

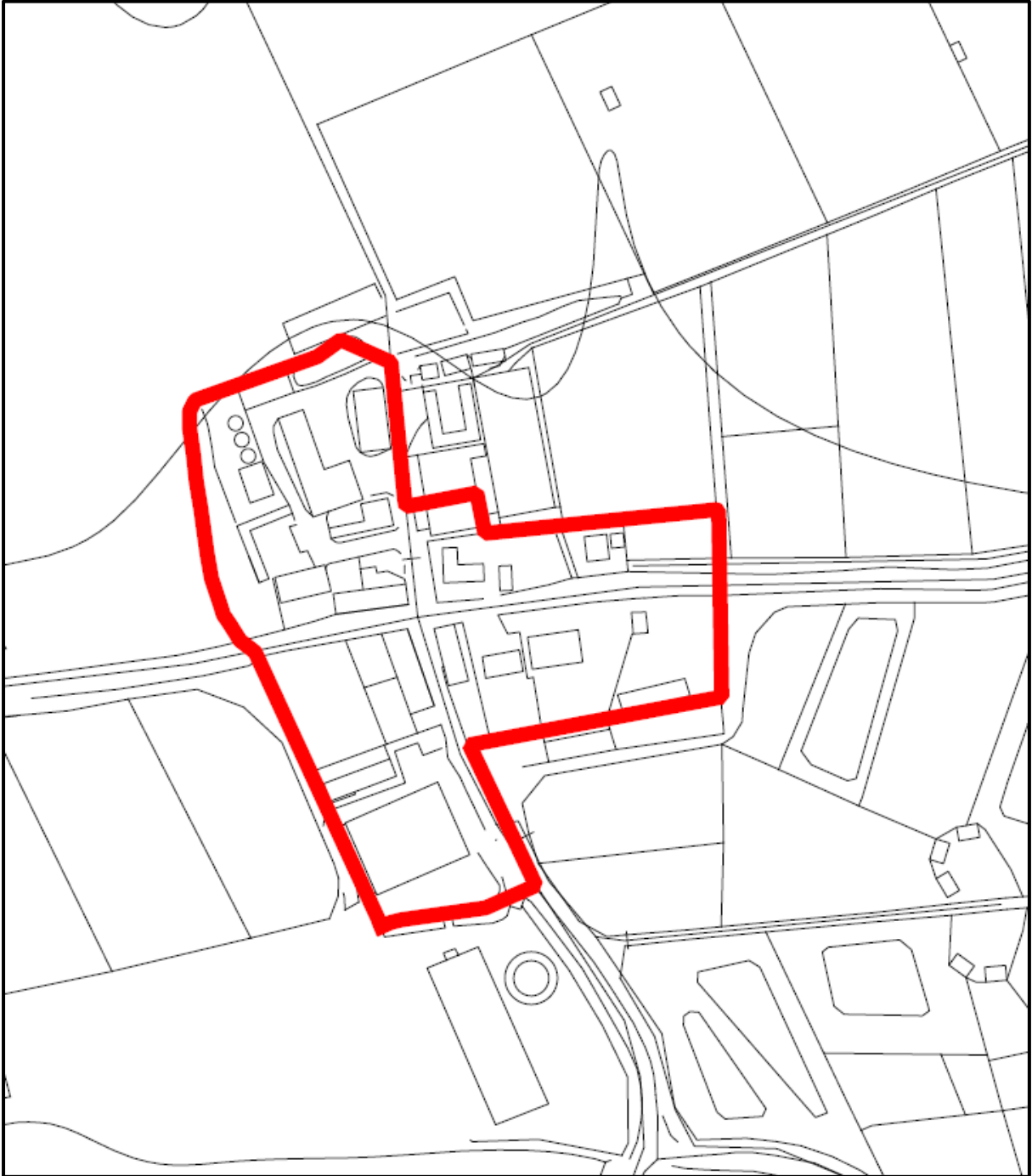


Carr Houses

Conservation Area Appraisal &
Management Plan

Adopted January 2024

This conservation area appraisal was prepared by Sefton Council in 2023.



Carr Houses Conservation Area

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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

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

This appraisal has been prepared by the Conservation Team of the Planning Department from Economic Growth and Housing of Sefton Metropolitan Borough Council. The purpose of the Appraisal is to clarify the designation of Carr Houses Conservation Area. This designation gives the Local Planning Authority additional powers and control with which to protect and enhance the areas characteristics.

1.2 Scope and Structure of the Study

The scope of this appraisal is based on '*Guidance on conservation area appraisals*', a document published by Historic England. In accordance with the guidelines, the following framework has been used as the basis for this analysis:

- Location and context
- Historic development
- Landscapes and vistas
- Townscape and focal buildings
- Architecture materials and details
- Negative factors and opportunities for enhancement
- Management Plan
- Recommended amendments to the conservation area boundaries

The appraisal has been structured in accordance with this document, focusing on specific areas that have been highlighted within the document. 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

Carr Houses Conservation Area is located 13km north of the City of Liverpool.



Map 1 - Location of Carr Houses Conservation Area



Map 2 - Location of Carr Houses Conservation Area in relation to Ince Blundell

Carr Houses is a small hamlet to the northeast of Ince Blundell village and north of Ince Blundell Park Conservation Area. It falls within Sefton's designated Green Belt as outlined in Sefton Council's 2017 Local Plan.

2.2 Topography and Geology

The hamlet is on a flat landscape close to the River Alt and adjacent to the low-lying drained agricultural landscape that encompasses Ince Blundell, Lydiate and Formby.

The geology of the hamlet comprises of Triassic Keuper Sandstone and Marl Waterstone, which is overlaid by Shirdley Hill Sand. The thick post glacial deposits of sand and till are free draining and easy worked, which makes it compatible for agriculture.

2.3 Uses

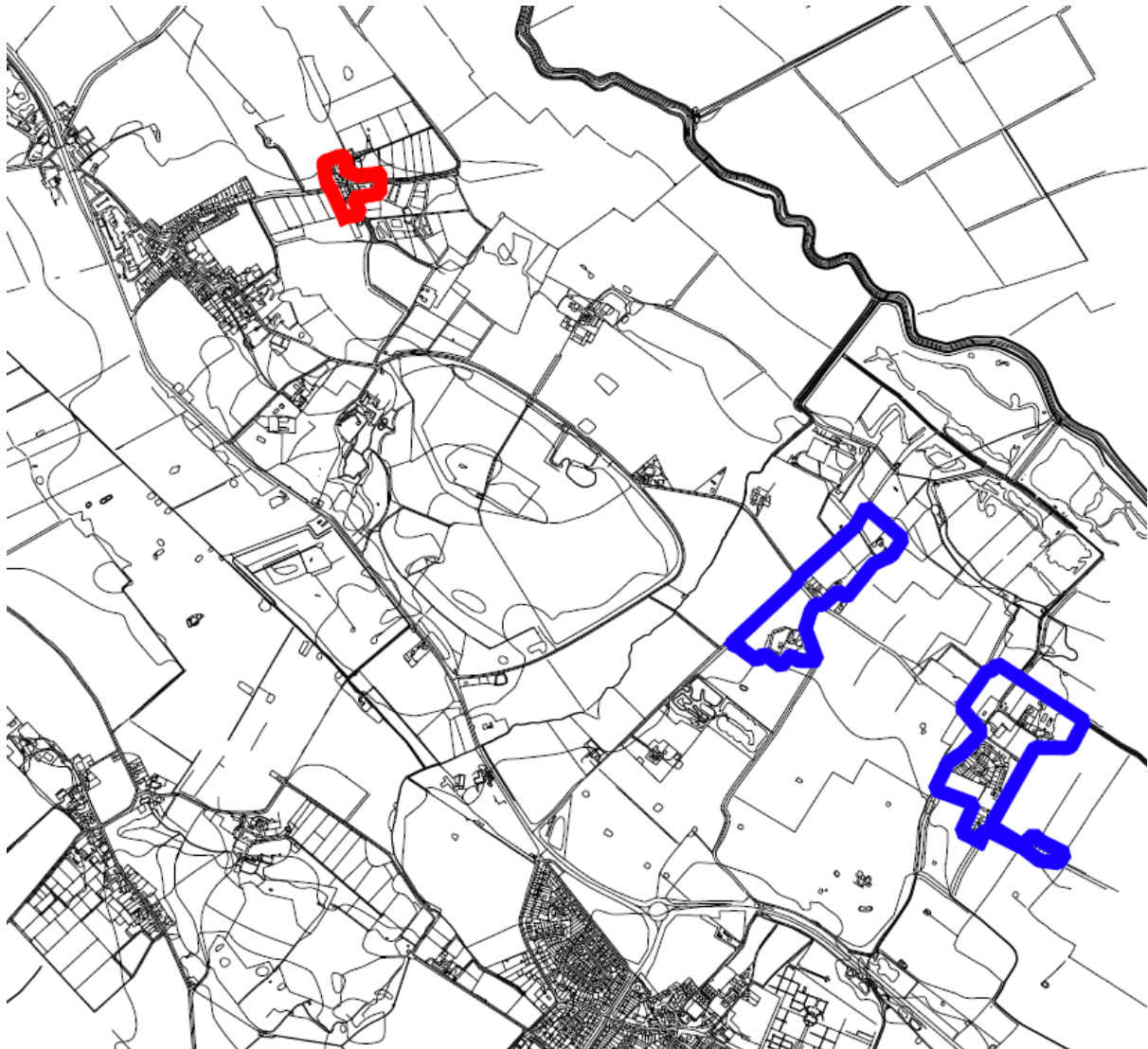
The rural and agricultural history of Carr Houses is still evident in the surviving barn conversions. The agricultural origins are still in use today with working farms at Rigmaiden's and Kiln Farm.

