

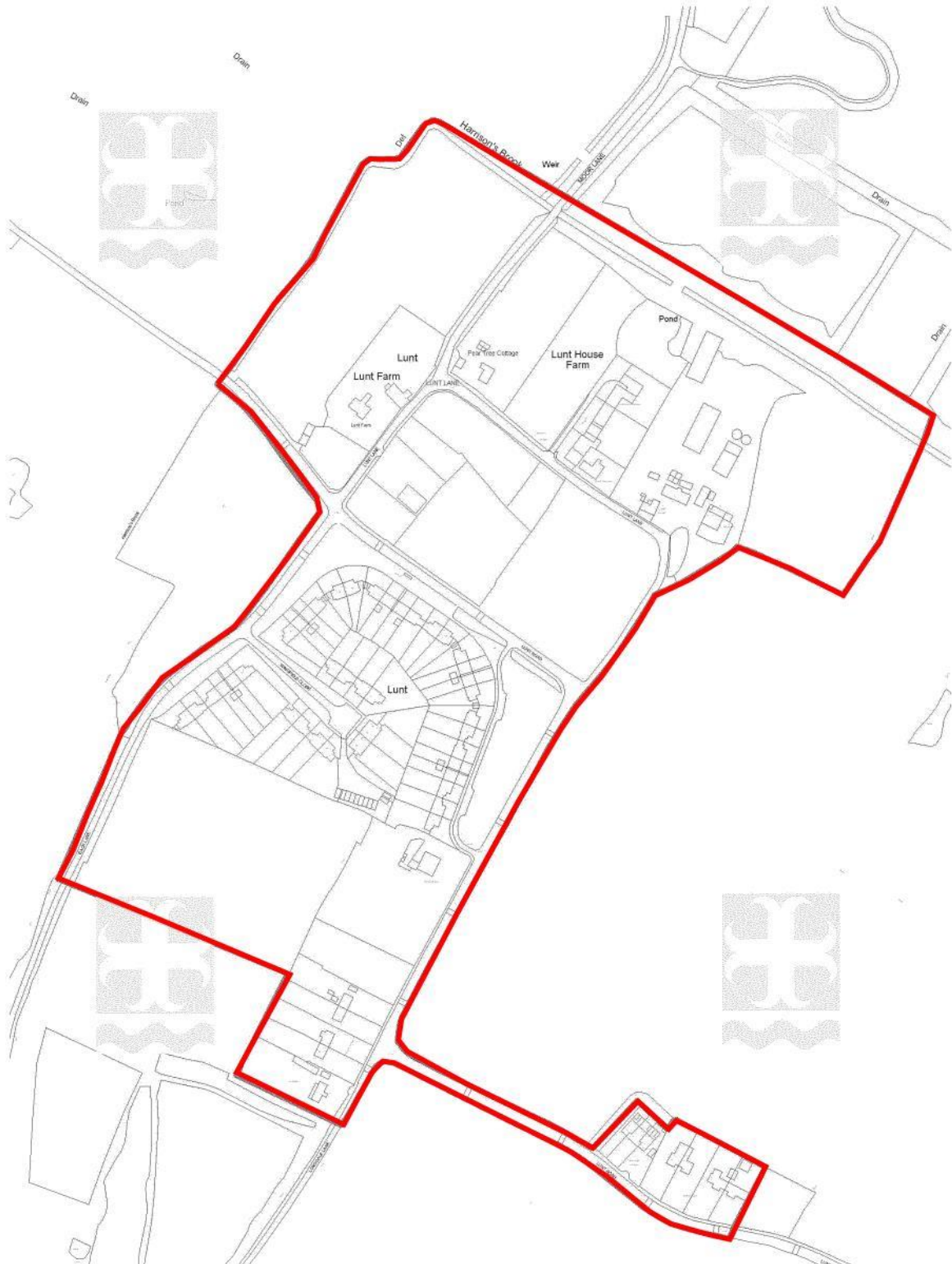
The background image shows a street scene in Lunt Village. On the left is a large, two-story brick building with a prominent chimney. A bare tree stands in front of it. To the right, a paved road runs alongside a utility pole. The sky is blue with light clouds. The text is overlaid on a purple rectangular area in the upper right.

# Lunt Village

Conservation Area Appraisal &  
Management Plan

Adopted January 2024

This Conservation Area Appraisal was updated in 2023 from Lunt Village Conservation Area Appraisal adopted on March 2007.



**LUNT VILLAGE CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN**

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## **PREFACE**

### **Legislative Background**

Since the 1967 Civic Amenities Act local authorities have been empowered to designate as Conservation Areas those areas within their districts which were considered 'special'. The subsequent Planning (Listed Buildings and Conservation Areas) Act of 1990 consolidated those powers and defined Conservation Areas as:

*"areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance"*

Such areas are diverse. They may be large or small; residential or commercial; civic or industrial; old or relatively modern. They may represent social ideals or civic pride. They may be specifically designed or speculatively produced; modest or grand. They may contain Listed Buildings of architectural or historic interest or may simply have local historic association. However, common to all will be an identifiable environmental quality which should be protected from unsympathetic redevelopment or alteration.

Sefton Council has declared 25 Conservation Areas throughout the Borough reflecting the variety of building styles and environments exhibited within its borders.

### **Policy Framework**

The content of the Planning (Listed Buildings and Conservation Areas) Act 1990 is supported by the National Planning Policy Framework (NPPF), the National Planning Policy Guidance (NPPG) and Historic England 'Advice Note 1'. The principles within the NPPF, the NPPG and 'Advice Note 1' are further supported by Sefton Council's Heritage policies contained within its Local Plan. This legislation and policy framework enables the authority to exercise greater control over development within Conservation Areas and, where appropriate, this may be supplemented by the use of 'Article 4 Directions' to remove permitted development rights. In this way, minor changes, which may be cumulatively detrimental, can be more closely controlled.

Historic England have also produced a suite of documents that expand on the NPPF and provide further advice on all different aspects of the historic environment, particularly "Guidance on the Management of Conservation Areas", "Conservation Area Appraisals", "Streets for All" and "Valuing Places". Local Authorities have a duty to review, from time to time, their areas to ensure that places of special architectural or historic interest are being protected. The boundaries of existing Conservation Areas may be revised, new areas may be designated and those areas which have been eroded to the extent that their special character has been lost, may be de-designated.

#### **NPPF**

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/1005759/NPPF\\_July\\_2021.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf)

#### **NPPG**

<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment#designated-heritage-assets>

#### **Historic England 'Advice Note 1'**

<https://historicengland.org.uk/images-books/publications/conservation-area-appraisal-designation-management-advice-note-1/heag-268-conservation-area-appraisal-designation-management/>

### **How status affects Planning decisions**

Whilst the Council recognises that, for Conservation Areas to remain 'live' and responsive to a changing society, changes must and will occur, it nevertheless undertakes to ensure that all changes make a positive contribution to the character and appearance of its Conservation Areas and do not result in any serious loss of character or features.

Planning legislation supports the authority by increasing its control over developments, in addition to normal permitted developments. It does this in the following ways:

- Buildings and structures may not be demolished without Planning Permission.
- Trees of a minimum 75mm diameter trunk (at 1.5 metres above ground) are protected and all work to them requires consent from the Council.
- New development is expected to reflect the quality of design and construction of the surrounding area and should make a positive contribution to the area's character.

Local planning authorities may, if necessary, exercise even greater control by removing the basic permitted development rights of householders. Under section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Council has a legal obligation to ensure that "special attention shall be paid to the desirability of preserving or enhancing the character or appearance" of the area when deciding planning applications.

### **Need for an Appraisal**

The first step to protecting the inherent qualities of a Conservation Area is having a thorough understanding of its character. This should then underpin local policies for the area's protection. Such a definition requires a thorough appraisal of the area to assess the contribution of each element (e.g., buildings, boundaries, trees, surfaces, etc.) to the area's overall character. Whilst this appraisal aims to identify the essential elements which give this Conservation Area its character, it is not intended as a detailed evaluation of each building and feature. Therefore, any buildings, features and details may still have importance even though not specifically referred to in the document and any omissions do not indicate lack of merit or interest.

Conservation Area designation may result in implications for property owners through increased statutory controls which carefully manage development, however designation can also enhance economic and social wellbeing and provide a sense of continuity. The most effective conservation work can act as a catalyst for further regeneration and improvements to the public realm. Conservation Area Appraisals allow the public to offer comment on the observations and recommendations made within and the justification of designation as a whole.

## **1.0 INTRODUCTION**

### **1.1 Background**

The Lunt Village Conservation Area was originally designated in 1991. Following a detailed appraisal of the area, by the Conservation Team of the Planning Department from Economic Growth and Housing of Sefton Metropolitan Borough Council, the boundary was extended in January 2007 to include Rothwell's Cottages and New Cottages. This first appraisal was adopted in 2007. Its purpose was to clarify the designation of the Conservation Area, which protects and enhances the character of the area around Lunt Village (shown on Plan 03). The current appraisal updates this earlier work.

Designation as a Conservation Area provides the Local Planning Authority with additional powers to protect and enhance the area's special characteristics. This document provides a review and update of the adopted Appraisal, in light of changing Government policy, any alterations required that have occurred since 2007, and reflects good practice. It is a statutory requirement for local authorities to publish up to date proposals for the conservation and enhancement of Conservation Areas.

### **1.2 Scope and Structure of the Study**

The scope and structure of this appraisal have been based on English Heritage Guidance on Conservation Area Appraisals.

The scope of this Conservation Area Appraisal is based on the guidelines published by English Heritage and represents a factual and objective analysis. In accordance with the guidelines, the following framework has been used as the basis for this analysis:

- Location and context
- Historic development
- Landscape and vistas
- Townscape and focal buildings
- Architectural materials and details
- Character assessment
- Negative factors and opportunities for enhancement

The document has been structured to encompass these areas of study. Along with written documentation, visual material has also been included, encompassing plans (both historical and current) and photographs. The appraisal concludes with a management plan and recommendations for amendments to the Conservation Area boundary. It is the aim of this appraisal to identify and examine those elements which individually and collectively define the essential character of the area.

## 2.0 LOCATION AND CONTEXT

### 2.1 Location

Lunt Village Conservation area is located in Green Belt land 8 miles to the North of Liverpool and around 2 miles to the Northwest of Netherton, a mile to the Northwest of Sefton Village, 2 miles to the West of Maghull and a mile to the East of Crosby.



*Plan 01 Location Plan*

### 2.2 Topology and Geography

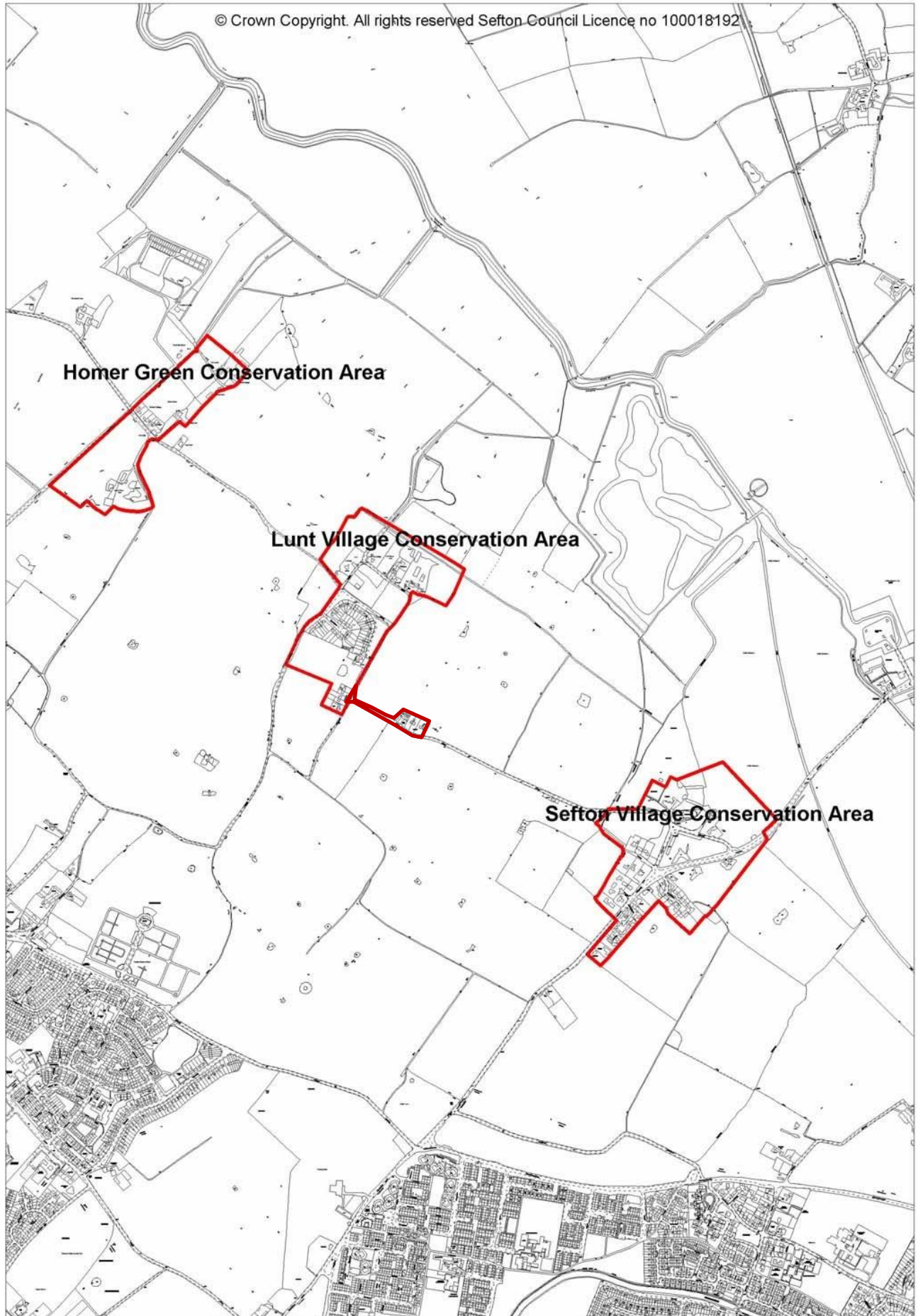
Lunt Village is located in flat fen district in the Alt Valley sub divided into farming plots. There is a network of ditches which connect to Harrison's Brook which runs around the Northeast of the Village and is drained by the River Alt.

The area is generally open with occasional trees and hedges, the only exception being around the North of Lunt Green where trees and hedges dominate.

### 2.3 Uses

There is a mixture of residential and agricultural uses with residential concentrated in a 1950s Council built estate in the centre and agriculture more prevalent to the Northeast and Southwest. However, only Rose Farm seems to be a working farm, the other buildings in the North of the Village appear to be mostly residential in spite of their agricultural origins and rural character although some of the buildings may be associated with farms in the surrounding area.





