall has been dated to the mid-16th century and was constructed for the Ireland family. The hall was a typical black and white half-timbered house similar in appearance to Speke Hall, with whom the family had links. It had numerous chimneys, fireplaces and a great hall. It is also reported to have had a moat. During the 18th and 19th centuries the building was redeveloped with the timber framing being encased in brickwork. It fell into ruins in the 20th century

Surrounding the hall are fields which appear to contain landforms which probably relate to old ditches, buildings and roads, though the origins and history of these features are not well understood and would benefit from investigation.

The Scotch Piper Inn has been known by various names including the 'Royal Oak', 'The Bag Pipes' and the 'Highland Piper'. Local legend has it that after the failed Jacobite uprising of 1715, a Scottish piper married the daughter of the local innkeeper and that it was in this way that the current name came into being.

The Inn has a history dating back to the 14th century; though the current building is likely a 16th century cruck framed building.

Our Lady's R.C. Church was designed by J. J. Scoles in Gothick style, built in 1854. Inside the church are several items recovered from St Catherine's Chapel. Within the church grounds are the local war memorial and a mediaeval cross on a 19th century restored base. The red brick presbytery architecturally complements the church.



The Conservation Area

Lydiat Hall and Chapel Conservation Area was designated by Sefton Metropolitan Borough Council in May 1991 under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The conservation area is sparsely developed and contains significant historic and architectural interest and great archaeological importance. While the population of Lydiat has grown and much housing developed to the south, the area around the Chapel and Hall has retained a quiet rural undeveloped and agricultural character. It includes agricultural land that provides the essential rural setting to the built features and also encompasses areas of archaeological and landscape interest. The conservation area encompasses five listed buildings and a scheduled monument. These include the ruin of St Catherine's Chapel which is a rare remnant of a private chapel with its associated burial ground; Lydiat Hall, which was once a fine 16th century half-timbered manor house, and the Scotch Piper public house.

Whilst Sefton Council recognises that for Conservation Areas to remain "live" and responsive to a changing society, changes must and will occur. Through the planning system the Council undertakes to ensure that changes preserve or enhance the area, and do not result in the loss of character and any harm is balanced against wider public benefits.

The Scotch Piper Inn



Additional Planning Powers

Within the Conservation Area the following additional planning powers apply:-

If a building is a Listed Building additional special controls will also apply.

- Any proposal involving the demolition of any building, wall or other structure within the Conservation Area (with minor exceptions) will require planning permission.
- Anyone wishing to cut down, top, lop or uproot a tree with a stem diameter of 75mm or greater

measured at 1.5m above ground level must give the Local Planning Authority six weeks written notice of their intention to do so (a "Section 211 notice" under the Town and Country Planning Act 1990) subject to specific exemptions. Within this time the Authority may grant consent for the proposed work, or they may consider making a Tree Preservation Order. It is an offence to carry out tree works without permission.

- There are greater restrictions over 'permitted development' rights for domestic and commercial premises.
- Micro-generation (e.g. wind turbines/solar panels) installations will require planning permission in some cases.

For up to date advice on what needs planning permission go to www.planningportal.gov.uk In determining applications for the development of land and alterations or extensions to buildings within the Lydiat Hall and Chapel Conservation Area the Council will pay special regard to:-

- The overriding restriction on new development within the Green Belt. See Council's website for further details.
- The retention, replacement and restoration of historical details and features of the buildings and their grounds including layout, boundary walls and landscaping.
- The design and detail of extensions and alterations to existing buildings which will be expected to be in sympathy with the architectural and historic character of the building as a whole and to the setting of that building.
- The detailed design of any new building (including form, massing, scale and materials) and its integration with its immediate surroundings and the special architectural and visual qualities of the Conservation Area.
- The retention and preservation of existing trees and the provision of further appropriate landscaping.
- The retention and enhancement of views into and out of the area, vistas within the area and the general character and appearance of the street scene and roofscape.

Guidance Notes for planning applications and use of materials:

Pre-Application Advice

You can request advice from the planning department prior to submitting a formal application. In some cases we make a charge for this service. Forms are available on the Council's website.

Planning Applications

A Heritage Statement will be needed to support your planning application; this should include an explanation of what the significance of the property is, and what impact the proposals have on that significance.

Demolition

The demolition or redevelopment of any building or structure of individual or group value will not be permitted unless the Local Planning Authority is satisfied that the building cannot be used for any suitable purpose and it is not important enough to merit the costs involved in its preservation. Any consent to demolish would normally be conditional on the building not being demolished before a contract is made to carry out redevelopment. This redevelopment must be of a high standard of design.

Conversion of existing buildings

Where planning permission to convert buildings into new uses is sought, the new use and internal layout of the building should be carefully considered. Particular attention will be paid to the building's external appearance, use of materials, the layout of grounds and car parks and the position of bin stores.