2.4 Conservation Context

Carr Houses Conservation Area is situated 400m northwest to the border of Ince Blundell Conservation Area and 2.5km east of Hightown.

Carr Houses, Homer Green and Lunt Village form a band of rural Conservation Areas situated in the rural buffer between the coast and the boundary with Lancashire.

Carr Houses Conservation Area was designated on 26th April 1996 under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, alongside Homer Green Conservation Area and Lunt Village Conservation Area.

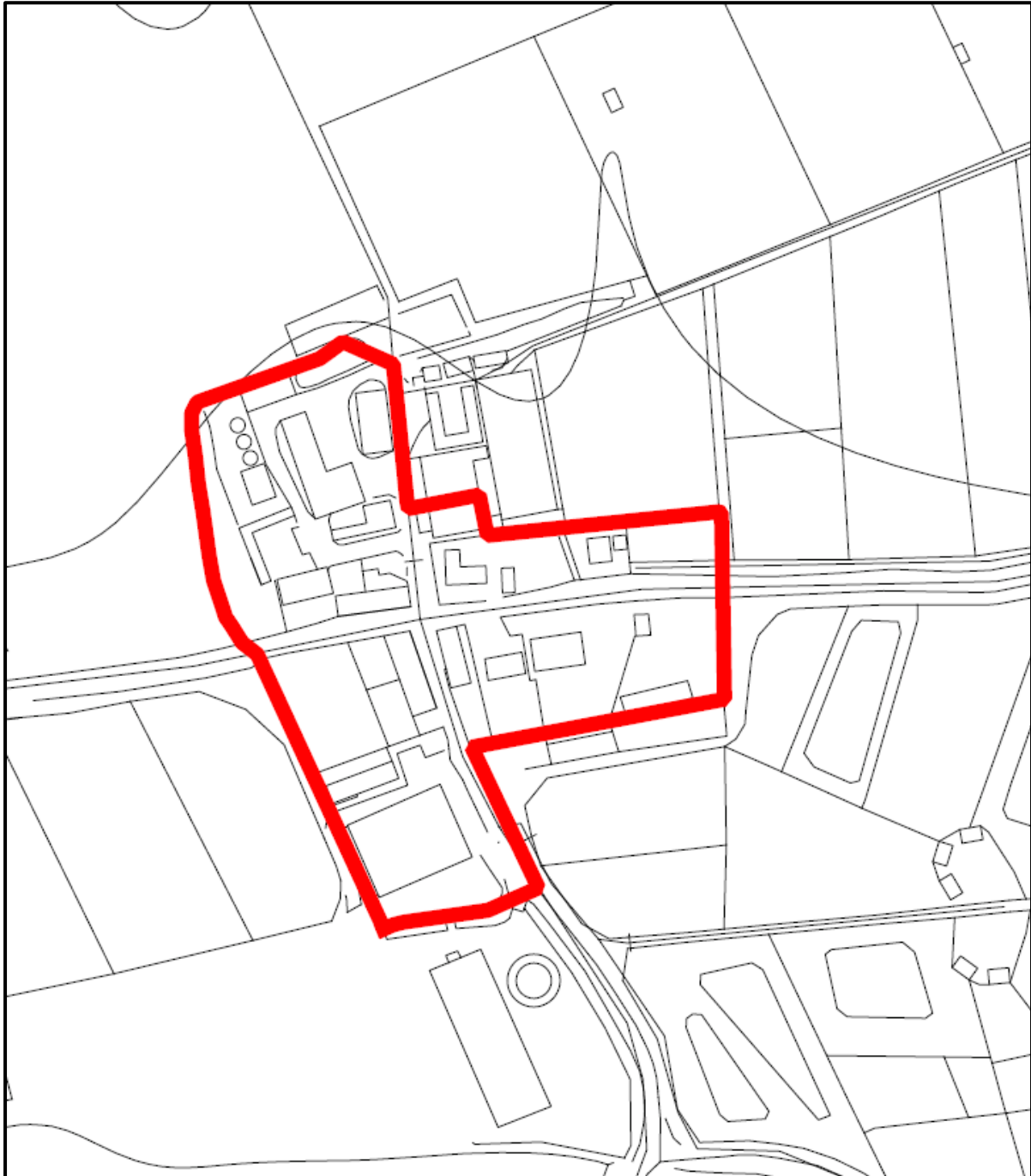


Map 3 – Map of Carr Houses Conservation Area (North, Red Boundary Line), Homer Green (Middle, Blue Boundary Line) and Lunt Conservation Area (South, Blue Boundary Line)

2.5 Study Area Boundary

Carr Houses Conservation Area is relatively small. It centres around Rigmaiden's Farm and Kiln Farm to the west of the boundary and extends east to cover the main area of settlement.

The conservation area boundary bisects Rigmaiden's farm to include the farmhouse and associated buildings and half of one agricultural building, excluding several other modern farm buildings in the northeast portion of the farm.



Map 4 – Map of Carr Houses Conservation Area Boundary

3.0 HISTORIC DEVELOPMENT

3.1 Early History and Origins

Carr Houses is a small hamlet to the north east of Ince Blundell Park. ‘Carr’ is an Old Norse word, meaning copse on boggy land, so called, probably because of its proximity to the River Alt. From around 1100, each medieval hamlet would have been surrounded by town fields divided into furlongs for agricultural use, with riverside carrs and marshes most likely to flood, used as meadow or common pasture.

Carr Houses has had a connection with Ince Blundell for many centuries, the name Ince recorded in the Domesday Book as ‘Hinne’ and then at around 1100, as ‘Ynes’, a Celtic derivation similar to ‘ynys’ meaning island. The Celtic name may refer to the fact that Ince Blundell is situated on higher ground.

Following the Norman Conquest, Ince Blundell was held by the Barony of Warrington, later passing to the Blundell family in 1195. The Blundells retained an interest in the land from the medieval period until the 1960s.

Field names reveal something of the history of an area, the earliest recognisable reference to individual fields around Carr Houses, show the names generally have a Norse influence for example, ‘Carceland’ and ‘Wranglands’. Later field names include Clover Hey, Gorseland Hey, Meadow Hey, Green Carrs and Black Carrs. Some field names can be traced, including ‘Long Shoot’, which is postulated as the site of archery practice enforced by law in the middle ages. Local field names ‘Brick Kiln Hey’ and ‘Kiln Flat’ may also point to the historic locations of post-medieval kilns although no physical evidence has been found. The medieval field pattern around Carr Houses is reasonably intact.

Carr Houses also has a historic religious connection which reflects the Catholic history of Ince Blundell and the wider Sefton area. In 1701 a building called ‘New House’ was constructed on the site of where 122 Carr House Lane now stands. It was intended to be used as a school but was lived in by Roman Catholic priests serving Formby, and from 1749 was used by the Jesuits as a home for elderly and infirm priests to retire. The building was later occupied as a private residential home until it was demolished in the 1950’s.