*Plan 02 Conservation Area Context*

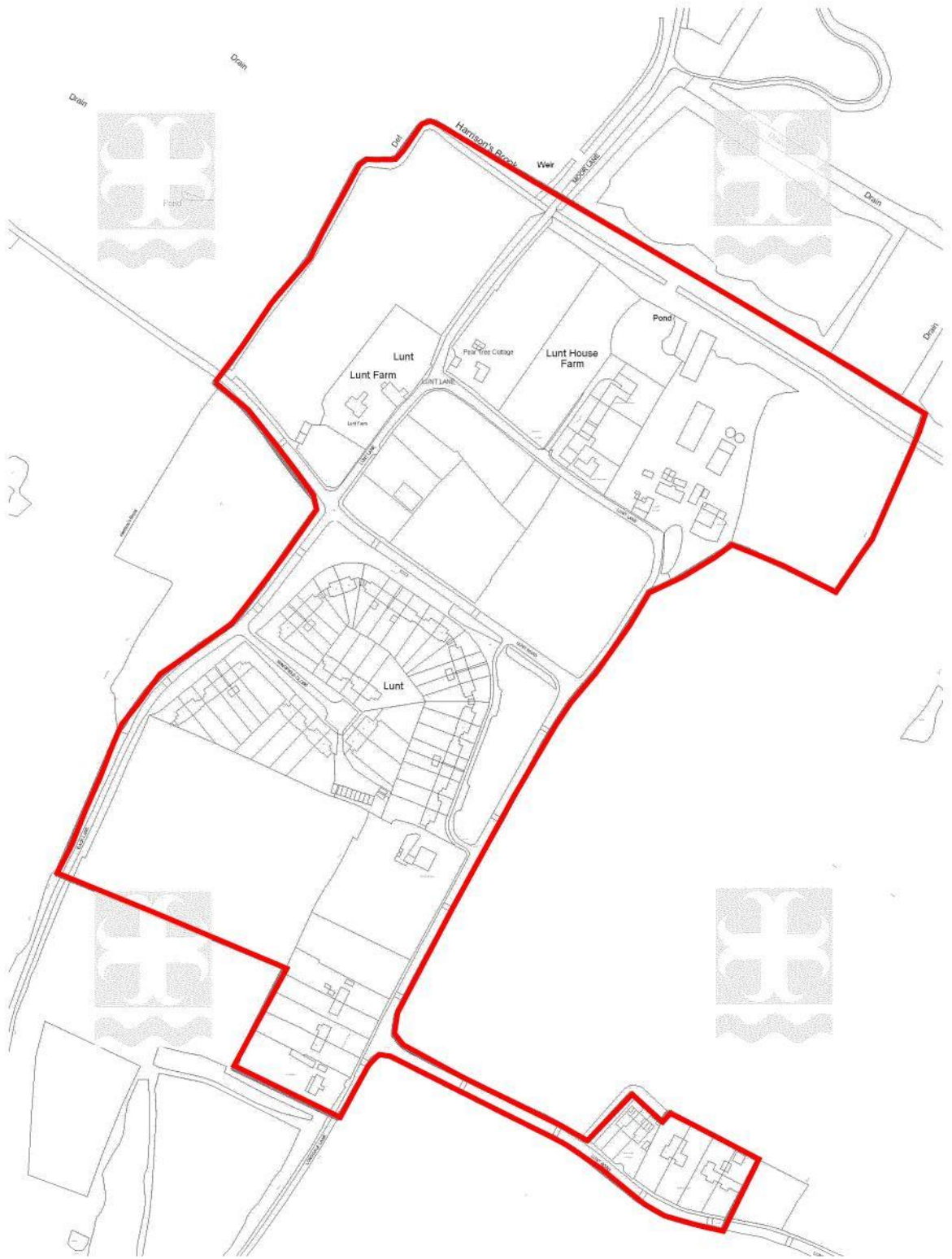
## **2.4 Conservation Context**

Lunt Village Conservation Area is situated between Sefton Village Conservation Area to the south-east and Homer Green Conservation Area to the north-west. Together with Sefton Village, Homer Green and Carr Houses it forms a band of rural conservation areas situated in the rural buffer between Crosby and Maghull strung along Lunt Road (see Plan 02).

## **2.5 Study Area Boundary**

Lunt Village Conservation Area is in the form of a rough T-shape with an arm to the south-east. The Conservation Area boundary was extended to include this 'arm' following the 2007 appraisal. The south-eastern boundary runs Northwards from Longdale House on Longdale Lane down Lunt Lane to Rose Cottage. Then it encompasses the land surrounding Rose Farm following the drainage patterns. As it turns Northwest it then follows Harrison's brook behind Lunt House Farm and Pear Tree Cottage across Moor Lane and taking in Lunt Farm. It then follows the Brook south-westwards around as far as Lunt Road and then down Back Lane before crossing to the back of the field behind Houghton Cottages along the old field boundary where it turns south-eastwards to Longdale House. Finally, it extends eastwards encompassing both sides of Lunt Road as far as Rothwells Cottages and the New Cottages and their curtilages.

The area studied for this appraisal did not extend beyond this defined boundary as there were no properties or features abutting the boundary that required further investigation (see Plan 03).



*Plan 03 Conservation Area Boundary*

### **3.0 HISTORIC DEVELOPMENT**

#### **3.1 Early History and Origins**

The area was settled by Vikings arriving from Ireland and the Isle of Man in the 9<sup>th</sup> Century. There is no evidence of any pre-Viking settlement in the area, the Romans apparently leaving the area relatively unpopulated due to its being dense forest and marshland.

The name Lunt is of Scandinavian origin meaning “a grove” which would support the idea that the area was once forested. The surrounding areas of Crosby and Litherland date back to Viking times (as shown in their names) and are later mentioned in the Domesday book (“Crosebi” and “Liderlant”) as is Maghull, “Magele”. Lunt is not mentioned in the Domesday book 1086 but it may have been included in the estates of the “five thanes” (Lords) who owned Sefton at a time when it formed part of the royal-owned West Derby Manor (A.E. Craig 1995).

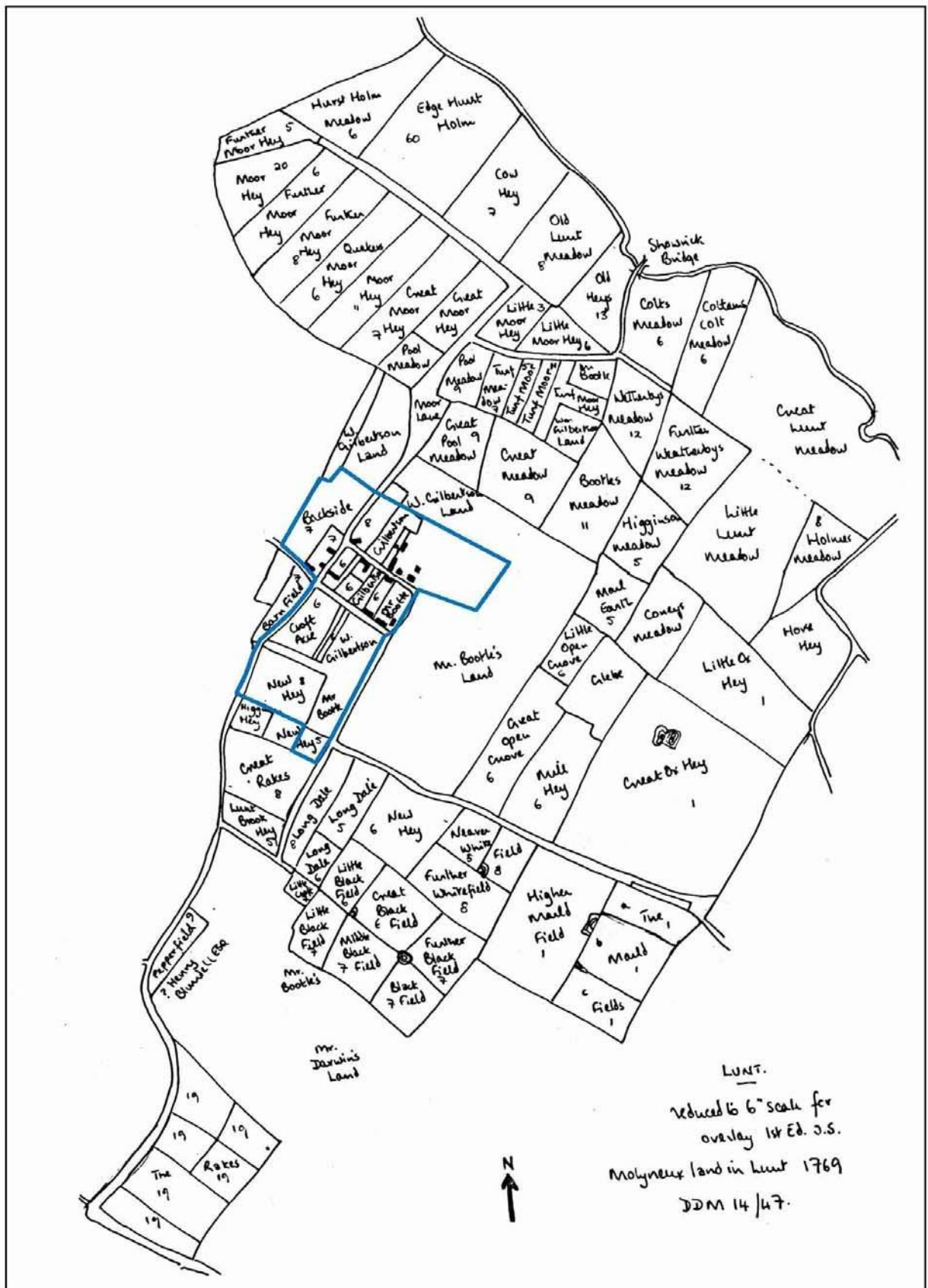
Before 1212, land encompassing the present-day Village was granted by Richard De Molyneux to Richard Branch (p 75 Farrer and Brownbill: history of the County of Lancaster 1920). References to ‘Lund’ exist from 1251 in the Cockersand Chartalery which recorded religious activity within the jurisdiction of Cockersand Abbey (A. E. Craig, 1995). Later references to Lunt exist in the form of surnames of people connected with the area including Richard De Lunt who in 1337 granted to his son a “messuage and croft” [a messuage is a dwelling house with outbuildings and land assigned to its use; a croft is an enclosed piece of land attached to a house] in Lunt which he had received from his mother who was possibly a descendent of the Branch family which owned land in Lunt in the thirteenth century (A.E. Craig, 1995).

#### **3.2 Development**

Lunt Village is located between the historic areas of Crosby, Litherland and Maghull. Its development can be seen as moving from rural buildings to grand houses within rural curtilages to cottages with gardens and then suburban semis and terraces.

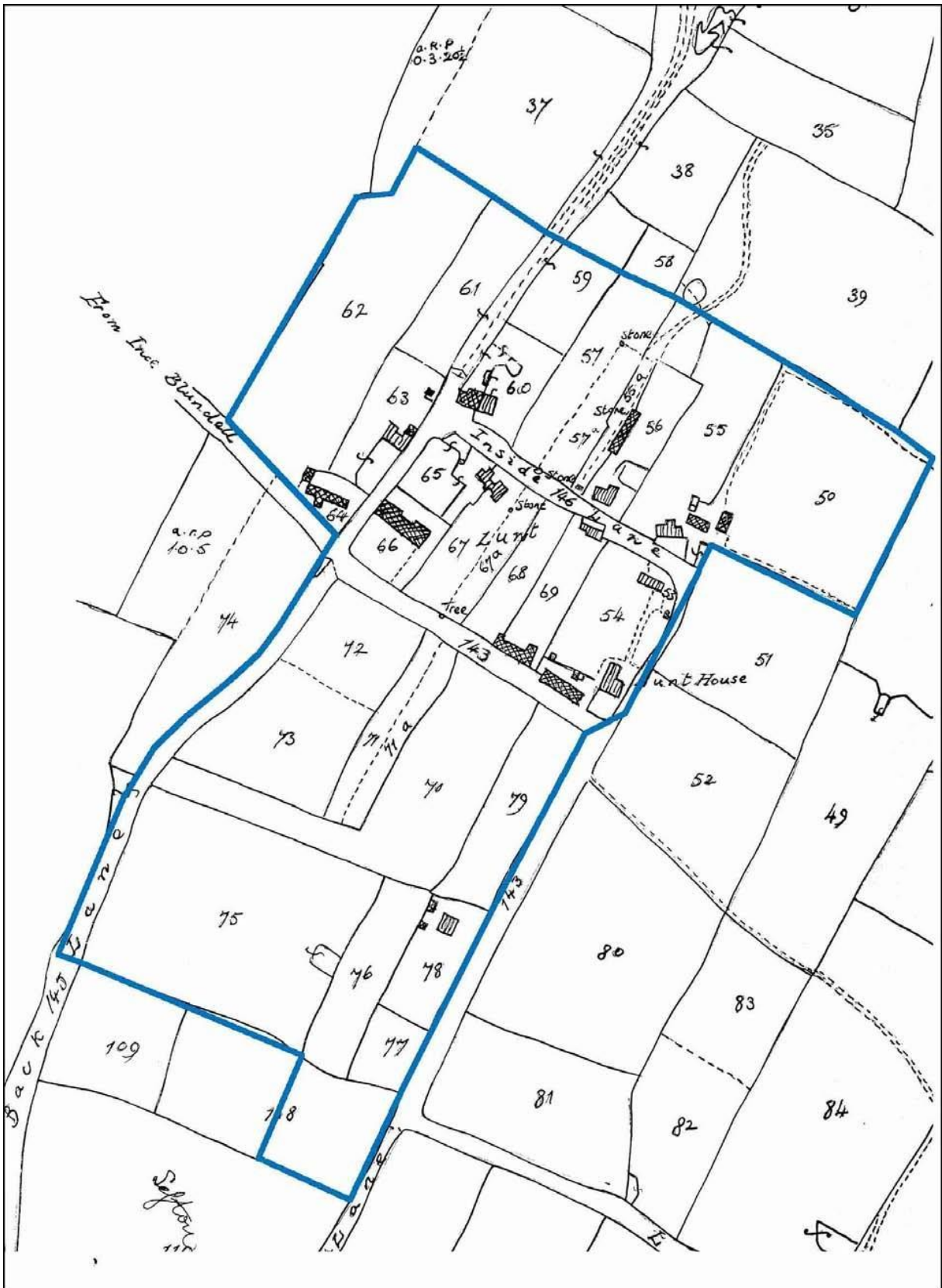
The Molyneux Estate Map of 1769 shows more or less the same road layout as can be seen today – the only modern addition being Wingfield Close. The land is shown divided into rectangular fields, burgages [a burgage is a plot of land longer than it is wide, can include any structures on it and is typical of medieval towns] and gardens with over a dozen buildings clustered on and around what is now Lunt Green. Ownership was largely in the form of messuages and tenements. There are a number of different landowners the main one being Mr Bootle.

Evidence of earlier rural development exists, however. Tithebarn dates back to 1693 and Pear Tree cottage is believed to date back to the 16<sup>th</sup> Century as did a barn that until as recently as the late 1960s was situated on Lunt Green.



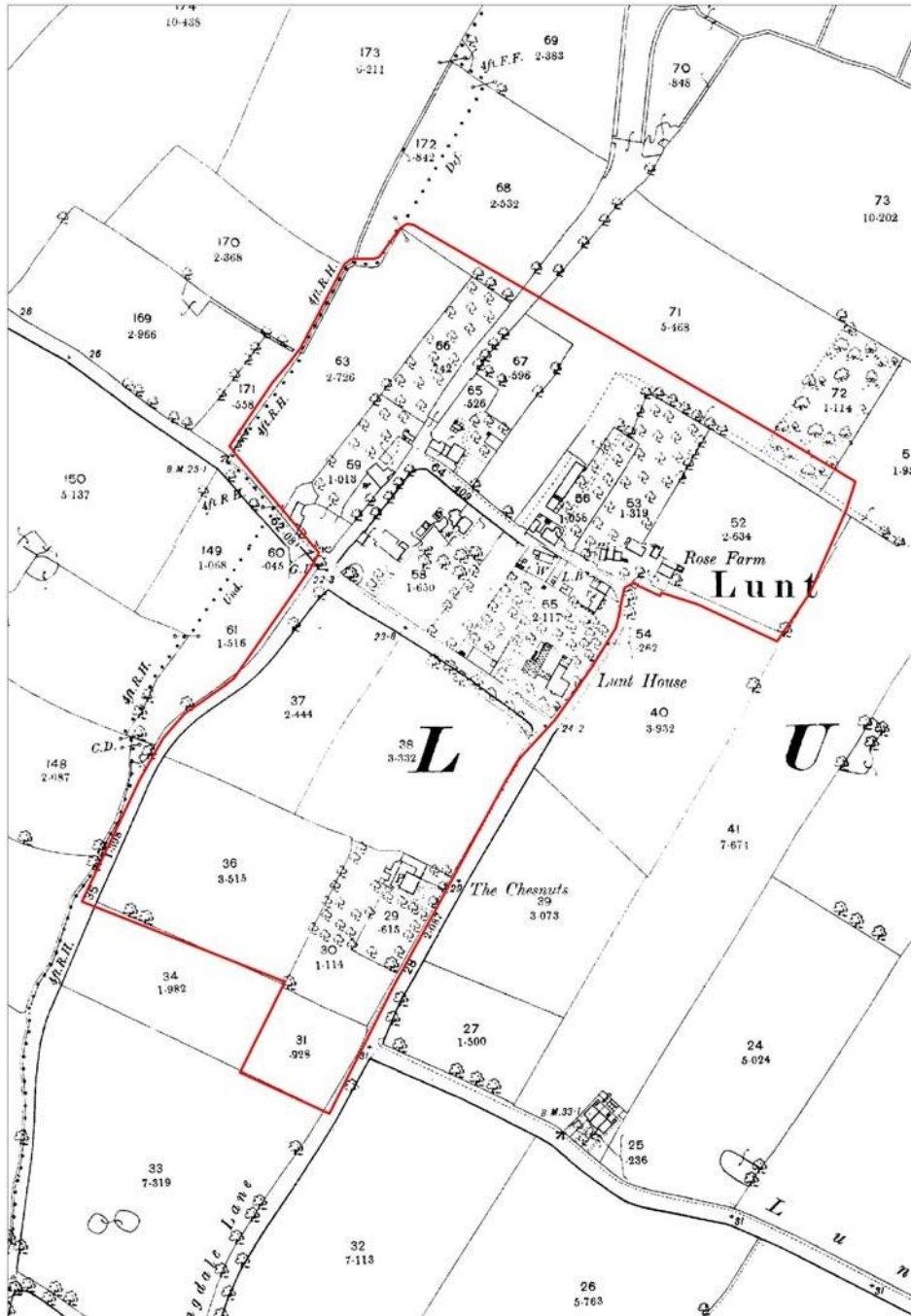
Molyneux Map 1769

The 1845 Tithe Map shows similar road patterns with the names included. Lunt Road, Back Lane, Moor Lane and Inside Lane (now Lunt Lane). Land has generally been further subdivided and there are some additional buildings most notably the Chestnuts which according to the listing is late 18<sup>th</sup> Century and Lunt House which no longer standsbut appears to have been built on the site of an existing building during the Georgian period.