Every effort should be made to minimise external alterations, such as new windows (including dormer windows). Where external changes are required it should be made to a non-prominent elevation. Alterations or extensions should use the carefully chosen materials that match/complement the building. Again, the services of a qualified architect are strongly recommended.

Development on vacant/previously undeveloped sites

New development should be conceived with the scale and layout of the area in mind. The generous spaces between buildings should be preserved along with the rural and agricultural qualities of the fields and green spaces surrounding the buildings. Historic landscape features should be preserved. Development that is not related to agricultural uses on previously undeveloped sites will additionally be subject to Green Belt restrictions. Early discussions with Planning Services are recommended. The services of a qualified architect are strongly advised.

External alterations to existing buildings



including extensions:

The following deals with some of the details of alterations and extensions to buildings.

Windows

If all or part of any window needs to be replaced it should match the original design. Care should be taken to ensure that 'reveals' are retained. This is important for practical (weather protection) as well as aesthetic reasons. If additional windows are essential, they should be restricted to the non-prominent elevations. Their size and proportion should match the original windows.

When repairing/replacing windows care must be taken to retain and restore details. Imitation 'leaded' lights should always be avoided whilst aluminium and UPVC windows have a different surface finish, are likely to have different detailing and proportions to the existing and consequently are likely to detract from the character of the building.

Dormer Windows

New dormer windows are not generally accepted unless they can be shown to complement the original design. Any new dormer windows must be well-proportioned and kept to non-prominent elevations. Any new cladding must match roofing materials.

Wall Surfaces

Brickwork and stonework should not be painted or rendered. Areas of brickwork or stonework requiring renewal should be repaired or replaced in their original form or pattern. Brick pointing should be compatible with existing construction, which is generally flush finish. Repointing should be carried out with lime mortar rather than cement to prevent softer bricks from deteriorating. Where stonework is to be cleaned, professional advice should be sought as the incorrect choice of treatments can result in damage.

Cladding of brickwork in stone, artificial stone, pebble dash, render, timber, plastic or tiles is not permitted for practical as well as aesthetic reasons and the use of bright obtrusive colours for render should be avoided.

Lime washes and renders should be replaced in their original form or pattern if missing or damaged. Care should be taken to use correct mixes and finishing coats.

Roofs

Original rooflines and profiles should be maintained. Any renewals or repairs should use reclaimed or new materials to match the original roof covering. Care should be taken to retain simple roof features such as water tabling, eaves and gable details.

Chimneys

The original chimney stacks and pots form an integral part of the design of buildings. It is important, therefore, to opt for repairing rather than dismantling stacks if no longer in use. If the stacks become unsafe, then they should be taken down and rebuilt to the original height and design taking care to replace chimney pots.

Satellite Dishes and Aerials

Aerials and satellite dishes should be located as sensitively as possible and should avoid main road elevations.

Front Doors

Original doors and door surrounds should be retained and repaired wherever possible. Replacements should be to a sympathetic design. Wooden moulded and panelled doors are likely to be the most suitable. "Georgian style" doors with imitation semi-circular fanlights and uPVC should be particularly avoided. Care should be taken to retain and repair details around openings, such as architraves, thresholds, transoms and fanlights.

Porches

These features should be retained and repaired where necessary. Mineral felt or other similar roofing materials should not be used. Where new porches and porticoes are proposed they should be appropriately designed with materials that are sympathetic to the age and style of the building, where porches or porticoes are not part of the original design of the building, their addition should be avoided.

Boundary Walls, Fences, Gates and Gate Posts

Original brick and stone boundary walls, including their copings, should be repaired or rebuilt to the original design, using reclaimed or matching materials. Boundary walls and gateposts should not be painted; this has a poor visual appearance and can trap moisture which will cause deterioration.

Wooden fences or railings should not be installed above existing walls, particularly along frontages. The street scene can be 'softened' and enhanced by the planting of boundary hedges, which has the added benefit of improving privacy.

Openings in boundary walls should be kept to a minimum especially on principal street elevations so that the streetscape is not adversely affected. Original gates should be repaired or replaced to the original design. New gates should utilise authentic designs, avoiding the use of gold or multi-coloured paints.

Services

Wherever possible original rainwater gutters and downpipes should be replaced in cast iron to the same patterns. If replacements cannot be obtained then cast aluminium of similar colour and profile could be considered. Care should be taken in the siting of burglar alarms, central heating flues, meter boxes and bin store locations so as not to detract from the appearance of principal elevations.

Maintenance

It is strongly advised that owners keep their property in good repair and condition. Regular and thorough maintenance can help avoid major structural repairs that can develop through neglect.

Website & email:

www.sefton.gov.uk/planning

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