Carr Houses was first identified in documents dating from 1402. A grant from this date records that land attached to the properties was distributed throughout the open fields in Ince Blundell. Although the extent of the settlement at this time has not been ascertained, it probably consisted of a row of buildings extending along Carr House Lane. An estate plan dating from the 18th century shows this line of buildings. By the 19th century there was a focused group of buildings around Carr House Lane and Hall Lane with a scatter of more widely dispersed buildings further to the east along Carr House Lane as far as the current entrance to Ince Blundell Pumping Station. These buildings were likely of 18th century origin however most of these more easterly buildings have subsequently been demolished.



Map 5 – 1845 Ordnance Survey map showing properties and buildings to the east along Carr House Lane, all now lost.

The current settlement has shrunk to form a tight group around the junction of Carr House Lane and Hall Lane. The influences of intensive agriculture, land drainage, plantation and embankment have removed all visible trace of former dwellings.

The surviving buildings that make up Carr Houses are associated with the two farms, Rigmaiden's Farm and Kiln Farm.

3.2 Development

Carr Houses has existed as a small agricultural settlement since at least 1402 when a land grant confirmed that there were properties here with associated land distributed through the open fields of Ince Blundell. Since that time Carr Houses has remained a small settlement focused on farming and agriculture. The land was owned by the Weld-Blundell family of Ince Blundell Hall from the 1100s until the 1960's and historic maps show that parcels of land were tenanted out to farmers and other individuals living at Carr Houses.

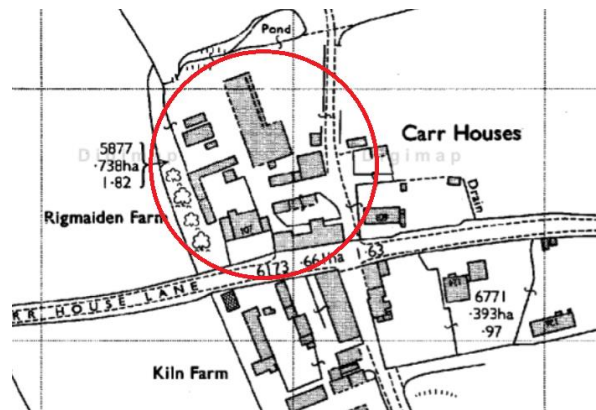
During the 18th, 19th and early 20th centuries Carr Houses developed around two farms, Rigmaiden's Farm and Kiln Farm, with their associated agricultural buildings, although there were a small number of other residential dwellings in the settlement which had their own gardens and small plots of land. Census records from the 1880s show that the majority of the male residents and heads of household in Carr Houses were farm labourers at least some of whom would have been working on Rigmaiden and Kiln Farms.

Rigmaiden's Farm makes up the north-west portion of the conservation area. Rigmaiden's Farmhouse was built in the early to mid-18th century which shows the continuity of agricultural land use in the area, and over the course of 18th and 19th centuries other associated buildings were constructed for Rigmaiden's Farm such as Rigmaiden Barn.

An 1844 Tithe Map reveals that a large proportion of the land in and around Carr Houses, including the parcel of land on which Rigmaiden’s Farmhouse stands, was rented from the Weld-Blundell family by a Richard Blanchard who was listed as ‘farmer’ on the 1841 census, so it seems probable that he was the tenant farmer of Rigmaiden’s Farm at this time. By the 1939 Register census, Rigmaiden’s Farm was occupied by ‘John Tyler’, listed as a farmer, along with his wife and two domestic workers. The layout of the farm and its buildings changed little during the late 19th and early 20th century, comprising of the farmhouse, Rigmaiden barn, the L-shaped outbuilding to the northwest of the farmhouse and a square outbuilding to the north of Rigmaiden barn. It would have retained an open aspect to the north of the farmhouse, however by the late 20th century the farmyard has been closed in by several larger agricultural buildings to serve the modern needs of the farm.



Map 6 - 1894 Ordnance Survey map showing the earlier layout of Rigmaiden Farm



Map 7 - 1970's Ordnance Survey showing the additional farm buildings and infill of the farmyard



Aerial map of Rigmaiden Farm in 2023

Less is known about Kiln Farm, which makes up the southwest portion of the conservation area. The name ‘Kiln Farm’ does not appear on mapping until 1972 and is possibly a more recent name for the site rather than a historical one. The origin of the name ‘Kiln Farm’ is not certain but was probably taken from nearby field names; a field to the northeast of Rigmaiden

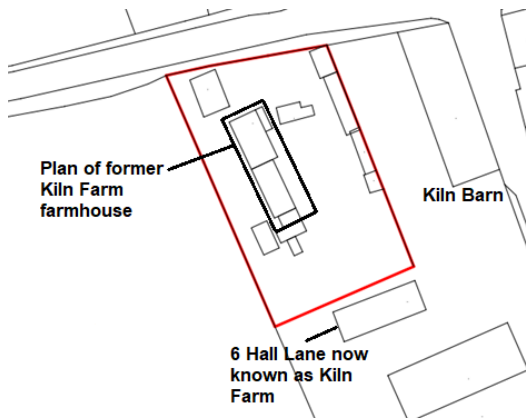
Farm was historically named ‘Brick Kiln Hey’ and a field to the southwest of Kiln Farm was called ‘Kiln Flat’, although no evidence of a kiln has been found on these sites. During the 18th and 19th centuries this site appeared to consist of only two buildings; a barn now known as Kiln Barn and a former dwelling previously known as ‘Kiln Farm farmhouse’.

The building now known as Kiln Barn (it isn’t clear when this name came into use) is located on the left-hand junction between Carr House Lane and Hall Lane. The Molyneux Estate Map of 1769 and a later map of 1778 shows a building on the site so it is likely of 18th century date. The 1844 Tithe Record shows that this barn was in a plot of land named ‘barn and stackyard’ and was tenanted by Richard Blanchard who was probably the tenant farmer of Rigmaiden Farm, so it is possible that it was associated with Rigmaiden Farm earlier in its history and later came to be part of Kiln Farm.

The plot of land to the west of Kiln Barn is where ‘Kiln Farm farmhouse’ was historically located. It was a long, linear building on a north-south alignment and despite its name was actually a three-unit dwelling likely lived in by agricultural labourers. It may have been of 18th century origin but definitively appeared on OS Maps from 1845. Merseyside Historic Environment Record notes that it was formerly a non-statutory designated building of local interest (also referred to as Grade III) and the description read “C18 early brown brick farmhouse with alterations and additions, 2 storeys and attic, 2-window portion has slate roof, and adjoining smaller 2-storey 3-window portion to south has old flag roof. Upper parts of stacks repaired. Near-flush sliding casements, small wood porches added.” This building was in existence until the 1980’s when it was partially demolished. Partial remains of this building were still visible in 2014 but have since been fully demolished. Other late 18th and early 19th century buildings (probably agricultural or outbuildings) on this site have also since been demolished.