Tithe Map 1845

By 1893 Inside Lane was known by its present name of Lunt Lane and Lunt House had developed a greenhouse extension. Rose farm appears by this time but otherwise the general pattern of buildings remains the same although some alterations to what are presumably working buildings has taken place including some demolition e.g., a couple of buildings along Lunt Road/Lunt Green have gone.



1893 Map

Similar minor alterations occur in the early 20<sup>th</sup> Century the only notable changes being that by 1927 the greenhouse had gone from Lunt House and a complex of buildings had developed behind Lunt House. Also 2 semi-detached properties with large gardens– Houghton Cottages - appear by this point built by Sefton Rural District Council for Lancashire County Council to house people working on local farms.

The rest of the 20<sup>th</sup> Century saw two main developments:

- The disappearance of all the buildings on Lunt Green
- The construction of the 1950's suburban Council Estate Lunt Green

### Lunt Green

The most significant losses on Lunt Green have been:

- Lunt House believed to have been “an attractive Georgian brick house, three stories high, according

to former residents. There were a number of other buildings on Lunt Green associated with Lunt House which have also disappeared. Lunt House had been knocked down in around 1932 after remaining unoccupied for a number of years with other ancillary buildings in the area being knocked down in the 1950s.

- A thatched Brick Barn was the largest structure in the Village as shown on 1769 plan until it was lost some time between 1968, when it appears on an OS plan, and 1972 when a survey of the area shows it to have gone. It is mentioned in Murrays Lancashire Architectural Guide (Murray 1955): “There is a magnificent, thatched brick barn at Lunt”.

### 1950s Estate

38 houses and 4 flats were built by Sefton Rural District Council for West Lancashire in 1950 to house farm workers and commuters in a suburban development on the land opposite Lunt Green. Most are today privately owned but some are affordable houses owned by a private limited company.

### **3.3 Historic Uses**

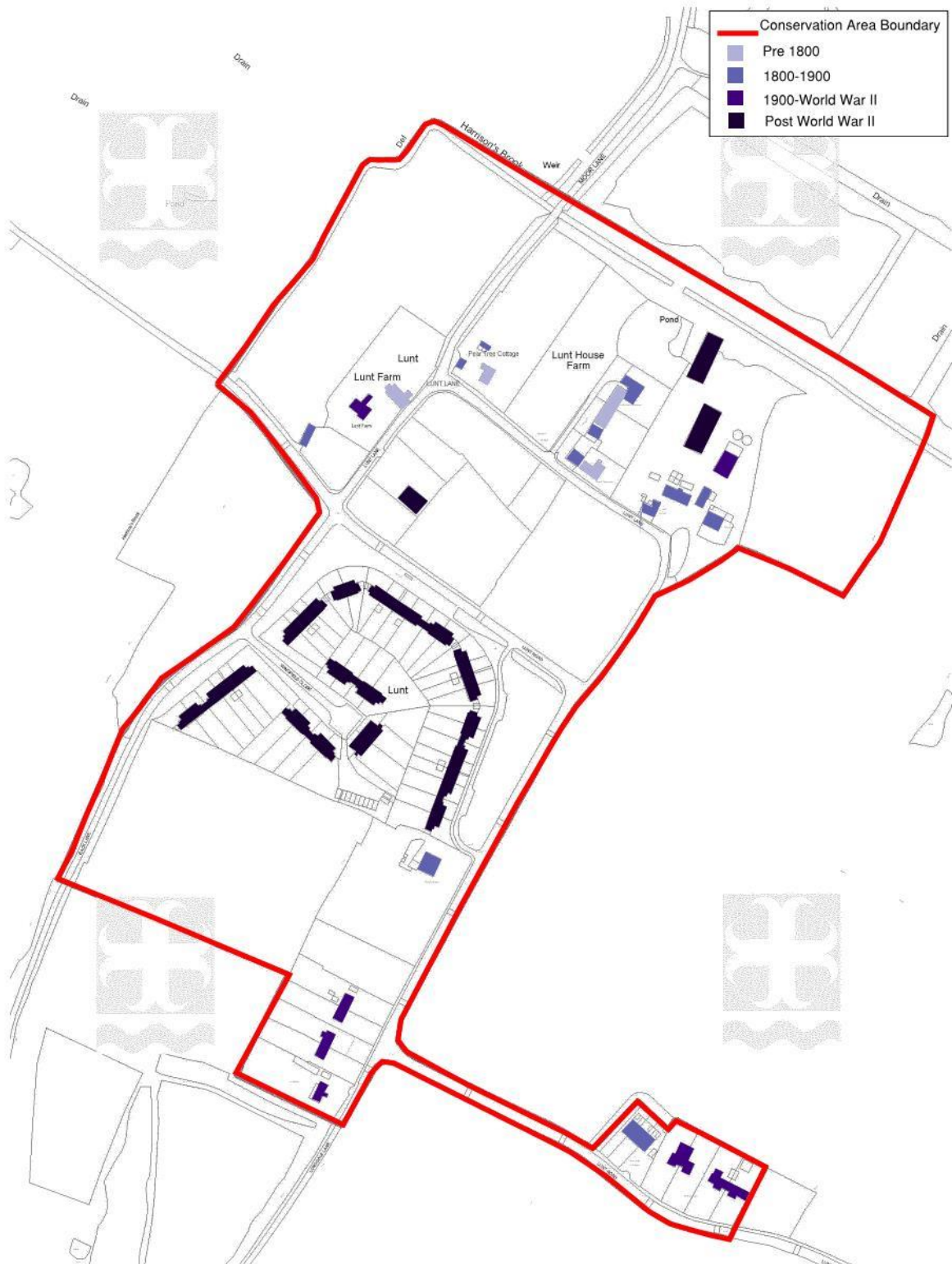
The area has been used for agriculture since it was settled and still retains its rural aspect although many of the fields are now used for keeping horses rather than food production and former agricultural buildings have been converted to dwellinghouses. These changes, coupled with the construction of the council-built estate in 1950 means the area now serves a more residential purpose with a suburban feel.

### **3.4 Archaeology**

The medieval settlement site at Lunt (1066-1540) is considered an important archaeological site. The Merseyside Sites and Monument Record records that substantial remains of common grazing and turf cutting allocation has survived in the patterns of the fields around the village. At the time of the scheduling visit the traces of former field divisions and buildings platforms were noted in the gardens and paddocks of the remaining holdings.

To the Northeast of the Conservation Area the Mesolithic Site of Lunt Meadows can be found. Traces of two relatively substantial Mesolithic buildings have been discovered in the area. A radiocarbon date from burnt timbers from one of them has given a date of about 5800 BC. There are only about half a dozen or so other similar structures known in Britain for the whole of this hunter-gatherer period (the Mesolithic) which covers the roughly 5000 years from the end of the Ice Age to the adoption of farming in Britain after 4000 BC.





*Plan 04 Relative Ages of Buildings*

## 4.0 LANDSCAPE AND VISTAS

### 4.1 Setting and Relationship with Surrounding Area

Lunt Village is set in flat agricultural land surrounded on all sides by flat expanses of fields draining through a network of drains and brooks into the River Alt.

Approaching Lunt from Ince Blundell along Lunt Road or along Moor Lane or Back Lane, Lunt Village Conservation Area is visible from a distance presenting itself as a contained cluster of low buildings with none dominating. Arriving from the other direction along Lunt Road the Village can be seen in the distance from as far away as just outside Sefton Village.

The centre of the Village is Lunt Green, the site of the old Lunt House. This site is now used for keeping horses and this use links the Village into its surroundings.



*View of the Village from near the Conservation Area boundary and Lunt Green today used for keeping horses*

The pre-war buildings are rural in character and spaced apart so that there are constant views of the countryside beyond. Only the 1950s housing estate creates any feeling of density or enclosure and as such contrasts with the rest of the area creating a suburban enclave in the otherwise rural setting.



*View from and into Wingfield Close*

The area to the North of the Green consists of Lunt Farm, Pear Tree Cottage, Lunt House Farm Tithebarn and Rose Farm which relate very naturally to the adjacent farmland due to the architectural style of these earlier buildings (despite some modern alterations) and their open informal arrangements to one another around working spaces.

The network of paths, field boundaries and roads shown in the Molyneux Estate Map is reflected in the current Village and is largely intact, the only extra road being Wingfield Close. Inside Lane has become Lunt Lane and the boundary of the old New Hey field is the current Southwestern boundary of the Council built estate. The curtilages of the houses along Lunt Road (Chestnuts, Houghton Cottages, Longdale House), Lunt Farm, pear Tree Cottage, Tithebarn and Tithebarn Cottage, Lunt House Farm appear to follow the field boundaries present on the Molyneux Estate Map.

#### 4.2 Views and Vistas within the Conservation Area

Due to the flatness of the area and its surroundings it is possible to see broad panoramic views from many parts of the Conservation Area while from other parts, particularly along the east – west stretch of Lunt Road views are more tightly framed by trees and buildings. The rural surroundings of the Conservation Area can be appreciated by looking in any direction from the outskirts of the area with views of fields and hedges and, from the Northeast, Harrisons Brook.

Arriving from Sefton Village the first view of the Conservation Area is of Rothwells Cottages and the New Cottages in a linear form set back on the right-hand side of Lunt Road, followed by Houghton Cottages. Following Lunt Road as it turns to the right, The Chestnuts comes into view as does the 1950s estate, which is a key view as it shows how the houses are arranged into a curving block along a common building line which contrasts with the comparatively loose arrangement of the rural buildings elsewhere.



*View of field to side of 1950s estate and view of Houghton Cottages from Lunt Road*

Moving along Lunt Lane the views in either direction take in the rural buildings, hedges, barn yards, farmhouses, cottages and stone walls that give that part of the village its traditional rural character.

The most obvious point of interest visible from Lunt Village Conservation Area is Sefton Church which can be seen from most of Lunt Lane and from the Northern boundary of the Area. The views of the church along Lunt Lane from outside Pear Tree Cottage or across Lunt Green being perhaps the most picturesque.



*View along Lunt Road and across Lunt Green of Sefton Church*



*View across Lunt Green of 1950s Estate*

Views Southeast across Lunt Green show the 1950s estate in its rural setting. The view Southwards of the estate from Lunt Road where it meets Lunt Lane and Back Lane clearly shows how the buildings have been designed to work together to terminate the view and form a uniform block. The view into Wingfield Close and views along Back Lane show the suburban nature of the Council-built estate and its rural context.

Looking towards the Conservation Area from Homer Green presents the view of the area from which it can best be appreciated as a Village showing the rural buildings and the 1950s estate around Lunt Green in their rural setting.

Leaving the area southeast, in the direction of Sefton Village, the hedges bounding the road and Rothwells Cottages and the new cottages are all that is visible before the road curves out of sight.

### **4.3 Green Spaces and Planting**

The main green spaces in the Village are shown in Plan 05 and correspond to the four large spaces mentioned in 5.1.6.

There are a number of mature trees in the area and many hedgerows which are used to delineate boundaries between fields, curtilages and gardens as well as to mark the edge of the grass verge around Lunt Road. On Lunt Green hedges are combined with post and wire fences, trees and stone walls to form boundaries.



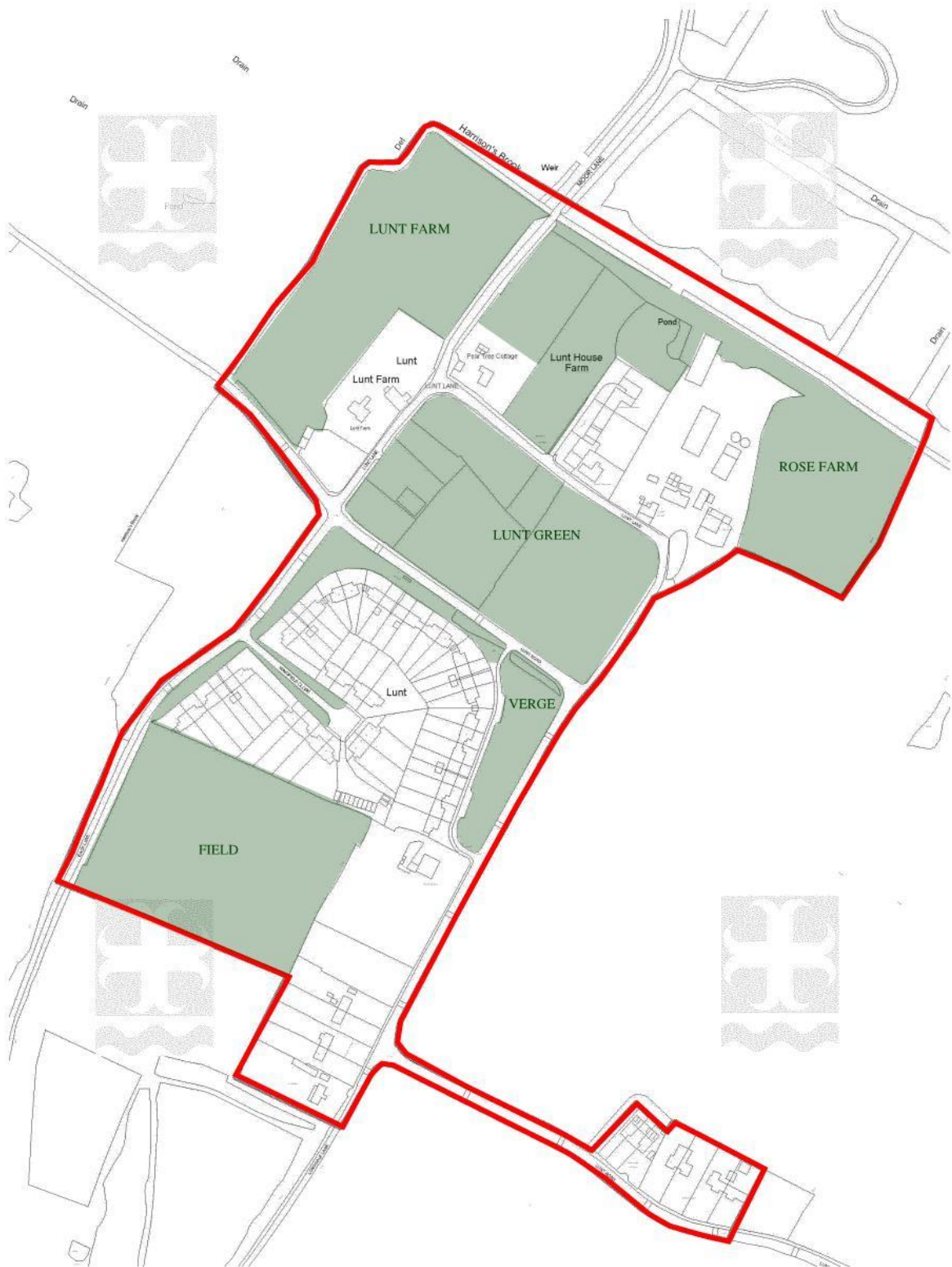
*Hedges and trees around boundaries on Lunt Lane and Lunt Meadows Natural Reserve*

To the north-west of the Conservation Area is Lunt Meadows Natural Reserve and to the south-west the Broom's Cross Wood. Both of them provide the Conservation Area with extensive greenery surroundings.