Photograph of Kiln Farm farmhouse in 1981

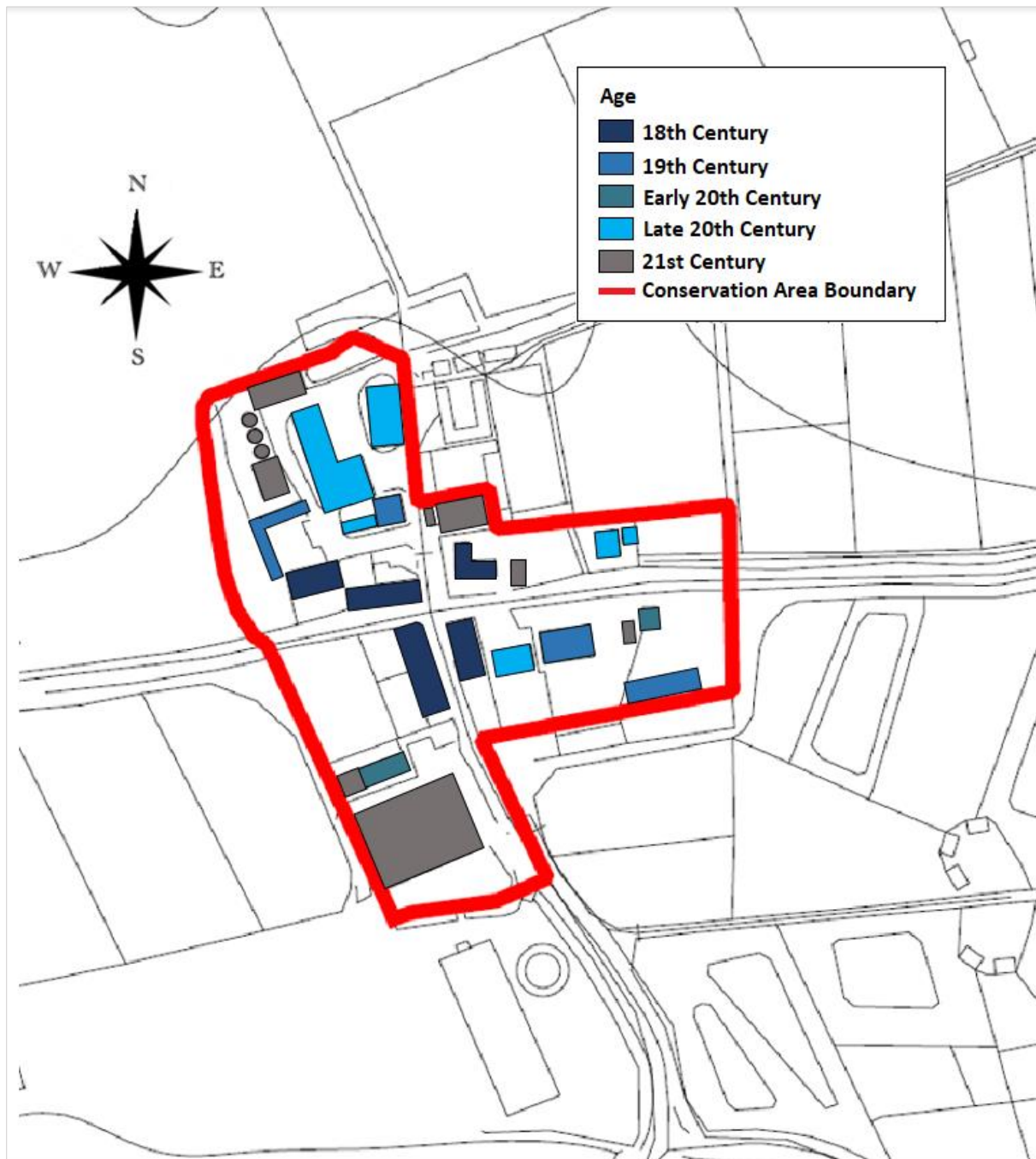


Map 8 - 1981 site plan showing earlier buildings on site.



2014 Aerial photograph showing partial ruins of Kiln Farm farmhouse (since demolished)

The building at 6 Hall Lane now known as 'Kiln Farm' appears to date from the early-mid 20th century. OS Maps from the late 19th century show a building of similar size in the same location which appears to have been disappeared by the early 20th century. The current building can be seen on OS Maps from the 1950's onwards and is believed to have been used as a piggery. An extension was added in 2012. The current area of Kiln Farm now consists of Kiln Barn, 6 Hall Lane (Kiln Farm) and 4 large 20th century agricultural buildings, two of which are used as stables.



Map 9 - Age of Buildings in Carr Houses Conservation Area

3.3 Historic Uses and their Influence

Carr Houses has been used for agriculture since its origins, characterised by linear and smaller-scale farmsteads, smallholdings and some residential properties with gardens. The southwest plain of Lancashire is one of the most fertile agricultural districts in England and rural agriculture has continued to be a significant characteristic to the Conservation Area.

3.4 Archaeology

Fieldwalking undertaken on land west of Rigmaiden Farm revealed a sherd of possibly 17th century black glazed ware, black glazed ware, brown glazed ware and one fragment of Midland yellow ware. 11 clay pipe stems were also found, likely scattered by ploughing.

A small archaeological dig with Liverpool University was undertaken in the summer of 2000 at Kiln Barn. From this tiles, pottery, clay pipes and pony shoes were uncovered.

4.0 LANDSCAPES AND VISTAS

4.1 Setting and Relationship with the Surrounding Area

Carr Houses Conservation Area is located close to Lady Green and Ince Blundell. However, the area feels distinct from these due to the open fields that separate them and the compact layout of the buildings in the Conservation Area. In addition, the designation of the Conservation Area and further protection from the Green Belt have aided the landscape remaining open and relatively unchanged.

Carr Houses Lane links the Hamlet with Lady Green. There is approximately 280m between the end of the 1930s semi-detached housing and the boundary of the Conservation Area, which is comprised of open space that aids to rural qualities of the heritage asset. The winding lane up to the hamlet means the hamlet is primarily hidden on its approach, adding to its rural character and independence from Lady Green.



View A – Carr House Lane (West)

The East of the village Carr House Lane is a dead end, but the view from here is picturesque with soft landscaping and heading framing the road. This contributes to the rural and picturesque character, which was once home to a dense collective of 19th century dwellings.



View B – Carr House Lane (East)



View C – Hall Lane (South)

Hall Lane directly connects the hamlet with Ince Blundell hall and is surrounded by agricultural fields. On approach the agricultural barns of Kiln Farm are visible with a small ditch parallel to the road (View C).

The north of the hamlet cannot be publicly accessed due to Rigmaiden Farm intersecting Hall Lane.

4.2 Character and Relationship of Spaces

Carr House Conservation Area is set mostly amongst flat agricultural land and vast fields and retains its strong relationship to this surrounding land. Carr Houses follows a linear settlement pattern. The routes of Carr House Lane and Hall Lane date from at least the 18th century and have largely shaped the layout of Carr Houses- the roads subdivide the settlement and the buildings are densely concentrated around the junction of these two roads, creating a focal point of space within Carr Houses. Agriculture has heavily influenced the character of the conservation area, with most of the buildings either directly built for agricultural purposes or linked to that industry, and the low density of the buildings maintains the rural character.

4.3 Views and Vistas within the Conservation Area

The buildings at Carr Houses are concentrated around the junction of Carr House Lane and Hall Lane.

West of Carr House Lane is home to Rigmaiden Farmhouse, farm and barns that are now converted dwellings. As the main route into the hamlet this is a focal viewpoint on approach, with the contrast in building designs and trees being key elements. The width of the Conservation Area is visible due to straight road.



View E – Rigmaiden Farmhouse and Barns

Detached dwellings that are set back in East of Carr Houses Lane, which contributes to the green landscape.