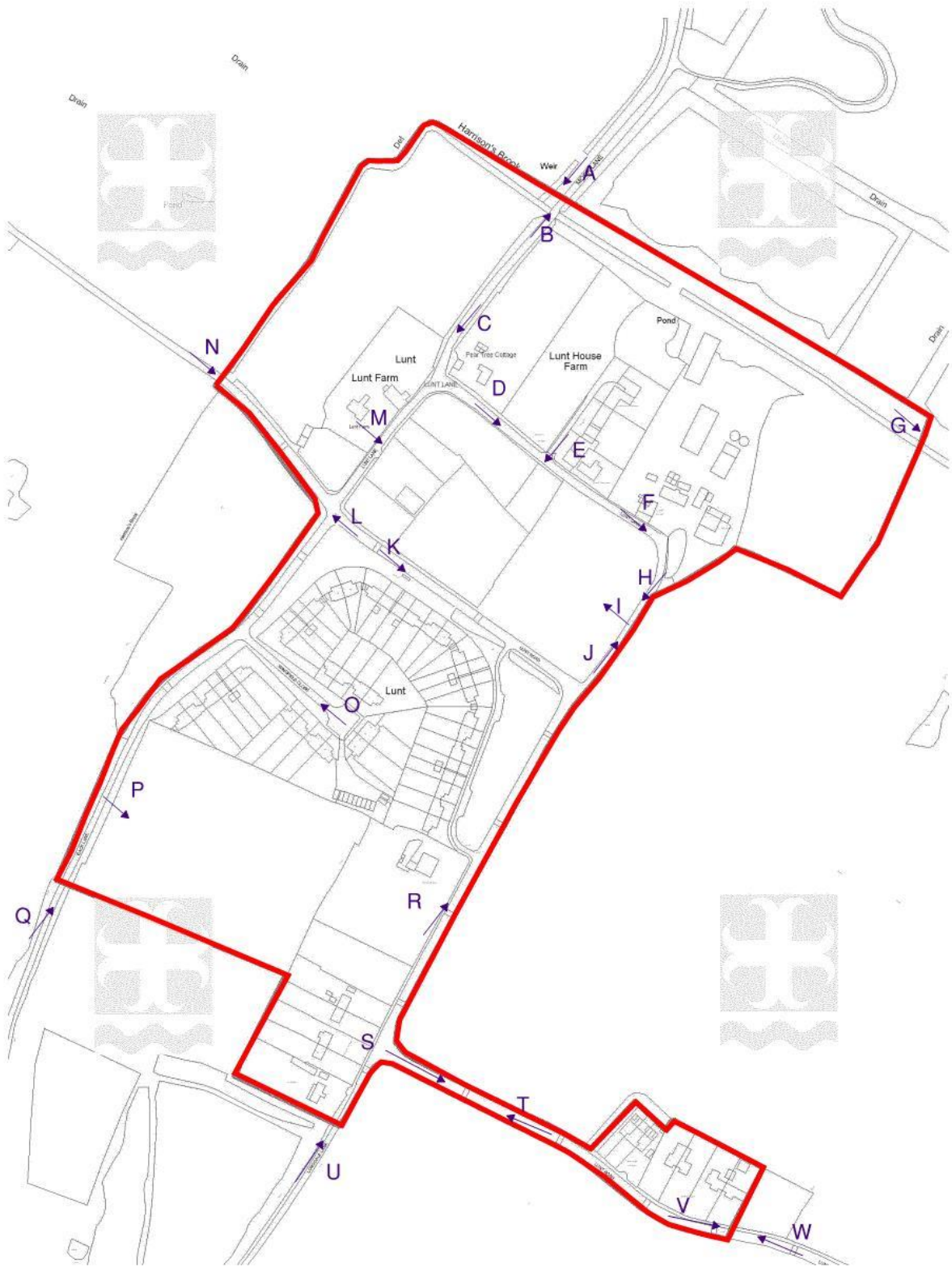
#### **4.4 Natural Heritage**

The trees, fields and a variety of types of hedges, as well as the drainage ditches and brook, provide habitats for birds and other wildlife. While phase 1 of the habitat survey by Merseyside Environmental Advisory Service did not identify any of the area as being essential for the survival of endangered species, the biodiversity that these features help sustain clearly contributes to the rural character of the area. This is not just important for a visual amenity but also affects the sounds such as birdsong and smells. As would be expected for such a location the Village changes substantially with the seasons.

To the north-west lies Lunt Meadows, an area of historic landfill that has been restored by the Environment Agency and Lancashire Wildlife Trust to form 70 hectares of wetland habitat. This large extent of reedbed managed to increase species diversity in plants and animals and also provides a recreation and education facility.



**Plan 05** Green Spaces Inside the Conservation Area



Plan 06 Key Views and Vistas (See Appendix C for Photographs of Views)

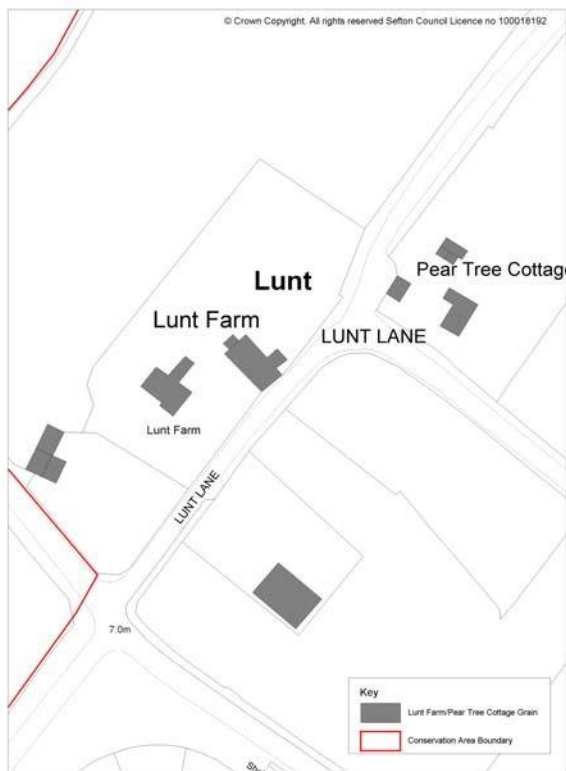
## 5.0 TOWNSCAPE AND FOCAL BUILDINGS

### 5.1 Townscape

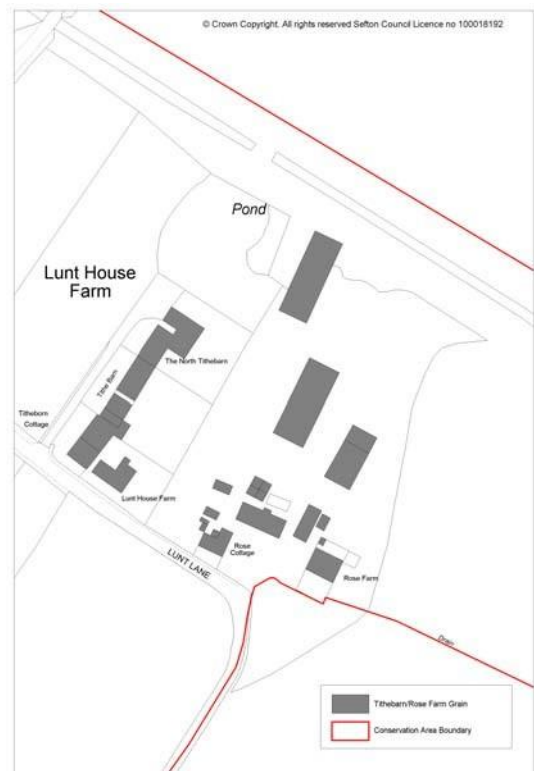
#### 5.1.1 Grain

##### Pre-war Lunt

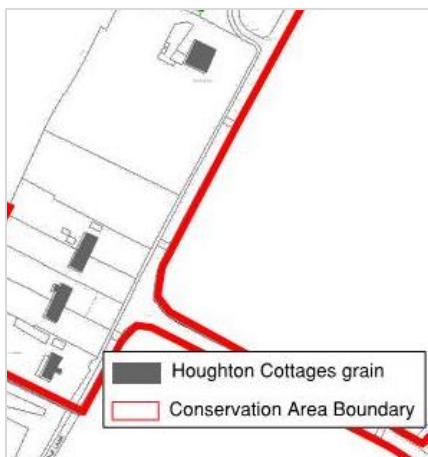
The grain of the North of the Conservation area is loose in both the farms and the residential developments with large plots surrounding buildings which blend into the adjacent fields. They appear to be more planned around farmyards from Tithebarn Eastwards than in the area to the West around Lunt Farm where buildings are more informally scattered in an unplanned manner due to separate ownerships.



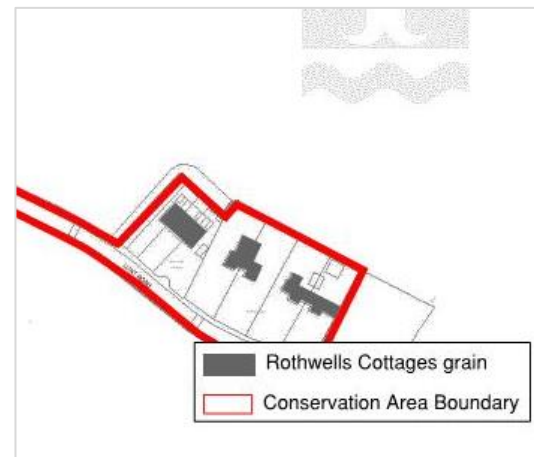
*Grain of North of Conservation Area*



To the South of the area the buildings built before WWII follow the line of Lunt Road with Houghton Cottages built as a pair of semis and Rothwells Cottages further along Lunt Road were also built together, but otherwise the buildings including the Chestnuts and Longdale House are widely spaced.



*Grain of South of Conservation Area*





### 1950s Estate

The 1950s Estate on the other hand is made up of semis and terraced blocks of 4 houses arranged into a block with a cul-de-sac in the centre creating a denser suburban grain particularly noticeable from within the cul-de-sac where the effect of enclosure contrasts with the openness elsewhere. Throughout the Estate buildings share common building lines which serve to emphasise the continuity, uniformity and symmetry of each block.



*Grain of 1950s Estate*

#### **5.1.2 Scale**

The scale of buildings in the Village varies from small cottages and farm buildings such as Tithebarn Cottage to larger farm buildings such as the converted North Tithebarn. This is reflected in the 1950s Estate where the semis and the blocks of terraces are roughly similar in scale to Tithebarn Cottage and North Tithebarn respectively. The dwellings are predominantly two storeys throughout the Village with only the occasional single-storey extension or garage.

#### **5.1.3 Rhythm**

Some rhythms can be observed in the area. In the 1950s Estate the blocks create a rhythm through the repetition of elements such as lamp posts, windows, blocks, gables and chimneys, although this has been interrupted by inappropriate development such as non-conforming windows and unsymmetrical extensions. The informal layout of the farm buildings to the north prevents any rhythm being established in this zone.

#### **5.1.4 Repetition and Diversity**

Some house designs are repeated within the various zones:

### 1950s Estate

In the 1950 Estate there are 2 basic types:

Pairs of semis – these are never exactly the same for example: some having bays on both floors’ others

having bays on the ground floor only. There are 4 types of semis having hipped roofs with concrete tiles and a shared chimney breast in the centre.

Terraces of 4 houses - these vary less. These are uniform symmetrical blocks of 4 houses and there are three types in the Estate.

### **Terraces:**

**Type 1** Consist of end terraces and mid terraces which are mirror images.

End houses have side porches. Side porches have small window and plain rectangular windows above front doors.

Square bays to the front on both floors with gables and cement corbels. Brick work lintels over front windows. Front doors have stone lintels.

Mid terraces have shared passageway in the middle of the block leading to rear. This is surrounded by decorative brickwork. Front doors are adjacent to this passageway and same size as passageway entrance and with similar brickwork.

Pairs of windows upstairs – rectangular and symmetrically arranged with stone or cement lintels often painted.

There is also a small vertical rectangular downstairs window next to the front door.



*Type 1 Terrace*



**Type 2** Is similar to type 1 but differs in that mid terraces' front doors and the passageways are arched. Also, the upstairs windows are pairs of vertical windows with decorative brickwork.



*Type 2 Terrace*

**Type 3** Is actually a block of 4 flats with 2 front doors leading to upstairs flats and 2 side doors leading to downstairs flats. The block is unusual in its use of gables to the side of a hipped roof.



*Type 3 Terrace*



**Semis:**

**Type 1** Front doors are set in an arched recess and located at the outer edge of the front. There is a plain rectangular window above the door and there are canted bay windows on two floors. There are windows in the side of the building. There is also a small window in the side porch facing forwards.



*Type 1 Semi*

**Type 2** As type 1 but main entrances are located to the side of the houses and the front bays are only on the ground floor.



*Type 2 Semi*

**Type 3** are similar to type 1 but have corbels to the eaves.



*Type 3 Semi*

**Type 4** are similar to type 3 but have bays only on ground floor.



*Type 4 semi*

### Houghton Cottages

Houghton Cottages are two matching pairs of semis built together in 1921. While there are some small differences (one pair has a datestone) most features are repeated including the dormer windows, doors, rainwater goods, chimneys and so on.



*1-2 Houghton Cottages*



*3-4 Houghton Cottages*

### Rothwells Cottages

Rothwells Cottages are terrace of 3 cottages built in 1893. They are arranged symmetrically, the central cottage being a red brick front gable and the two flanking cottages, one being white render.

Rothwells Cottages were built sometime between 1845 and 1908 and share many of the features typical not only of their period but more to the point of the area: red brick walls and slate roof, multi-paned sash windows, sandstone sills and wedge lintels, chimney stacks and wooden door. The rendering is unique to the area and the gable front marks a change from earlier buildings but is in keeping with some of the later buildings in the area including Lunt Farm House and some of the 1950s Estate.



*Rothwells Cottages*

### New Cottages

New Cottages are two matching pairs of substantial semi-detached houses built together in 1911. They share many of the characteristics of buildings in the area being predominantly brick with slate roofs and making use of sandstone around the windows. They also have front gables.



*1-2 Lunt Road*



*3-4 Lunt Road*

### Lunt Lane

Despite similarities in terms of use of brick, sandstone and slate and simple approach to construction reflected in elements such as windows, doors, chimneys and gables, no two buildings along Lunt Lane are of the same design. Sliding sash windows can be found on some of the buildings while casement windows are found on others with timber being the usual material. All the main buildings have gable ends except for New Lunt House Farm, Rothwell Cottages and New Cottages which has gable fronts. Timber doors are the norm although these vary in design with some of the buildings being residential while others are working agricultural structures. Chimney stacks are made of brick with ceramic pots, and they tend to be taller than those on the 1950s Estate and normally located at the gable end.

### 5.1.5 Roofscape

Typically, throughout the area rooflines are low with buildings not exceeding 2 storeys. Roofs are all pitched and tend to have gable ends except for the 1950s Estate where most of the houses have hipped roofs (see 5.1.4 above). In keeping with the understated style of the area eaves are generally simple even on the Chestnuts with some cement corbelling on some of the 1950s houses.

Buildings generally present unbroken eaves, the exceptions being some of the blocks on the 1950s Estate, Rothwells Cottages, New Cottages and the new Lunt Farm building in which gables interrupt the eaves lines and on Houghton Cottages which have dormers that break the eaves lines.



*Gable in 1950s Estate*



*Dormers on Houghton Cottages*

The 1950s Estate has dark grey cement roof tiles while slate is used in the rest of the area. The roof of the barn at Lunt Farm has collapsed, the building is in a serious state of disrepair. The Old Lunt Farm Cottage was in a similar state for a long period of time. Since last appraisal approval has been granted for demolition and construction of a detached dwelling, the site is still under construction.



*Barn at Lunt Farm*



*Site of former Old Lunt Farm Cottage*



*Slate roof on agricultural building at Rose Farm*



*Original roof tiles on 1950s Estate*

### 5.1.6 Character and Relationship of Open Spaces

The Area has 4 large spaces (See plan 05):

#### 1) Farm Area

This area includes Rose Farm, Lunt House Farm, Lunt Farm, Tithebarn, Pear Tree Cottage and their curtilages. It can be read as one contiguous rural space subdivided into farmyards, fields and gardens or as a group of interrelated spaces. Farmyards are concentrated into Rose Farm while there is a large drive at Tithebarn and large gardens to the rear of Pear Tree Cottage and around Lunt Farm.

The space is quite open particularly from the North along the boundary of the Conservation Area allowing panoramic views of the surrounding countryside into which it blends. Curtilage boundaries are marked by hedges, fences, ditches, a path (Moor Lane) and walls. Along Lunt Lane these boundary treatments help create an edge to the road which works with the boundary to Lunt Green to enclose the road.

#### 2) Lunt Green

The Green is central to the Village but due to substantial loss of buildings in the 20<sup>th</sup> Century it is less of a focal point than it must have been in the past. It is surrounded by a combination of boundary treatments including remains of walls that previously marked curtilages to buildings, post and wire fencing and hedgerows which define one edge of Lunt Lane as well as the stretch of Lunt Road facing the 1950s estate. The space is sub-divided into fields by post and wire fencing and a barn stands near the Northwest entrance on Lunt Lane. Lunt Green is currently used for keeping horses.

#### 3) Grass Verges on 1950s Estate

The grass verges define the suburban character of this area and are primarily of visual amenity value although one of the verges is large enough for informal play. The space is open and follows Lunt Road around from the Chestnuts to Back Lane and along Back Lane wrapping itself around the estate and allowing views of the Village and surroundings. The inside edge of the verges is defined by the pavement and boundary treatments of the gardens on the estate which include walls and garden hedges while the outside is largely open with only the large verge along the stretch of Lunt Road from the Chestnuts to just past the entrance to Lunt Lane having a hedge. A narrow access road with a few parking bays passes through the largest verge and joins Lunt Road at two points – by the Chestnuts and in front of Lunt Green.

#### 4) Field along Back Lane.

This rectangular field is an important asset for informal recreation in the Village and as a short cut from Back Lane to Longdale Lane. It is enclosed on two sides by the fences to the rears of the 1950s estate, Houghton Cottages and the Chestnuts. Another side is enclosed by a ditch running along Back Lane with access points for a public right of way. To the Southwest trees have recently been planted as part of a reforestation scheme.

It is cut off from the rest of the main spaces but is otherwise open and forms part of the wider landscape of fields along Back Lane and permits panoramic views towards the South.



*Field to the rear of 1950s Estate and the Chestnuts*

In addition to these main areas there are substantial gardens and driveways. In the South of the Area along Lunt Road, New Cottages and Rothwells Cottages have large gardens to the front, Houghton Cottages have sizable gardens both to the front and rear. The Chestnuts has a large garden in which can be found the chestnut trees which give the house its name and a large U-shaped gravel carriage drive to the front.

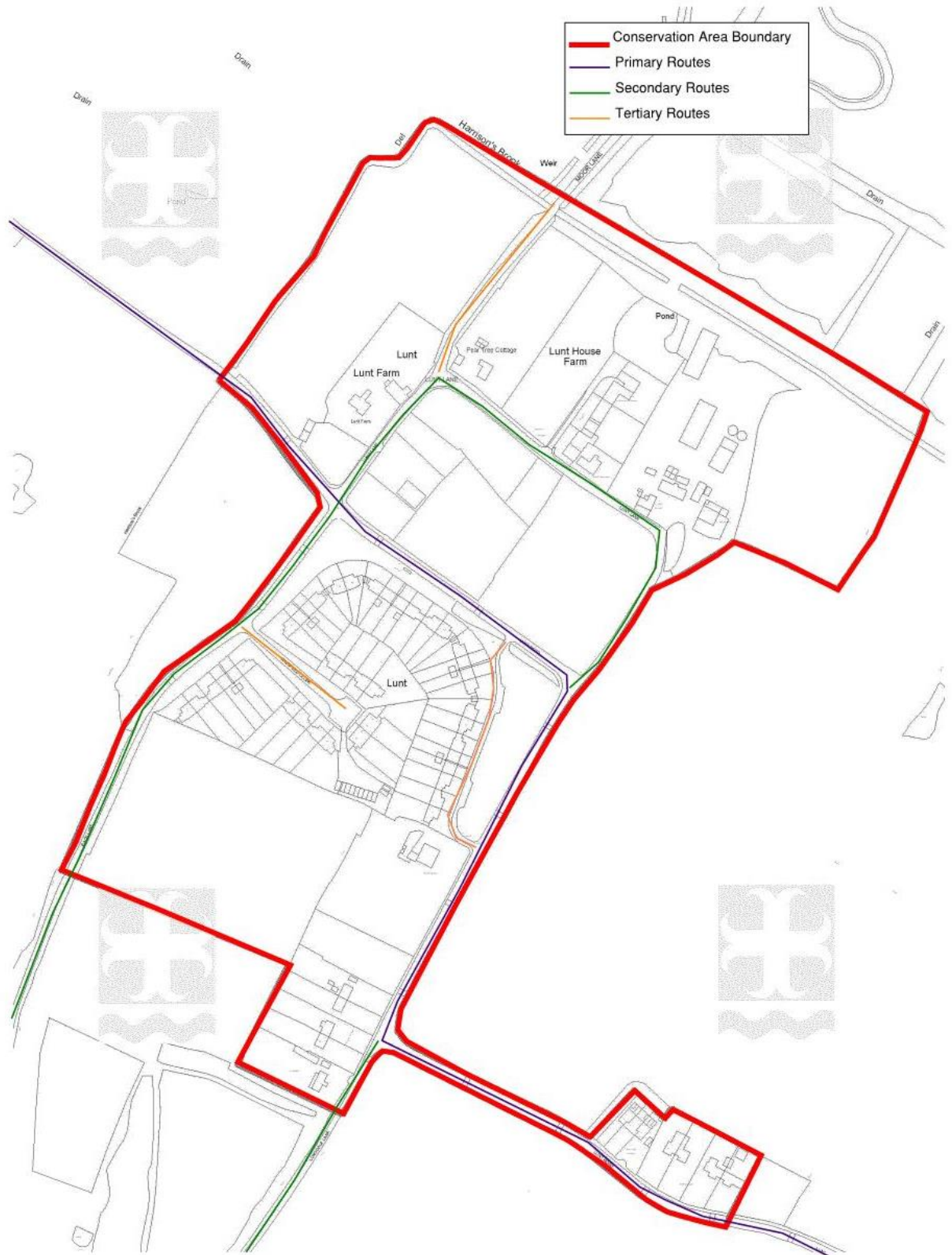


*The Chestnuts*

### **5.1.7 Hierarchy of Routes**

There is a simple hierarchy of routes with Lunt Road being the main route into and out of the area followed in importance by Lunt Lane which is used to access the Northern farm areas and Longdale and Back Lane which are less used routes into the Area which in turn are followed by Moor Lane which is a footpath and Wingfield Close which is a cul-de-sac. (See plan 07)





*Plan 07 Hierarchy of Routes*

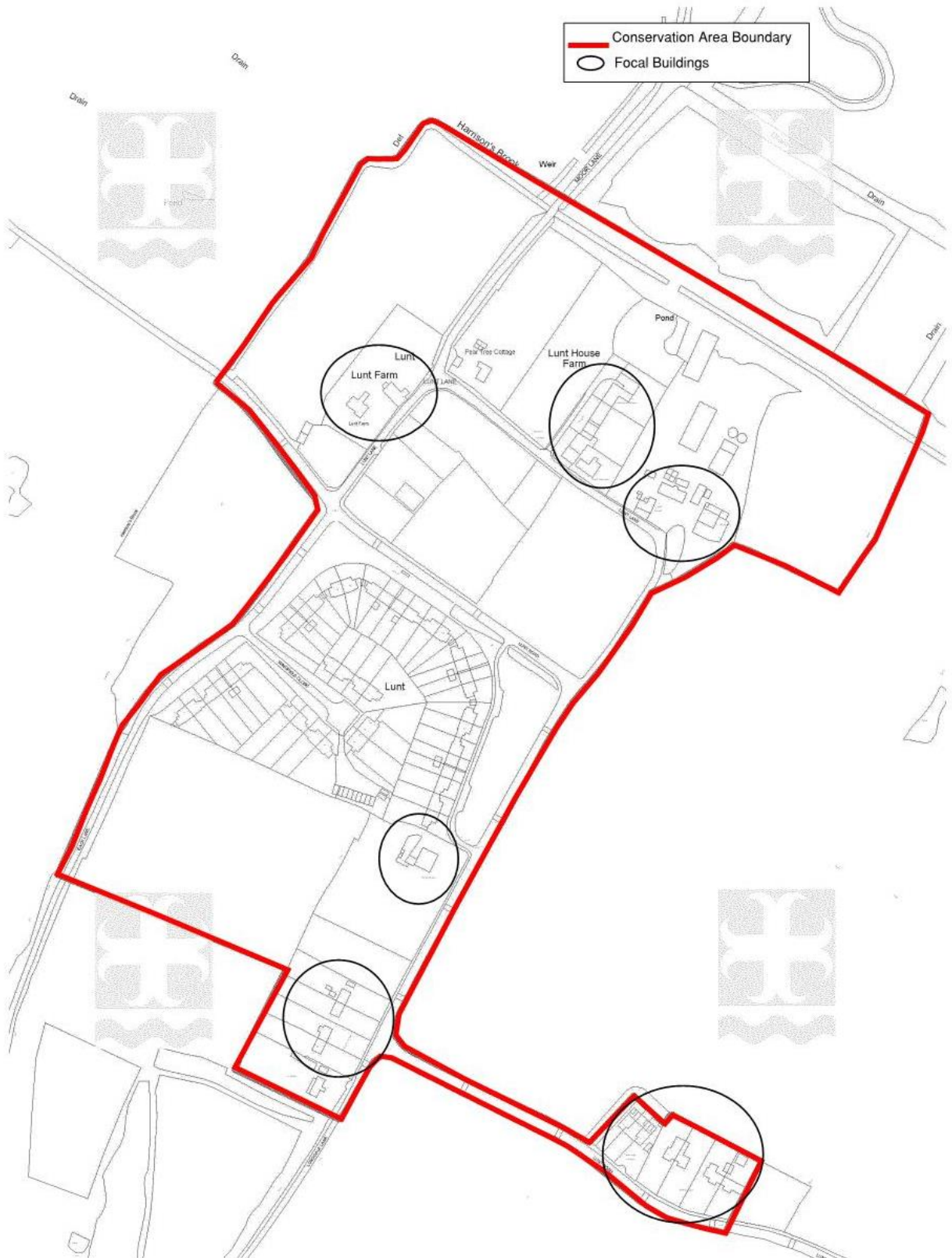
## 5.2 Focal Buildings and Features

There are a number of focal buildings in the Area (these are not necessarily the most important buildings but those that would most likely be used to navigate around)

The New Cottages and Rothwell Cottages effectively mark the entrance to the Area when travelling from Sefton Village, while this function is performed by Lunt Farm House and the associated barn from the direction of Ince Blundell or Thornton. As you approach from Lunt Road you encounter Houghton Cottages, which culminate the perspective of the road. The Chestnuts is the most distinctive building in the Area due to its substantial size and unique architecture. Due to the uniformity of the 1950s houses it is not possible to pick out any one of them as focal buildings, but they form a distinctive block. Along Lunt Road the group of buildings that form Lunt Farm are a focal point as are the Tithebarn, Tithebarn cottage and Lunt House Farm.

Lunt Green is the central feature and focal point of the conservation area with many buildings being arranged around it as well as its stone piers and surrounding stone wall remnants of the days when it was the site of Lunt House.

Other features of the area are Harrison's Brook and the mounting block at Lunt Lane as well as the 1950s grass verges: there is a very large grass verge, effectively a green, on Lunt Road by the access road and 2 triangular verges in Wingfield Close.



Plan 08 Focal Buildings

### 5.3 Boundaries and Surfaces

#### Boundaries:

Many of the main boundaries tend to follow those of the field patterns present at least since the Molyneux estate map of 1769. A number of different boundary treatments are found in the Village. Post and wire fences are found on the boundary of and sub-dividing Lunt Green. Brick Walls are common on the 1950s Estate and on Lunt Lane and Lunt Road. Stone walls are found on Lunt Green along the eastern stretch of Lunt Lane and outside Lunt House Farm. At the corner of Moor Lane and Lunt Lane a stretch of stone slabs are used as a low wall. The Chestnuts has railings mounted into a stone base in which it can be seen where the original railings must have been. Boundaries to Rothwell's Cottages have brick walls with rounded stone coping stones marking the boundary and sub-dividing each property. Part of the wall has been removed to create wider access for vehicles. To the right there is a modern brick and concrete replacement, with a fence behind it which has a negative impact on the conservation area. One of the New Cottages have a modern brick wall topped with iron railings (which are not typical of the area) while the other two have a lower brick wall with hedges behind it to create privacy.

Hedges are a common boundary treatment and are found on number of houses on the 1950s Estate, as well as around fields and gardens elsewhere.

#### Surfaces:

Roads are all Tarmac with cobbles visible on Lunt Lane. Stone gutters and kerbs are found on Lunt Lane but are cement elsewhere. Pavements are Tarmac while footpaths are unsurfaced.

Driveways have either flags or block paving while the farmyards at Rose Farm appear to be stone setts covered with Tarmac and the area in front of Tithebarn has loose gravel surrounded stone setts while the Chestnuts has a gravel carriage drive.

## 6 ARCHITECTURAL MATERIALS AND DETAILS

### 6.1 Prominent styles

Rural Vernacular: This prevails in the North of the Area and includes the Lunt Farmbuildings including new Lunt Farm, Tithebarn Cottage and Tithebarn, Rose Farm, Lunt House Farm and Pear Tree Cottage. They are characterised by brick with sandstone construction, gable ends (only Lunt Farm House, Rothwell Cottages and New Cottages has gables on the front), slate roofs with chimneystacks on the gables, lack of ostentatious ornamentation, sliding sash windows and casement windows on houses and few if any windows on agricultural outhouses.

Ancillary Rural Domestic: This includes Houghton Cottages and Longdale House. The buildings are not directly associated with any other farm buildings or within curtilages of farms and this is reflected in their orientation along the road rather than around yards and their having generous country gardens in front and large gardens (almost small fields) to the rear (with the exception of Rothwells Cottages which have smaller rear gardens). In some respects, however, they are similar to the Traditional Rural buildings in their general understated approach to detailing and lack of ornamentation.

Chestnuts: 2 storey Georgian house with carriage-drive, 3 bays, brick with stone dressing and a built in the late 18<sup>th</sup> Century. Has sliding-sashed multi-paned (6 over 6) windows with glazing bars and wedge lintels. Entrance is round headed with Tuscan columns a fluted frieze and open pediment with a complete fanlight and a 6-panel door. Lunt House apparently was similar to Chestnuts being described as a “three storey brick Georgian house” by its last occupants in the 1930s.

1950s Estate: Suburban, small scale and uniform, it has much in common with other estates built in Lydiate and Litherland/Ford in the immediate post war period. Buildings are arranged into symmetrical semis and terraces that complement each other rather than compete in a compact block of regularly spaced housing.

### 6.2 Materials

Walls: Brick is the main material for walls on the 1950s Estate and along Lunt Road. On Lunt Lane brick is common although sandstone is also used here on Lunt Farm House and sandstone slabs by the junction of Moor Lane and Lunt Lane or blocks as in the wall around Lunt. The only example of painted render is on the walls of the two flanking Rothwells Cottages.