View F – East of Carr House Lane, roof of 3 Hall Lane visible

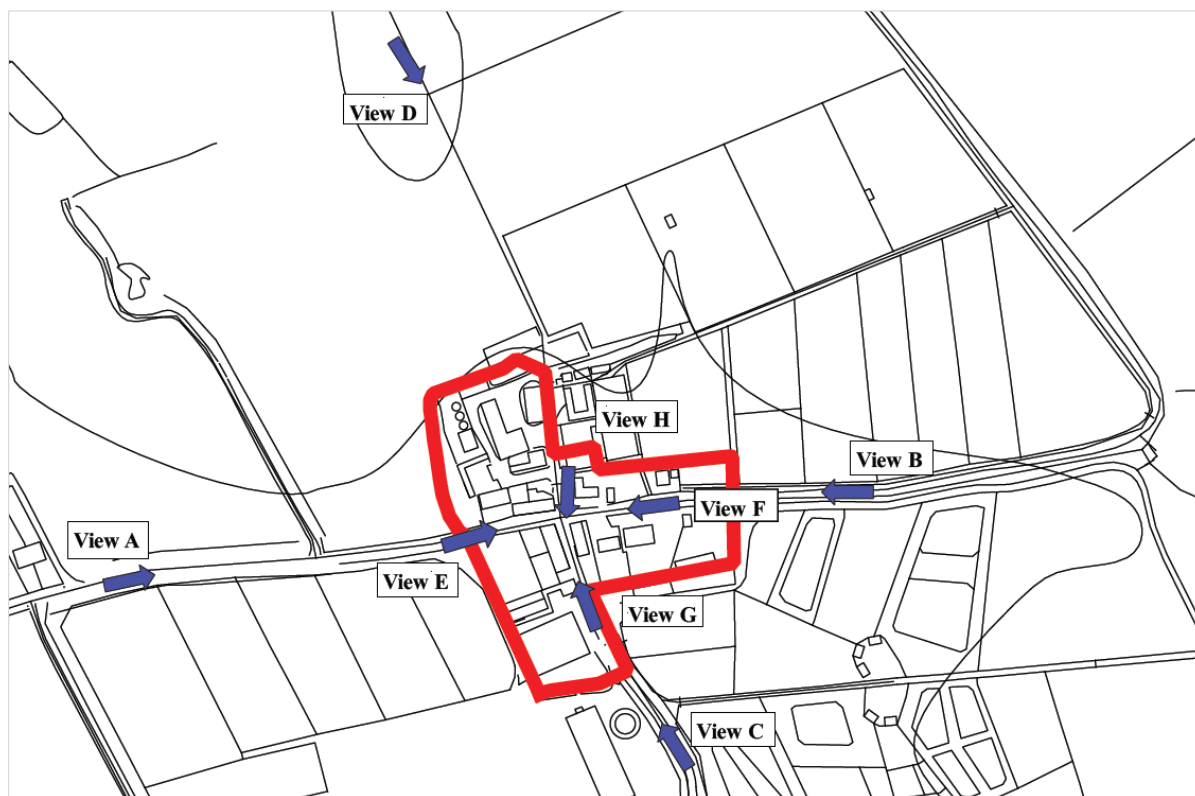
The red brick barns of Carr Houses are most prominent in Hall Lane



View G – View from Hall Lane



View H – View of Hall Lane.



Map 10 - Views and Vistas

4.4 Character and Open Space

Carr Houses is a relatively small Conservation Area with buildings closely compacted. Located on flat land surrounded by agricultural fields contributes to the rural character.

A shallow trench is located parallel to Hall Lane.

4.5 Green Spaces and the Natural Heritage

The high density of buildings means there is minimal green space within the Conservation Area, however the surrounding agricultural fields do add significant character to the rural setting. The only open area of green space within the conservation area is the plot at 120 Carr House Lane, however this is likely to be temporary as there is an approved planning application for a new dwelling on this site.

Soft landscaping with trees that line Carr Houses Lane at the centre of Carr Houses and grass edges that act as a buffer between the houses and road play a crucial role in adding character to the area.

The rural quality of the Conservation Area is enhanced by the absence of modern street furniture and unsympathetic road name signage and lampposts. This limited usage should be continued to maintain the natural heritage of Carr Houses and aid the uninterrupted vistas of the green spaces.



Map 11 - Green Spaces

5.0 TOWNSCAPE AND FOCAL BUILDINGS

5.1 Townscape

5.1.1 Grain

The grain and density of buildings at Carr Houses is predominantly characterized by 2-storey dwellings, smaller 1-storey dwellings and both purpose-built and converted barns.

Type 1 – Traditional Two-Storey Detached Dwellings

Characterised By

- **2-storey**
- **Detached**
- **Purpose-built dwelling**
- **1-room deep originally**
- **Gable Roof**
- **Chimneys**



Rigmaiden Farmhouse

The most notable building at Carr Houses is Rigmaiden's Farmhouse, which was listed Grade II in October 1984 and is the only listed building in the settlement. The building dates from the 18th century, although it has been subsequently altered.

It is a 2-bay brick building with rendered exterior of two-storeys (with rear third-storey), gabled porch with round-arched opening and three chimney stacks. The house is set back from Carr House Lane giving it special definition from the road and setting it apart from the surrounding agricultural buildings which are built directly fronting onto Carr House Lane. The windows

and doors have been altered and replaced over time and the top portion of the right-hand gable chimney stack has been rebuilt at some point.



124 Carr House Lane

124 Carr House Lane dates from the first half of the 19th-century and although the exact date is unknown, it is not pictured on the 1844 Tithe Map but appears on the OS Map of 1845 which may place its construction between those dates. Until around 1970, 124 Carr House Lane was the farmhouse for Kiln Farm. Similar in scale to Rigmaiden's Farmhouse, it is also a 2-bay rendered brick building of two-storeys with a slate-covered gable roof and two gable-end chimney stacks. Like Rigmaiden's Farmhouse this building is set back from Carr House Lane giving it special definition from the road. Although quite simple in design it does feature some architectural details such as the stone quoining and windowsills. The doors and windows have been altered over the years and former brick built one-storey outbuilding has been converted and joined to the original house as an extension.

Type 2 – Traditional One-Storey Dwellings

Characterised By

- **1-storey**
- **Detached**
- **Purpose-built dwelling**
- **1-room deep originally**
- **Gable Roof**
- **Chimneys**



109 Carr House Lane



126 Carr House Lane

109 and 126 Carr House Lane are the only two remaining examples of this kind of dwelling in Carr Houses Conservation Area (other similar buildings were historically demolished). They

represent a humbler style of vernacular dwelling than those such as Rigmaiden's Farmhouse and 124 Carr House Lane and were lived in (from evidence of census records) by farmers and agricultural labourers and their families. This style of dwelling is characterised by a long and linear single-storey, one-room deep structure with a low profile and slate-covered roof (although it is thought that 109 may have been thatched historically). They are brick-built structures with external render and 109 may contain some sandstone blocks in its structure. Both dwellings have a central chimney stack and 126 has two additional gable-end chimney stacks.

Type 3- Late 20th Century Dwellings

Characterised By

- **Post-War**
- **Detached**
- **Purpose-built dwelling**



122 Carr House Lane



111 Carr House Lane

122 and 111 Carr House Lane were constructed in the late 20th century and are the only modern, purpose-built residential dwellings in the conservation area.

Type 4 – Converted Vernacular Agricultural Buildings

Characterised By

- **Predominantly barns (one former piggery at Kiln Farm, 6 Hall Lane)**
- **Converted for residential use**
- **Two-Storey**
- **Minimal architectural detailing**
- **Brick-built**
- **Slate-covered gable roofs**



Kiln Barn (2 and 4 Hall Lane)



Hare Barn (3 Hall Lane)



Rigmaiden Barn



Kiln Farm (6 Hall Lane)

Rigmaiden, Kiln and Hare barns form the junction of Carr House Lane and Hall Lane are the focal point of the settlement and are a distinctive and notable group. They are typical of the working farm buildings found throughout the West Lancashire Plain, being of simple design due to their historically practical use as storage for agricultural equipment or for animals, however they are an important visual representation of the agricultural history of Carr Houses. As a vernacular building type, their charm lies in the use of hand-made bricks, random slate roofing and simple timber window frames.

Type 5- Unconverted Vernacular Agricultural Buildings

Characterised By

- **1-storey**
- **Minimal architectural detailing**
- **Brick-built**
- **Slate-covered gable roofs**



L-Shaped outbuilding associated with Rigmaiden's Farmhouse



Square brick outbuilding associated with Rigmaiden's Farm

These two traditional single-storey, brick built farm buildings have slate-covered gable roofs and appear on maps from the late 19th century. They have a historical association with Rigmaiden's Farmhouse, although their original use is unknown, and are still in use at Rigmaiden's farm. They represent a simple type of vernacular agricultural outbuilding which reflects the history of Rigmaiden farm and the character of Carr Houses Conservation Area.

Type 6- Working Agricultural Barns

Characterised By

- **Industrial materials**
- **Gable roof**
- **No windows**



Kiln Farm agricultural buildings

The barn at Kiln is a modern addition and is in current agricultural use primarily as a stable. The scale of the building is much larger than the other buildings in the conservation area, however, the active agricultural use is complementary to the origins of Kiln Farm and Carr Houses Conservation Area.

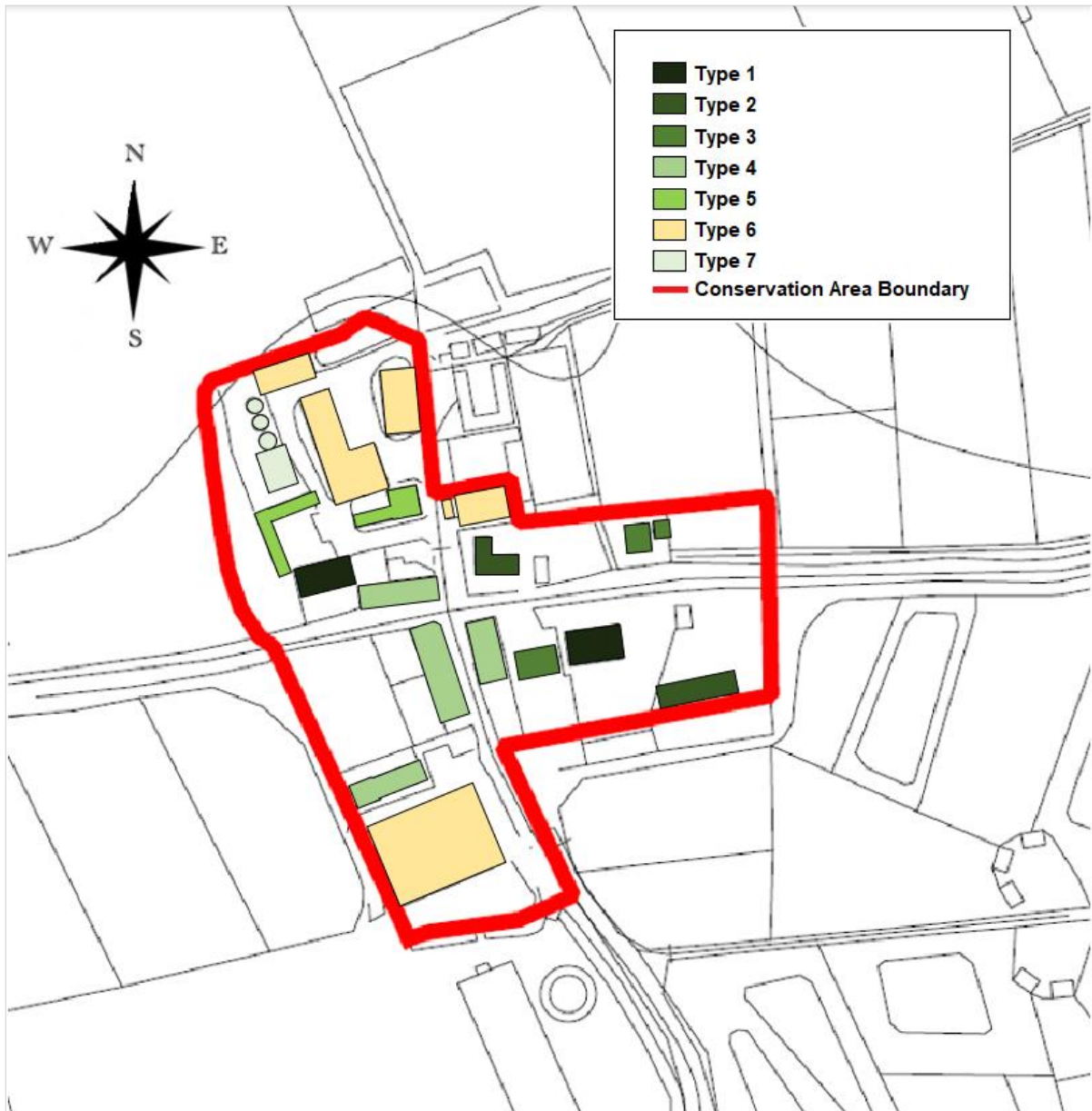


Rigmaiden Farm

Rigmaiden Farm is a working agricultural farm and historically a barn has been present at the site since the 18th century, however these barns are modern additions to the farmyard as the requirements of a working farm have changed substantially over the last hundred years. The materials are modern and an anomaly within the Conservation Area and would not be suitable for future residential conversion, unlike Type 4. Nevertheless, the active agricultural use is complementary to the origins of the hamlet and their location means that there are some but mostly limited views from key viewpoints within the conservation area.

Type 7- Miscellaneous Modern Farm Structures

There are several other modern farm buildings and structures located within the farmyard of Rigmaiden's Farm. Some rooflines can be glimpsed from viewpoints in the conservation area but otherwise they are largely hidden from view.



Map 12 - Building Types in Carr Houses Conservation Area

5.1.2 Scale

Many buildings at Carr Houses are 2-stories tall and 1-room deep, originally serving as a farmhouse or agricultural barns. The consistency of agricultural and modest buildings gives a strong sense of character and homogeneity to the area.

Buildings that do not conform to this scale are the agricultural buildings that are set around the outskirts of the Conservation Area at Rigmaiden Farm and the buildings at Kiln Farm.

5.1.3 Rhythm

Some rhythm can be observed in the core layout of dwellings along Carr House Lane with the majority on an east west alignment, set slightly back from the road and facing onto Carr House Lane and therefore maintaining a similarity in spatial relationship of building line to street. Kiln Barn and Hare Barn do not conform to this layout being aligned north-west on the junction of Hall Lane and are flush with the road, however this group of buildings has its own synchronicity in their scale, structure and materials particularly when viewed from Hall Lane looking north. The size and spacing of plots are slightly irregular but there is an overall sense of rhythm and distinction provided by the gardens and various green buffers between properties in the conservation area and these green areas particularly contribute to the rural special character of the conservation area.



Kiln Barn, Hare Barn and Rigmaiden Barn viewed from Hall Lane looking north

5.1.4 Repetition and Diversity

The buildings in Carr Houses have some general elements of repetition primarily because of their vernacular and agricultural origins. This is seen more in themes rather than particular detailing, such as 1 and 2-storey, one room deep traditional dwellings and agricultural buildings, slate covered gable roofs, the spacing of building plots set back from the road and the strong east-west linear alignment of the settlement which reflects the medieval layout.

There is not much repetition of design in Carr Houses mainly because many of the buildings were constructed at different times and were built with a focus on function based on the needs of the occupier. Carr Houses was never designed to be a united setting and the individual farmsteads and smallholdings built at different dates as the settlement evolved are a reminder that they were built independently to serve the needs of each family. This means that each building has its own unique traits that adds interest to the area.

5.1.5 Roofscape

Gable roofs are the most frequently occurring roofscape in the Conservation Area, with the simple and modest design complementary of the hamlet's agricultural roots. All of the current residential buildings have gable roofs with the exception being the northern part of Hare Barn which has a hipped roof. Most of the buildings use traditional slate roof coverings which make a positive contribution to the conservation area and should be preserved this way.



Views from Hall Lane of the roofscapes of Kiln Barn, Hare Barn and Rigmaiden Barn



Gable roof at Hare Barn

Some of the more modern buildings such as the new barn at Kiln Farm and 122 Carr House Lane, while being quite visually distinct in material and design from other buildings in the conservation area, have retained this gable roof design which does somewhat help to maintain some rhythm with the general roofscape.



View of 122 and 124 Carr House lane viewed from Hall Lane showing the choice of design for the 20th century house at Number 122 to create a harmonious roofscape with the traditional buildings



View of the agricultural buildings (left) and Kiln Farm (6 Hall Lane, right) showing the mirroring of the roof design despite the difference in size and scale

One of the exceptions to this roofscape is at 111 Carr House Lane which has a very deep and steeply-pitched modern roof with dormer window at the front and breaks the general rhythm of the roofscape in the conservation area, although being located at the far east boundary of the



Roof at 111 Carr House Lane

conservation area in a more open and distinct plot from nearby buildings slightly lessens the impact.

Chimneys are a characteristic of traditional dwellings in Carr Houses that should not be removed, although many of the original chimney pots have been replaced or removed. Modern additions to the roofscape such as antennas, vents or sun tunnels contribute negatively to the Conservation Area and should also be avoided due to lowering the quality and character of buildings.



Chimneys within Carr Houses Conservation Area

Dormer windows have been added to 124 Carr House Lane and Rigmaiden Barn, although these have been placed at the rear side of the roofs so they do not interrupt the roofscape of the main façade and are largely hidden from view.



Dormer windows at (left) Rigmaiden Barn and (right) 124 Carr House Lane

A number of properties have also added roof lights, the majority of which have been placed at the rear and not the front-facing slope and are mostly out of sight, although the roof lights at Hare Barn can be seen from Carr House Lane due to the particular north south alignment of the building. Rooflights to the front elevation should be kept as a minimum as it interrupts the clean roofline of the building. We recommend the use of conservation rooflights installed flush with the roof line.