Buildings: Brick is the predominant building material used in Lunt Village although there is some use of stone for quoins and as lower courses on some of the older buildings particularly on Lunt House Farm.

Roofs: Slate is the main roofing material outside the 1950s Estate where cement tiles are used.

Gates: Timber is used, as for example on doors on Rose Farm barn, or corrugated metal on modern farm structures.

Other structures include some metal tanks.

### 6.3 Typical Features and Details

Windows: There are a variety of windows on 1950s houses some of which are Canted bays. Some original windows are multi-paned with metal frames although some of these have been lost.



*Windows in 1950s estate*

In the rest of the Conservation Area windows are generally multipaned vertical sliding sashed with wedge-lintels or decorative brick surround and rectangular stone sills. Houghton Cottages have casement windows, but they are multipaned except where originals have been replaced and Lunt House Farm has 3 over 3 multi-paned casement windows.



*Casement Window at Lunt House Farm*



*Vertical sliding sash windows at Rose Cottage*

New Cottages have mullion windows, while Rothwells Cottages have six over six multi-paned vertical sliding sash windows.

Walls: A variety of coping is used in the area with stone coping being on stone walls for example on the wall around Lunt Green on Lunt Lane while terracotta coping is found on brick walls outside Lunt House Farm. Sandstone slabs are used as a wall on Lunt Lane by the entrance to Moor Lane.

Chimneys: There is a variety of stack styles and pot styles some stacks having 2 or 3 pots. The 1950s houses have shared chimney stacks with one stack per pair of semis or two stacks in the rows of terraces. As such they are located in the middle of the roof in the semis or a quarter of the length of the roof away from the end in the terraces. The rural buildings by contrast have their own stacks which are located at the ends of the roofs. The stacks and pots of the rural houses vary but tend to be taller than those of the 1950s houses. The chimneys on Rothwells Cottages are arranged symmetrically either side of the central gable.



*Typical Chimney in 1950s Estate*



*Chimney at Lunt House Farm*

The barn buildings have no chimneys except the converted Tithebarn where the chimney is not an original feature but is otherwise in keeping with the area.

Signposts: There are a couple of fingerposts signing the footpath at the corner of Lunt Lane and Moor Lane and at the Moor Lane entrance to the Conservation Area which are appropriate to the rural area being wooden and low key. There is also a wooden signpost for Wingfield Close.

Kerbs: Stone kerbs are found in Lunt Lane and parts of Lunt Road but elsewhere they are made of cement.

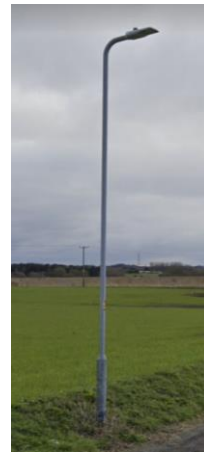
Lampposts: The only lampposts in the area are those found in the 1950s Estate which are of a uniform design which would appear to be part of the original estate design. Some are in need of re-painting. Lampposts have been installed along Lunt Road commencing at New Cottages. Functional galvanised steel, not in keeping with Conservation area status.



*Signpost for Wingfield Close*



*Lamppost in 1950s Estate*



*Lamppost on Lunt Road after The New Cottages*

## 7 CHARACTER ASSESSMENT

### 7.1 Character Zones

There are 3 clear character zones:

Zone 1: This zone takes in the farming area in the North around Lunt Green. Here buildings are firmly part of the rural landscape due to their historic links with farming. Even though some of the buildings may no longer be directly associated with farming activity they retain their link through their use of traditional materials as well as their relationship with surrounding fields and their arrangement around farmyards. However, in Rose Farm there are some working farm buildings and there is a mixture of modern and traditional structures in this area. Curtilages of buildings generally follow field patterns that are unchanged since at least as far back as 1769.

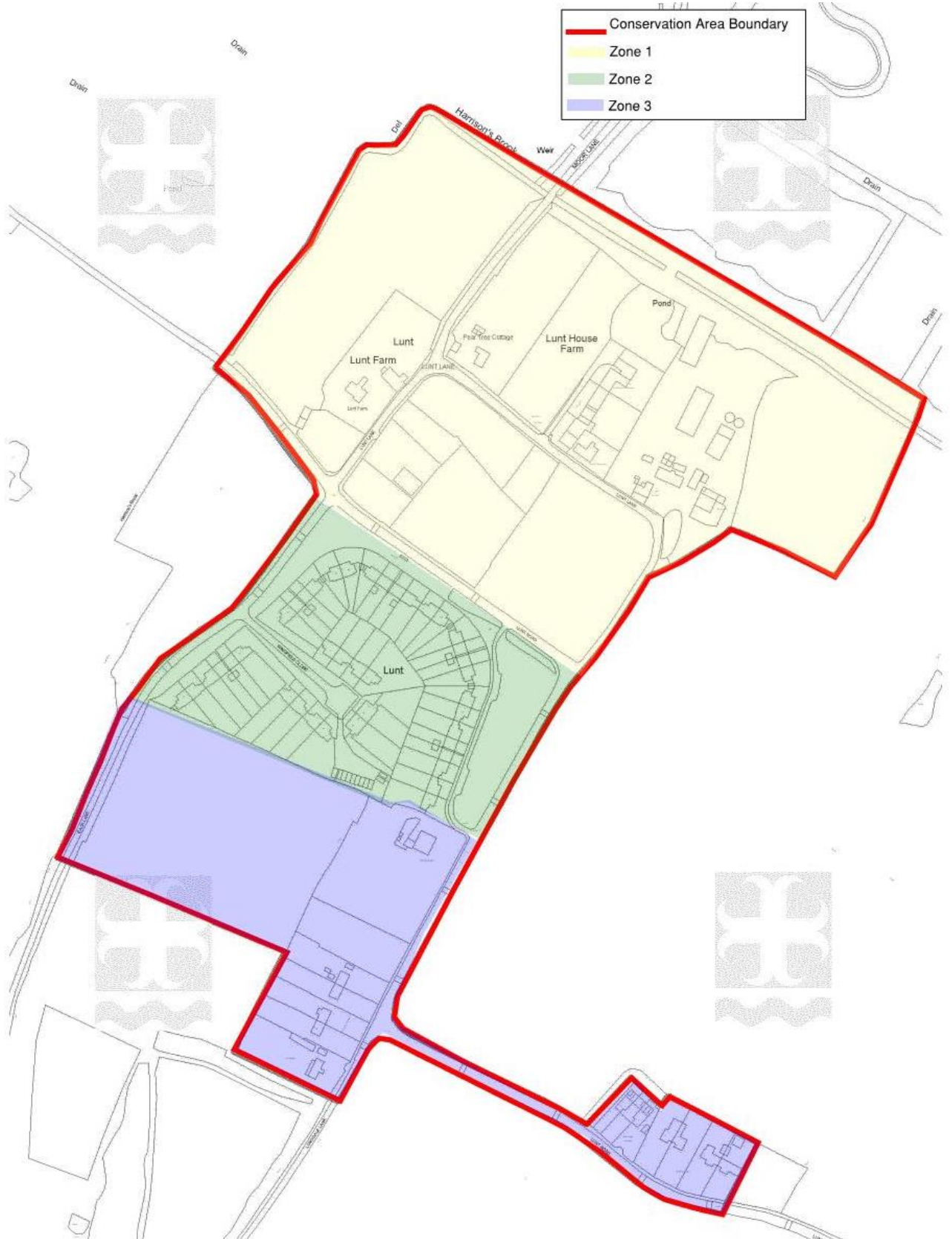
Zone 2: This zone consists of the 1950s Council built suburban estate with a variety of terraces and semi-detached houses arranged into a block with a cul-de-sac in the middle. Houses have front gardens generally with low boundaries either walls or hedges which help the gardens blend in with the surrounding verge and thereby into the wider flat rural setting. These low boundaries combined with the generally outward facing nature of the block give the estate an open character. The grass verges fronting onto Lunt Road are large while those in Wingfield Close are triangular/dart shaped.

There is some detailing which reflects the rural character of the area such as the original multi-pane windows where they remain. The houses do demonstrate uniformity in many characteristics such as design of windows, doors, chimneys, materials used and so on which reflects their mass-produced nature. Where variations exist, such as some of the houses having gables or corbels, they do so in blocks or in pairs of semis so that within the variation, symmetry and a strong sense of uniformity remain. (See 5.1.4)

The zone is an example of good post war Council housing that aimed to create a high standard of living through provision of generous space standards, gardens and inside toilets as well as the suburban setting of grass verges, rural location and hedges. There is a block of original garages accessed via the corner of Wingfield Close and some of the houses have driveways although it appears that these were not an original feature.

Zone 3: This zone was undeveloped at the time of the Molyneux estate map but had by World War II seen the appearance of a number of houses along Lunt Road and has established itself as an ancillary rural domestic area as opposed to strictly rural. None of the buildings appear directly associated with any specific farming area the way they are in Zone 1 but a rural character is created by the use of traditional materials (brick and slate) and the generally understated design although the Chestnuts breaks this rule with detailing (columns, pediment etc.) that is not found anywhere else in the conservation area. Furthermore, the generous gardens make their immediate surroundings more domestic than the fields and farmyards in Zone 1 but less formalised than those in Zone 2. What further distinguishes this zone from Zone 1 are the more linear arrangement of buildings and the dormer windows in Houghton Cottages, Rothwell Cottages and the New Cottages which break the eaves line and are horizontal rather than vertical.





Plan 09 Character Zones



*Plan 10* Character Assessment of the Conservation Area

## **8 NEGATIVE FACTORS AND OPPORTUNITIES FOR ENHANCEMENT**

### **8.1 Overview**

There have been unsympathetic extensions on the 1950s Estate and a loss of some details on these and other buildings. A lot of historic buildings around Lunt Green have been lost, many since the 1930s, including some dating back to the 17th Century or earlier. The Old Lunt farmhouse has recently been demolished under planning permission and the barn is in poor state and structurally unsafe. Some barns have recently been transformed into residential, the inclusion of modern features such as aluminium windows have compromised their character.

### **8.2 Poor Quality Development.**

Apart from ancillary farm buildings there has been no new development in the area (other than extensions covered below) since the estate was built in the 1950s. While these ancillary farm buildings are not made of traditional materials or to traditional designs and as such detract from the overall appearance of the area it has to be recognised that they are working farms.

### **8.3 Unsympathetic Extensions**

Some unsympathetic alterations in the 1950s Estate, notably porch, dormers and side extensions, have been detrimental to the overall appearance of the area by destroying the symmetry of the blocks on which they occur. Extensions to the rear have far less visual impact on the appearance of the area and should be generally concentrated in non-prominent elevations.

### **8.4 Alterations to Historic Detailing and Materials**

Single paned windows have largely replaced original metal-framed multi-paned windows on the 1950s estate. Some of the original multi-paned windows have gone from Houghton Cottages and some of the older farm buildings. Aluminium or plastic windows and doors have a negative impact on the character and appearance of the area as they possess a different finish.

### **8.5 Development Pressure and Loss**

Due to its designation as Green Belt and its relatively isolated location not near any mainline train stations, there has been no new development in the area since the 1950s.

There is a danger of losing some of the buildings due to dereliction, as the barn at Lunt Farm. There has already been considerable loss of historic buildings in the area, from Lunt Green in particular. The wall around Lunt Green is in need of repair and will deteriorate further if not adequately maintained.

### **8.6 Public Realm**

The access road on the 1950s Estate is narrow with a tight bend where it joins Lunt Road near the Chestnuts. In order to negotiate this bend wide vehicles, particularly service vehicles, frequently mount the kerb. Also, due to a lack of parking bays, vehicles frequently park on the grass verge. The combined effect is that a long strip of grassverge adjacent to the kerb is frequently in a poor state which reduces the amenity value of the verge.

Possible solutions will be discussed in more detail within the forthcoming Management Plan.

Certain aspects of the public realm including footpaths, lighting standards and kerbstones require regular maintenance. Some of the lighting columns are in need of painting and the path alongside Harrison's Brook turns to mud in parts. Improved maintenance of such features would enhance the Conservation Area and will be addressed in the Management Plan.



*Damage to wall around Lunt Green on Lunt Lane*

Lunt Village Conservation Area is enclosed by a number of parcels of land that for many years were given over to agriculture. Over recent years this has been reduced dramatically with only a relatively small number of these now in use for agriculture. The parcels of land not in use had been allowed to grow wild. The lack of maintenance causes the growth of weed in the roads. The ditches overflows into the road regularly.

## **8.7 Opportunities for enhancement**

### Restoration

Due to their unsightly nature, restoration of the derelict buildings as well as other features in the area, such as gate piers and walls, would significantly enhance the area. At Tithebarn and Rose Cottage outbuildings a number of changes were made in order to enable the buildings to be converted for the residential use which it has today, and which has helped secure the future of the building. The wall around Tithebarn Cottage has been repaired in a sympathetic way. The wall around Lunt Green should be repaired and ideally reinstated to its original state using similar stone. The original style of windows could be reinstated where they've disappeared such as on 1950s buildings and at Houghton Cottages.

### Guidance Leaflet

The impact on the area of small alterations which individual householders have made to their houses and which, collectively, have compromised the areas character, is also of importance. It is likely that these alterations are due to a lack of awareness and appreciation of the value of the area and of those elements which contribute to its character. Residents could be made aware of the advisory leaflet so that they can fully appreciate the way in which details contribute to the character of the area and the detrimental impact that certain changes have on the area such as replacing traditional windows with uPVC or aluminium. This may help prevent further loss and even encourage certain changes to be rectified. It is advised that residents are made fully aware of the leaflet and if possible, the opportunity should be taken to update it to include any more specific recent threats.

### Article 4 Directions

It is generally the case that guidance available to residents within the advisory leaflet is not adequate to completely prevent all detrimental alterations. To prevent further negative change, it is therefore recommended that article 4 directions be used. Article 4 directions could be applied in the area with priority given to windows, doors, roofs, stone walls along Lunt Lane, corbels and chimneys. This would help prevent further deterioration and loss of valuable details.

### Streetscape Elements

A long-term programme should reconsider replacement of modern lampposts, together with improvements to the quality of paving and kerbs, replacing tarmac or non-matching units wherever possible.

#### S215 Notices

Where the poor condition and appearance of a building or piece of land are detrimental to the surrounding areas, a s215 notice should be issued by the Council.

## 9. MANAGEMENT PLAN

### 9.1 Introduction

The Management Plan naturally follows on from the Conservation Area Appraisal. The Appraisals identify the essential elements of the conservation areas in order to provide a thorough understanding of their character. The Management Plan is the key tool for outlining the way in which the Council will seek to preserve and enhance the Conservation Area and how it will monitor this.

Good management and maintenance are crucial to the long-term care of heritage sites, this means having the right skills and procedures in place to ensure that they are looked after in an appropriate manner. Poor management and maintenance put heritage at risk, and can lead to higher repair, restoration and refurbishment costs in the future.

Lunt Village Conservation Area was originally designated in 1991. Following a detailed appraisal of the area by the Conservation Team of the Planning Department from Economic Growth and Housing of Sefton Metropolitan Borough Council the boundary was extended in January 2007 to include Rothwell's Cottages and New Cottages. The appraisal was updated in 2023.

The key elements that give Lunt Village its special interest may be summarised as follows:

- Its origins as an agricultural settlement of medieval origins, focused around Lunt Green
- Rural buildings, mature trees, hedges, barn yards, farmhouses, cottages and stone walls that give a traditional rural character
- Open and informal arrangement of the buildings
- Constant views of open countryside maintaining its rural aspect
- A mixture of residential and agricultural uses
- Buildings including grand houses with rural curtilages, cottages with gardens and suburban semis, none dominating the landscape
- A varied vernacular architecture, simple in style
- A unity of appearance of buildings on the 1950s estate

The purpose of the Management Plan is to make sure that Lunt Village Conservation Area achieves its key aim and maintains its objectives by setting out specific management issues that need to be addressed in the area. The key aim is to sustain and enhance the distinctiveness of the area by conserving its historic buildings and features. The Management Plan will identify the steps that should potentially be taken for the benefit of the Conservation Area.