Roof lights at Hare Barn

Solar panels have been added to the roofs of Kiln Barn and 122 Carr House Lane. They have not been placed on the front-facing roof slopes, however, they are visible from Carr House Lane and Hall Lane. Solar panels should always be installed on the least visible elevations as it causes a negative impact to the conservation area.



*Solar panels on **left**: Kiln Barn and **right**: 122 Carr House Lane as viewed from Carr House Lane and Hall Lane respectively.*

5.1.6 Conditions

The condition of the buildings at Carr Houses is generally good and all the non-agricultural buildings are occupied while most of the remaining agricultural buildings that are visible appear to be in use.

Some issues relating to building maintenance and upkeep have been identified although these are minor and not unexpected due to the age of the buildings. These have been identified as some plant growth on walls and roofs, some cracked and slipped roof tiles, and plant growth on chimney render.

5.2 Focal Buildings and Features

Carr House Lane is the primary road through the Conservation Area and this is where most of the focal buildings are located. These are not necessarily the most significant in terms of historic, aesthetic, or evidential value but those buildings which are the most likely referenced when navigating around.

The junction between Carr House Lane and Hall Lane is the focal point of the hamlet where Rigmaiden's Farmhouse and the oldest buildings in the hamlet are located.

When approaching Carr Houses from the west via Ince Blundell village, Rigmaiden's Farmhouse and Rigmaiden barn are the most prominent and visible buildings and form a significant group. Because Rigmaiden's Farmhouse is set back from the road the Barn is completely visible via this approach which draws the eye towards the centre of the village.



View of Rigmaiden's Farmhouse and Rigmaiden barn looking east when approaching the village

Rigmaiden's Farmhouse is the only listed building in the conservation area and is Grade II listed. It is one of the few remaining 18th century buildings in the village and therefore one of the oldest buildings in Carr Houses and the only dwelling of this particular size, style and age. It is also notable for its continued association with agriculture at Rigmaiden's Farm, a

continuity which has now lasted over 200 years, and gives it strong historical and evidential value.



Rigmaiden's Farmhouse

Rigmaiden Barn dates from the 18th century and is one of the oldest buildings in Carr Houses. It is contemporary with the farmhouse and the 18th century farm layout and although it has since been converted to residential use it has retained its setting and close proximity to the farmhouse and still-working Rigmaiden's farm.



Rigmaiden Barn

Along with Rigmaiden Barn, Kiln and Hare Barns are located on the east and west corners respectively of the junction between Carr House Laner and Hall Lane. Kiln Barn is likely 18th century in origin and Hare Barn is 19th century in age, but they have a very similar scale, construction, design and use of materials due to their original agricultural use. Together with Rigmaiden Barn they form a prominent focal building group.



Kiln Barn (left) and Hare Barn (right)



Hare Barn (left) and Kiln Barn (right) looking down Hall Lane



A view of the focal group of three barns, Kiln Barn (left), Rigmaiden Barn (middle) and Hare Barn (right) from Hall Land towards Carr Houses Lane

5.3 Boundaries and Surfaces

Boundaries:

Many of the main boundaries tend to follow those of the field patterns present since at least the early 1800's. The boundary treatments in Carr Houses are all fairly simple, reflecting the rural and agricultural character of the village. Most of the properties have 'soft' green boundaries of hedges and shrubbery and where fences have been used, they are of a simple wooden design and painted in dark blacks and browns or treated wood. 126 Carr House Lane has brick gate piers marking the entrance of the driveway (without gates) and Kiln Barn has modern brick wall and brick piers making off its parking area on Carr House Lane. Hare Barn has a parking area on Hall Lane which is delineated by a brick wall and metal gate, and there is a brick wall boundary that extends across the rear of the gardens at Hare Barn and 120 Carr House Lane. Rigmaiden's Farmhouse has a stone-capped brick boundary wall which makes it stand apart from the rest of the properties and reflects its origins as the main farmhouse of the village. Rigmaiden's farmhouse also has two small ironwork gates in the boundary wall which are appropriate in design although they have modern concrete gate piers. There are grass verges throughout the village which create a green buffer between the road and the property boundaries and add to the rural character of the conservation area.

There are traditional hedge field boundaries along Carr House Lane and Hall Lane which extend into the conservation area up to the main property boundaries, which is common in this location.

Surfaces:

Carr House Lane and Hall Lane are Tarmac with stone gutters. There are stone kerbs outside Rigmaiden Barn, Kiln Barn, Hare Barn, and 122-124 Carr House Lane but generally they are not a feature in the hamlet. Because of its rural location there are no formal footpaths through Carr Houses. Most of the properties have areas of cobblestones on their boundary areas and driveways, some of which are original, and they are a particular feature of the conservation area. Kiln Barn, Hare Barn, 111, 124 and 126 Carr House Lane have gravel driveways while 109 has a Tarmac driveway and 124 Carr House Lane and Kiln Farm have a block/flagstone driveways.

6.0 ARCHITECTURE MATERIALS AND DETAILS

6.1 Leading Architects

No notable architects have been involved in the buildings of Carr Houses, which is due to the rural location and the practical agricultural purpose of the buildings.

Nevertheless, the vernacular architecture of the buildings represents the everyday history and rural architecture of the Northwest. Vernacular architecture is defined as a modest design that is specific to a region or period. It uses local materials and knowledge, in turn resulting in a traditional yet simplistic design due to a lack of professional architects. It is the use of hand-made bricks, mismatched slate roofs and simple timber windows that gives the Conservation Area its charm and character.

6.2 Prominent Styles

Due to the rural agricultural history most of the key buildings have a simple vernacular architecture. There is a reoccurrence of detached buildings with gable roof in the form of 1 and 2-storey dwellings and converted barns.

6.3 Materials

The agricultural origins of the conservation area are represented in the traditional materials that are used. There is a limited palette of materials and colours throughout the conservation area that create consistency and character.

Red bricks are a common material used for the barns and due to their prominent location, they are a key characteristic.



Brick buildings in Carr Houses

Four traditional buildings in the conservation area were constructed of brick with external render which makes them look even more distinct from both the more modern residential dwellings and the barn conversions.



Four rendered buildings in Carr Houses

Many of the buildings have slate roofs which positively contribute to the character of the conservation area and should be retained wherever possible.



Slate roof tiles

6.4 Typical Features and Details

Whilst there is limited green space within the conservation area boundary, strips of grass create a subtle divide between the road and buildings. In addition to this, strips of the original cobble roads have been kept.



Examples of original cobbles in the floor of Carr Houses Conservation Area

This feature has been further replicated with areas of cobblestone paving used in entranceways on a number of properties so that it has become a particular detail within the conservation area. These features should be retained wherever possible, particularly the areas of original cobbles, and any replacement or new landscaping should look to replicate this feature taking example from the original cobbles or those at Rigmaiden Farm, 109 Carr House Lane and 126 Carr House Lane.