The Management Plan will set out a strategic framework for management actions in order to help co-ordinate the activities of all involved, be that public or private bodies. The Plan works hand in hand with the Local Plan for the area which sets out planning policies to guide development. The successful implementation of the Management Plan and achievement of its objectives will depend to a large extent upon participation and partnership from both the public and the Council itself particularly its respective departments that operate in this area.

Geographically, the Plan will cover the entirety of Lunt Village Conservation Area and potentially its surroundings.

The aims of the Management Plan and its objectives are intrinsically linked to existing and proposed Planning Policy. These policy documents and frameworks should not be read in isolation but provide a complementary suite of documents to guide development and provide solutions to manage and improve the area.

#### National Policy and Guidance

The revised National Planning Policy Framework (NPPF) was published in February 2019 and sets out the government's planning policies and how these are expected to be applied through the planning process. It contains a large raft of policies which are relevant to Lunt Village Conservation Area, specifically that within Chapter 16 'Conserving and Enhancing the Historic Environment'.

Specific guidance on the NPPF is laid out in various formats particularly within the documents of Conserving and enhancing the historic environment. Historic England have also produced a suite of documents that expand on and provide further advice on all different aspects of the historic environment.

As Lunt Village Conservation Area is located in the Green Belt and as such, Green Belt policy is relevant. NPPF and National Guidance set out Green Belt.

### **Sefton Local Plan**

The Local Plan was adopted in April 2017 and supplements National policy and guidance. The Local Plan sets out how new development will be managed in the period from 2015 to 2030 and encourages sustainable development and economic growth, as well as the protection of the historic environment through its specific policies. This is specifically laid out in Chapter 10 ‘Design and Environmental Quality’ and Chapter 11 ‘Natural and Heritage Assets’. Policy MN7 sets out how the Council will apply and interpret the requirements of national Green Belt policy, so that its essential characteristics, namely openness and permanence, are preserved. No alterations to the Green Belt will be made until a future Local Plan review. Heritage policies are set in the context of principle of development given by Green Belt policy.

### **Sefton 2030 vision**

The Sefton 2030 vision was adopted in 2016 and sets out a vision for the future of the borough and to understand and focus on what is important for the borough and its communities. This will provide a foundation in order to stimulate growth, prosperity, set new expectation levels and to help focus on what is important for Sefton.

## **9.2 Negative Factors Highlighted within the Conservation Area Appraisal**

The Conservation Area Appraisals highlight specifically and in detail perceived negative factors that adversely affect the character of the Conservation Area (for full information see Chapter 8). To summarise they include:

- Poor Quality Development
- Unsympathetic Extensions
- Alterations to Historic Detailing and Materials
- Development Pressure and Loss
- Public Realm

The Conservation Area appraisal also set out opportunities for enhancement and this has been expanded and divided under the following headings:

- Restoration
- Guidance leaflets
- Article 4 directions
- Streetscape Elements
- s215 Notices

## **9.3 Management Action Table**

The following action plan summarises those issues within the appraisal that requires Action, when it needs to be done, by whom and what resources are attributed to it.

Issue	Action	Resources	Lead & Partners	Frequency
<b>Development Management</b>				
New Development/Extensions/Alterations	<ul style="list-style-type: none"> <li>• Determine planning applications in line with planning policies, particular care must be taken to preserve the area's rural character and the architectural/historic features of the buildings</li> <li>• Formulation and adoption of Design SPD</li> <li>• Update guidance leaflet for local residents as necessary</li> <li>• Consider the introduction of Article 4 Directions</li> <li>• Reduce the use of pile driving near heritage assets as harm may be caused by vibrations. Works should be justified, an impact assessment should be provided.</li> </ul>	Within existing budgets	Planning services	Ongoing
Pavement	<ul style="list-style-type: none"> <li>• Determine planning applications in line with planning policies</li> <li>• Pro-active surveys and monitoring</li> </ul>	Within existing budgets	Planning services and highways	Ongoing
Change of Use	<ul style="list-style-type: none"> <li>• Conversion of agricultural buildings to residential and re-use of former agricultural land should preserve the rural character of the area</li> </ul>	Within existing budgets	Planning services	Ongoing
Unauthorised Developments	<ul style="list-style-type: none"> <li>• Enforcement Protocol adopted highlighting priorities for action</li> <li>• Proactive surveys and monitoring</li> <li>• Enforcement action taken if necessary</li> </ul>	Within existing budgets	Planning services and local groups	Ongoing
<b>Public Realm</b>				
Public Realm Strategy	<ul style="list-style-type: none"> <li>• Provide a public realm audit for the Conservation Area. The audit should identify historic details to be conserved and the range of existing and appropriate new materials for undertaken works. It should identify opportunities for reducing street clutter and themes and colours schemes for street furniture. It should present a guideline for new signs and painted lines</li> <li>• Country lanes partly define the character of the rural areas, they should remain simple, without too many urban features which reduces its rural character</li> <li>• Priorities set for future public realm projects and funding opportunities explored</li> </ul>	Within existing budget	Regeneration, planning services, highways and local groups	Ongoing



	<ul style="list-style-type: none"> <li>●Promote closer co-operation between highway engineers, planners, urban designers, landscape architects and conservation staff in order to produce and maintain a high-quality public realm</li> </ul>			
<b>General</b>				
Untidy Buildings	<ul style="list-style-type: none"> <li>●Enforcement protocol adopted (s215 Notice)</li> <li>●Use of planning powers to ensure that buildings are suitable repaired and maintained</li> </ul>	Within existing budgets	Planning services	Ongoing
Monitor Condition	<ul style="list-style-type: none"> <li>●Undertake annual survey of the Conservation Area for the national Heritage at Risk register</li> </ul>	Within existing budgets	Planning services	Annually
Maintenance of Buildings	<ul style="list-style-type: none"> <li>●Regular repairs and maintenance of buildings. A <a href="#">maintenance guidance</a> for owners have been produced by Sefton Council Conservation Team</li> <li>●Hedges and boundary treatments should be maintained and repaired regularly</li> </ul>		Owners	Ongoing
Trees and Greenery	<ul style="list-style-type: none"> <li>●To maintain and enhance the character of the area attention needs to be paid to the retention and maintenance of trees and greenery, and resist planting that is contrary to the open character of the area</li> <li>●Encourage the use of TPOs and review existing to ensure that they are still relevant</li> <li>● Areas of land surrounding the conservation area should be kept well maintained. Ditches should be cleaned with more frequency.</li> </ul>		Owner and Planning Services	Ongoing
Archaeology	<ul style="list-style-type: none"> <li>●Promote the understanding and appreciation of archaeology from all periods through production and publication of leaflets</li> </ul>	Within existing budgets	Planning services	Ongoing
Environmental Impact	<ul style="list-style-type: none"> <li>●If energy efficiency improvements are desired an <a href="#">energy efficiency guidance</a> for historic properties has been produced by Sefton Council Conservation Team</li> </ul>		Owners	Ongoing
Parking	<ul style="list-style-type: none"> <li>● Areas to be assessed for residential parking permit.</li> </ul>	Within existing budgets	Highways	Ongoing

#### 9.4 Monitoring and Review

Clear and measurable historic environment objectives and targets are likely to deliver more effective outcomes. Monitoring these outcomes can have the beneficial effects of:

- Improving future plans and strategies.
- Identifying where Article 4 directions may be needed.
- Highlighting where supplementary planning documents may be required.
- Highlighting where development outside of planning control, such as highways, may compromise strategic objectives and solutions are required.

Possible indicators include changes in the appearance and ‘health’ of the historic environment. Heritage at Risk information is an effective means of assessing whether protection policies are achieving success. It allows local planning authorities to use trend data to assess whether their historic environment policies are helping to reduce the number of designated heritage assets under threat.

The Conservation Area will be monitored and reviewed through the following processes:

- Photographic surveys: A detailed photographic survey of all buildings and open spaces within the conservation area has been carried out as part of this review of the Management Plan. This record will form the basis for monitoring further change.
- Observation: Officers from Planning Services will visit the conservation area on a regular basis.
- Street Audit and reporting undertaken by local civic societies.
- Heritage at Risk surveys: every year.

Monitoring indicators; the implementation and impact of the management strategy will be reviewed against the following indicators:

- Progress in the prevention of inappropriate small-scale change and progression to good maintenance and adoption of traditional repair techniques.
- Progression and implementation of the proposed enhancement opportunities.
- The design quality of new development.

The Management Plan will be reviewed cyclically with appropriate updating and revision as required.

## **10. RECOMMENDED AMENDMENTS TO CONSERVATION AREA BOUNDARY**

### **10.1 Designated Boundary and Amendments**

The boundary of the conservation area was extended in 2007 when the previous appraisal was adopted. The new boundary extends eastwards along Lunt Road as far as New Cottages which were built in 1911. This also takes in Rothwells Cottages which were built before 1893, which makes both sets of buildings older than Houghton Cottages, their character and age contributes to the character of Lunt Village.

No new amendments for the boundary of the conservation area are being recommended at this instance.

## **APPENDICES**

### **A. Bibliography, Illustration Sources, Acknowledgments**

#### Bibliography

Craig A.E., History of Lunt, 1995

Department of Culture Media and Sports, Statutory List of Buildings of Special Architectural or Historic Interest

Farrer W. and Brownbill J., History of the County of Lancaster, Constable and Company Ltd, London, 1920

Fleetwood-Hesketh P., Murrays Lancashire Architectural Guide, Murray, London, 1955

#### Illustration Sources

Maps Lunt Village, HMSO OS, Copyright License No. AR350125 (Page 05)

Molyneux Map 1769 Merseyside Sites and Monuments Record (Page 10)

Tithe Map 1845 Merseyside Sites and Monuments Record (Page 11)

#### Acknowledgments

S Sefton Library Services (Specifically Mark Sargant and Andrew Craig and staff of the Local History and Reference Unit at Crosby Library)

Sarah-Jane Farr and Mark Hart of the Merseyside Sites and Monuments Record

Merseyside Environmental Advisory Service

**B. Historic Maps**

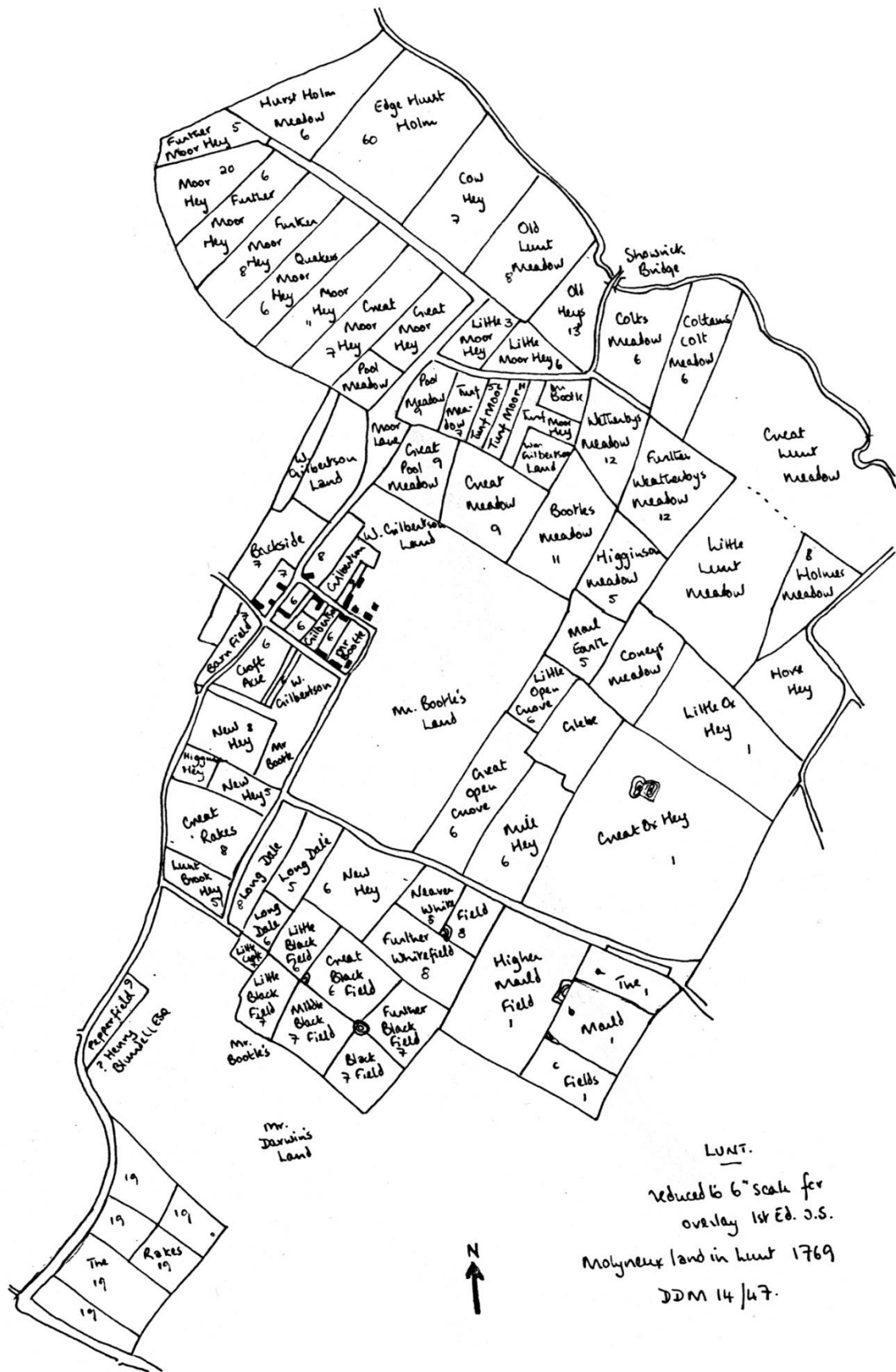
Molyneux Estate Map 1769

Tithe Map 1845

Ordnance Survey Map 1893

Ordnance Survey Map 1908

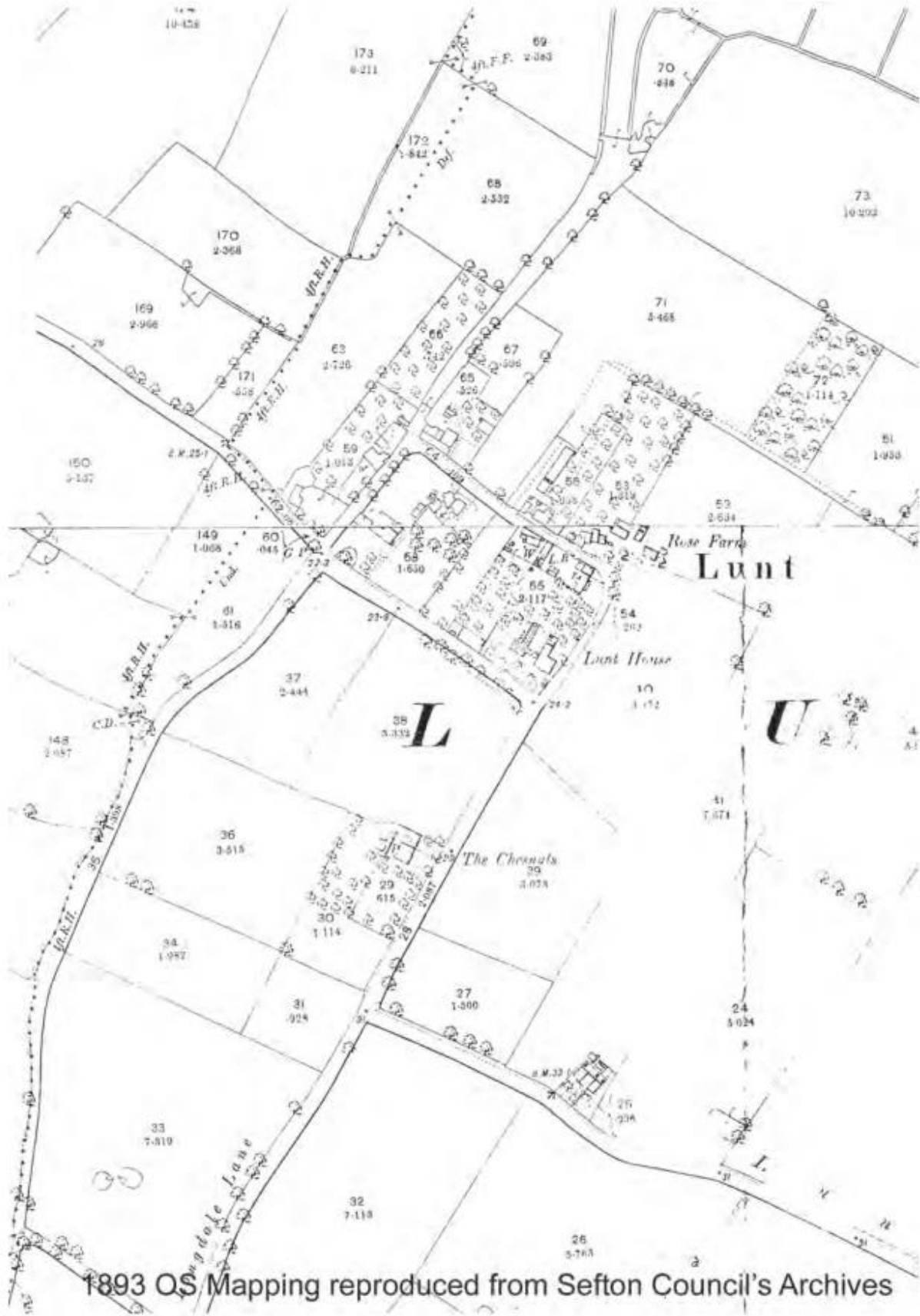
Ordnance Survey Map 1927



Molyneux Estate Map 1769

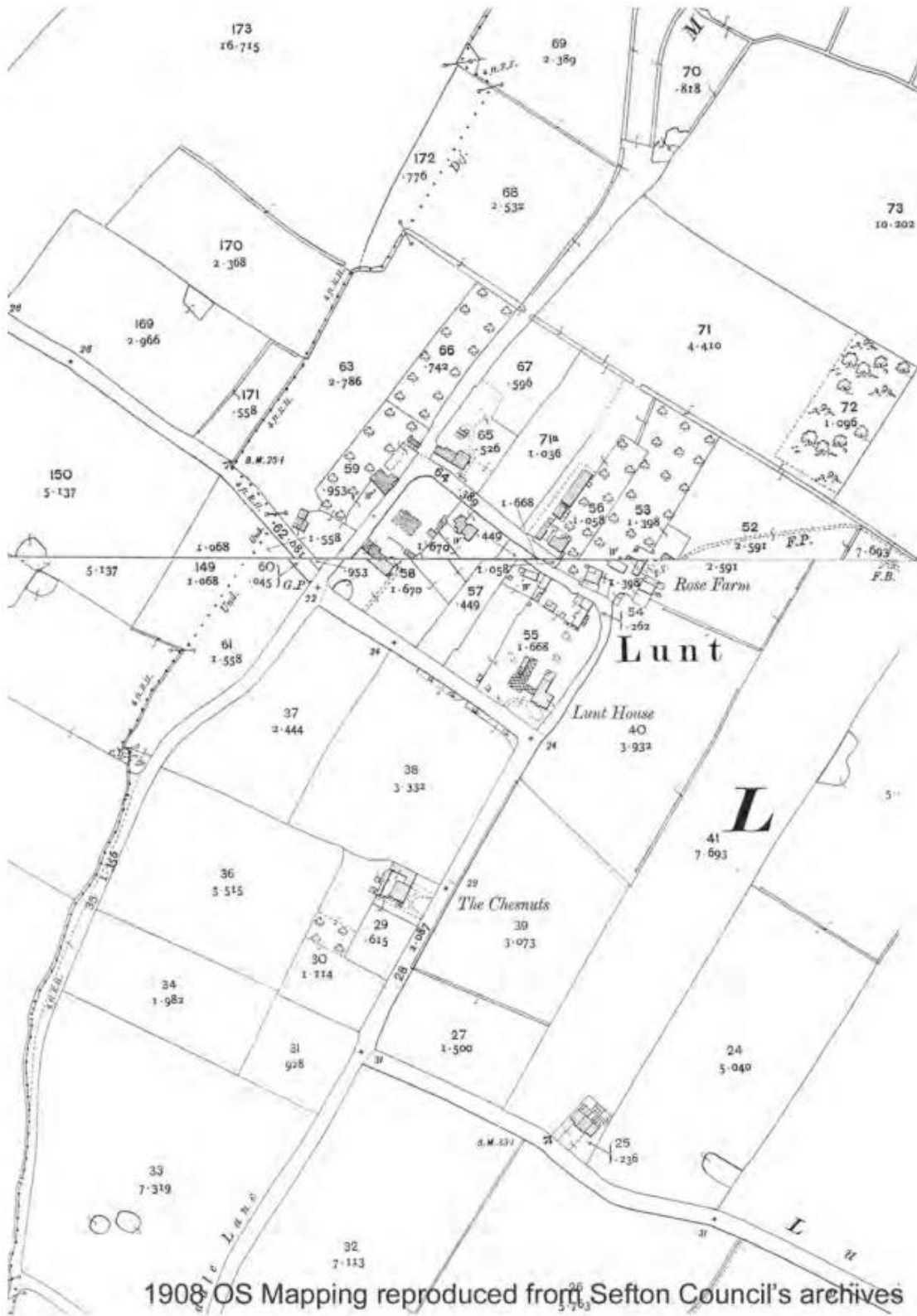


Tithe Map 1845

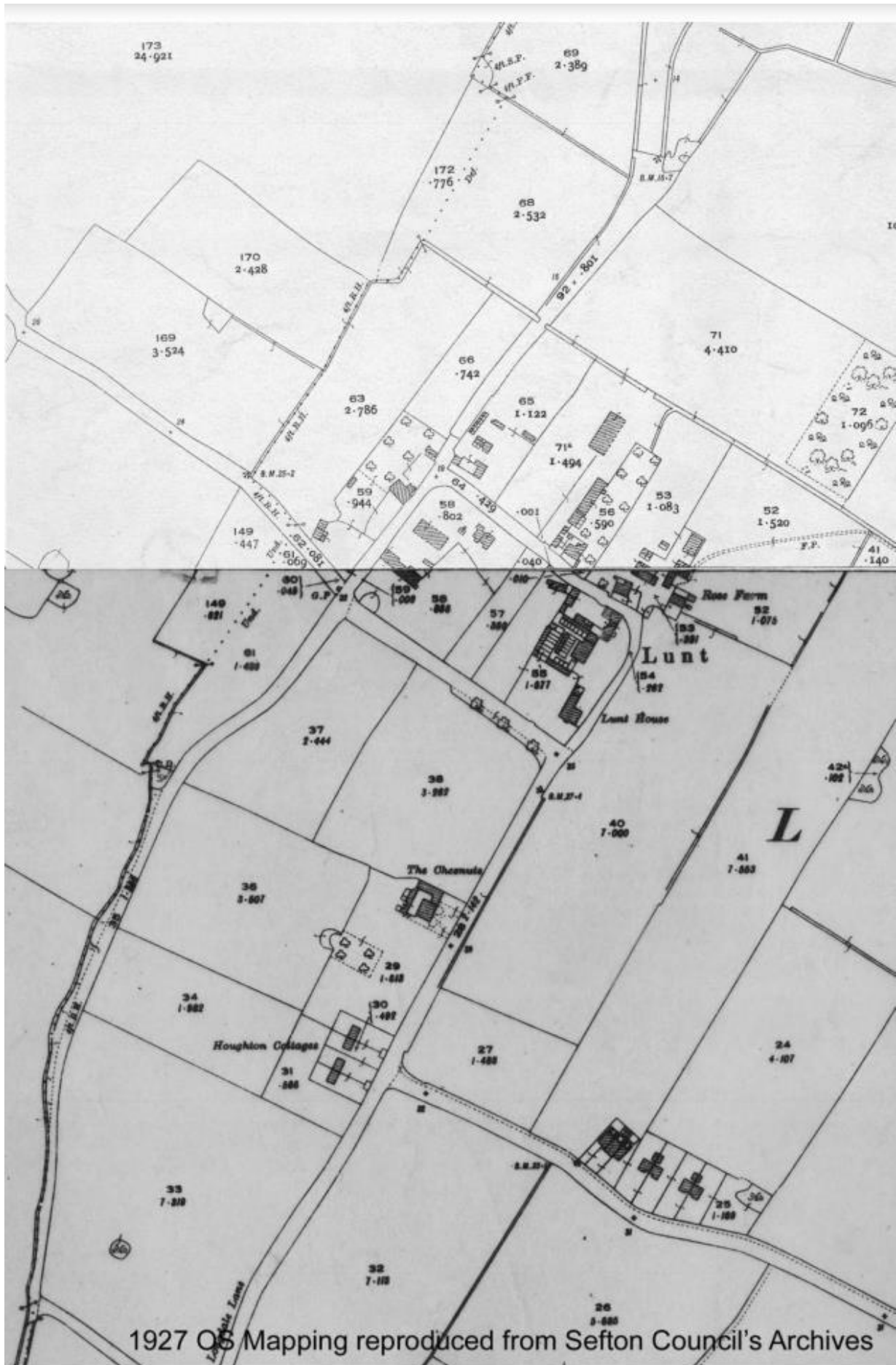


Ordnance Survey Map 1893





Ordnance Survey Map 1908



1927 OS Mapping reproduced from Sefton Council's Archives

*Ordnance Survey Map 1927*

**C. Gazetteers of Views, Boundaries and Surface**



**A**



**B**



**C**



**D**



**E**



**F**



**G**



**H**



**I**



**J**



**K**



**L**



**M**



**N**



□

**P**



**Q**



**R**



S



T



U



V



W

## D. Glossary

**Architectural features:** A prominent or characteristic part of a building. Examples of architectural features are windows, columns, awnings, marquee and fascia.

**Conservation:** The process of managing change to a heritage asset in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations.

**Conservation area:** An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

**Cruck frame:** A cruck or crook frame is *a curved timber, one of a pair, which support the roof of a building*, historically used in England and Wales.

**Detrimental:** Tending to cause harm.

**Fabric:** The material substance of which places are formed, including geology, archaeological deposits, structures and buildings, construction materials, decorative details and finishes and planted or managed flora.

**Gable:** The triangular upper part of a wall at the end of a ridged roof.

**Glazing bars:** A bar or rigid supporting strip between adjacent panes of glass.

**Harm:** Change for the worse, here primarily referring to the effect of inappropriate interventions on the heritage interest of a heritage asset.

**Heritage:** All inherited resources which people value for reasons beyond mere utility.

**Heritage asset:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.

**Historic environment:** All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and deliberately planted or managed flora.

**Impact:** May refer to Visual Impact, an impact upon visual aspects of the setting of a heritage asset, or to Physical Impact, a direct impact upon the physical remains of the asset.

**Listed Building:** A listed 'building' can be any man-made three-dimensional structure which is on 'The national list' – it might be anything from a pump to a cathedral. A building is listed when it is of special architectural or historic interest considered to be of national importance and therefore worth protecting.

**Listed Building Consent (LBC):** Mechanism by which planning authorities ensure that any changes to listed buildings are appropriate and sympathetic to their character. It helps to protect what is a rare and unique resource.

**Maintenance:** Routine work regularly necessary to keep the fabric of a place, including its setting, in good order.

**Moat:** a deep, wide ditch surrounding a castle, fort, or town, typically filled with water and intended as a defence against attack.

**Non-designated Heritage Asset:** buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.

**Permitted development:** Permitted development rights allow the improvement or extension of homes without the need to apply for planning permission, where that would be out of proportion with the impact of the works carried out. Permitted Development rights do not apply to listed buildings, nor do they apply to development within the curtilage of a listed building.

**Planning permission:** Formal permission from a local authority for the erection or alteration of buildings or similar development.

**Plinth:** The lower square slab at the base of a column / the base course of a building, or projecting base of a wall.

**Ploughlands:** A measure of land used in the northern and eastern counties of England after the Norman conquest, based on the area able to be ploughed in a year by a team of eight oxen.

**Repair:** Work beyond the scope of maintenance, to remedy defects caused by decay, damage or use, including minor adaptation to achieve a sustainable outcome, but not involving restoration or alteration.

**Restoration:** To return a place to a known earlier state, on the basis of compelling evidence, without conjecture or the introduction of new material.

**Reversible:** Capable of being removed so that the previous state is restored without loss of historic fabric.

**Scheduled Monument:** An archaeological site which has been scheduled for protection. It is an offence to undertake works within a scheduled area without Scheduled Monument Consent.

**Scheduled Monument Consent (SMC):** Must be made to the Secretary of State for Culture, Media and

Sport before any work can be carried out which might affect a monument either above or below ground level. Some change may also require planning permission, which should be obtained from the Local Planning Authority.

**Setting:** The immediate and extended environment that is part of – and contributes to – the significance and distinctive character of a heritage assets, and through which a heritage asset is understood, seen, experienced and enjoyed.

**Significance:** The value of a heritage asset to past, present and future generations because of the sum of its embodied heritage interests. Those interests may be archaeological, architectural, historic or others. Significance also derives from its setting.

**Survey:** Fieldwork for individual building or archaeological sites which look for physical evidence to support proposals to the heritage asset.

**Sustainable:** Capable of meeting present needs without compromising ability to meet future needs.

**Vernacular:** Rural vernacular or traditional architecture is the construction of small plain buildings in the countryside where the dominant influence in siting materials, form and design is the local ‘folk tradition’. Such vernacular buildings will have been typical, i.e., of a common type in any given locality and will lack individualistic and ‘educated’ design features that characterised international fashions in formal architecture during the same period.



## E. Schedule of Amendments

<p><b>Pg. 46 9.3</b> Trees and greenery</p> <p><b>Pg. 41 8.6</b> Para. 1</p>	<p>Comments were received regarding the poor state of the lands surrounding the conservation area, the ditches and the roads.</p> <p><i>'Areas of land surrounding the conservation area should be kept well maintained. Ditches should be cleaned with more frequency.'</i> Was added.</p> <p><i>'Lunt Village Conservation Area is enclosed by a number of parcels of land that for many years were giving over to agriculture. Over recent years this has been reduced dramatically with only a relatively small number of these now in use for agriculture. The parcels of land not in use had been allowed to grow wild. The lack of maintenance causes the growth of weed in the roads. The ditches overflows into the road regularly.'</i> Was added.</p>
<p><b>Pg. 45 9.3</b> New Development/Extensions/ Alterations</p>	<p>Comments were received regarding the danger of pile driving for historic buildings.</p> <p><i>'Reduce the use of pile driving near heritage assets as harm may be caused by vibrations. Works should be justified, an impact assessment should be provided.'</i> Was added.</p>
<p><b>Pg. 46 9.3</b> Parking</p>	<p>Comments were received regarding issues with parking.</p> <p><i>'Areas to be assessed for residential parking permit.'</i> Was added.</p>

## Public Consultation Results

During the six-week consultation period running from Wednesday 20<sup>th</sup> September 2023 to Wednesday 1<sup>st</sup> November 2023 regarding the Carr Houses, Homer Green and Lunt Village Conservation Area Appraisal and Management Plan, the Council received a total of 8 responses for Lunt Village Conservation Area Appraisal and Management Plan, comprising of 4 questionnaires completed in the event, 3 online responses ('Your Sefton Your Say') and 1 email responses.

Within this six-week consultation period, a drop-in event session was held on 4<sup>th</sup> October 2023 at the Sunshine Tea Rooms, inviting residents, local business and stakeholders to come and have their say on the appraisal. A series of display boards highlighting the essential character and special interest of the Conservation Area provided a summary of the content of the appraisal, including pictorial and historical map information showing how the area had developed and evolved over time.

26 people in total attended the drop-in session for the three conservation areas, 16 of them where from Lunt Village Conservation Area.

A summary of the main points raised are as follows:

- Poor maintenance of the parcels, roads and ditches surrounding the conservation area. This was amended accordingly.
- Reduce the use of pile driving. This was amended accordingly.
- Issues with lack of parking, parking use by visitors preventing residents to park. This was amended accordingly.
- Unsympathetic alterations as dormers and demolition of historic buildings. These issues had been raised in the appraisal; no amendments were necessary.
- We didn't receive any comments regarding the adoption of Article 4 directions. It was decided not to include them at this instance.