Examples of cobblestone paving at Rigmaiden farm and 109 Carr House Lane

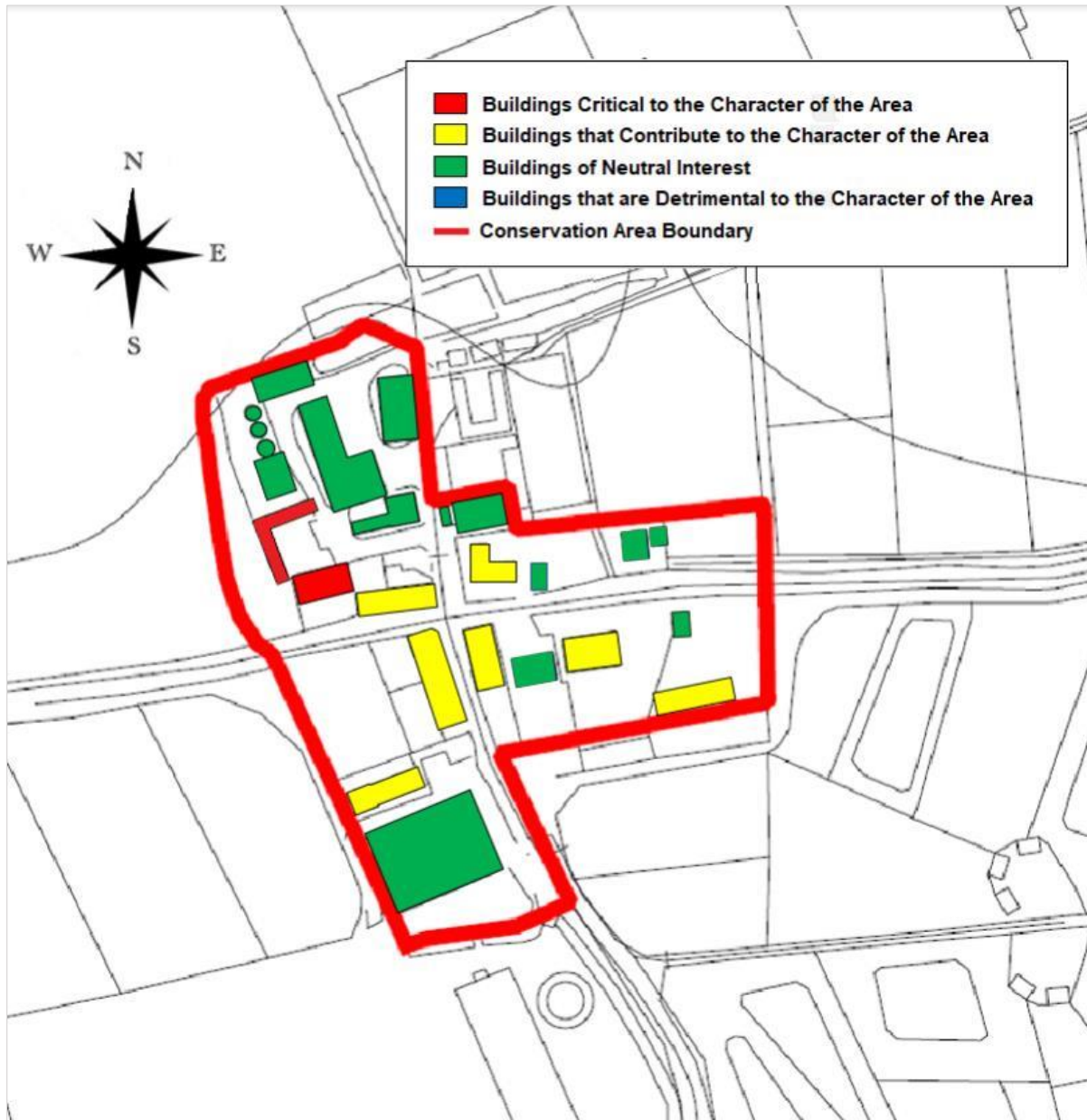


Examples of cobblestone paving at 126 Carr House Lane

There are a number of features on the converted agricultural buildings that provide evidence to the original function of the buildings, such as former barn door openings and ventilation slits, and these should be retained in future.



Details at Rigmaiden Barn and Hare Barn



Map 13 – Character Assessment of Carr Houses Conservation Area

7.0 NEGATIVE FACTORS AND OPPORTUNITIES FOR ENHANCEMENT

7.1 Overview

Change is inevitable to both places and building over time due to changes in lifestyles, technologies, and practicalities. However, the management and method of these changes that occur within historic buildings can be the difference between the erosion or preservation of the character, history, and quality of a place.

There are several issues within the conservation area which can erode the character of the area and can be summarised into the following categories:

- Poor quality later 20th century developments
- Unsympathetic extensions
- Alterations to historic detailing and materials
- Development pressures and loss

7.2 Poor Quality Later 20th Century Developments

In general, the Green Belt has prevented significant development that would have a negative impact on the agricultural character of Carr Houses Conservation Area.

The majority of the houses constructed inside Carr Houses Conservation Area are from before World War II. There are just two dwellings, 122 and 111 Carr House Lane, which were constructed during the late 20th century and do not contribute positively to the historic area.

111 Carr House Lane is a small, detached property at the eastern boundary of the conservation area. Like other residential dwellings in Carr Houses it does benefit from being set back from the road and retaining a front garden area and green buffering which reflects the rhythm and spacing of the streetscape. However, the small, square plan, 1.5 storey height and deep, steeply pitched roof does not respect the height, scale and massing of the surrounding area and the overall design and use of materials is completely different from the other buildings in Carr Houses and does not reflect the style or architectural features of the conservation area.

122 Carr House Lane reflects the height and mass of similar buildings in the conservation area and is set back from the road in line with the neighbouring buildings, having been constructed on the footprint of the previous dwelling on the site. Being a two-storey detached dwelling with gable roof it reflects some generic features of other buildings in the conservation area. However, the external design, in particular the size and style of the windows and doors, is not reflective of the historic features of the conservation area and stands in contrast to the other buildings in Carr Houses. The use of inappropriate modern materials and finishes such as dark modern brick walls in stretcher bond (differing from the other brick buildings) and a large area of modern hardscaping at the front of the property which lacks the soft landscaping and green buffer of other nearby properties further shows a lack of understanding of context and the character of the surroundings.

Both are causing harm to the character of the area. They look incongruous in the street scene, breaking existing rhythms. They fall below the benchmark of the quality of building that would preserve and enhance the setting of the conservation area, however they were constructed before the designation of the conservation area in April 1991. It is likely that this kind of development would not be repeated, as the area is now protected.



From left to right; 111 Carr House Lane and 122 Carr House Lane

7.3 Unsympathetic Extensions

Generally the buildings in Carr Houses Conservation Area have not been subject to any unsympathetic extensions that erode their character. The symmetry and simplicity of the vernacular style means that extensions can look at odds without careful consideration. Side extensions that have unsympathetic windows or roofscapes, or are of an inappropriate scale, should be avoided.

Porches have been added to the front of some properties and in principle, they should not cause significant harm due to the subservient nature. However, any porches should be sympathetic regarding scale, materials and have an appropriate roof pitch as to not detract from the traditional and vernacular characteristics of the conservation area.

Some properties have had dormer windows inserted as part of loft conversions, however these appear to be relatively well designed and have been placed at the rear of the buildings and so are largely invisible from public view. 111 Carr House Lane is an example of a poorly designed roof dormer which causes harm to character of the conservation area.



Dormer window at 111 Carr House Lane

7.4 Alterations to Historic Detailing and Materials

The erosion of small historic detailing and use of non-traditional materials can cause irreplaceable loss of significance and have a detrimental impact on the character of the conservation area.

Windows, Roof Lights and Doors

Windows: There is a strong variation of windows between the residential dwellings of the Carr Houses.

The windows of the converted barns are a dark brown and creates a constituency amongst the conversions. However, some are brown uPVC rather than timber which is damaging to the historic character of the individual properties and to the wider street scene. This is due to the thicker framing and glazing bars being a stark and unsympathetic contrast to historic designs. When windows are to be replaced in the conservation area timber framed windows should be encouraged due to their aesthetic value and sustainable qualities of being sourced from a natural material.



Example of Unsympathetic uPVC Windows in the Conservation Area. This is particularly prominent on the converted barns where there is a direct contrast with the historic brick walls.

Roofs: Most of the buildings use slate tiles as their roof cover material, this is a positive contribution to the conservation area and should be preserved this way.

The replacement by concrete tiles or pantiles should be avoided. This practice is detrimental to the visual character of the area as a whole but also may cause structural problems to the fabric of the individual building as the mass of such tiles is generally greater than that of the covering being replaced. Roofs play a critical role in the character of the conservation areas, particularly in the longer ‘streetscape’ views, visually linking similar building types.

Rooflights: Several buildings in Carr Houses conservation area have had rooflights added. The addition of rooflights into the roofs of existing buildings can have an adverse affect on their character. When they are on street-facing slopes and when large numbers are used, particularly in a haphazard arrangement, they can detract from the streetscape. Rooflights are particularly obtrusive when they are not of the ‘conservation’ type and when they are not positioned flush with the roof covering. Roof lights, if installed, must be of a ‘conservation’ style, flush with the roof covering and in line with existing features of the property to not look significantly out of place. It is advised to install them in less prominent elevations and keep the amount to a minimum on front elevations.

Dormers: Poorly constructed roof extensions such as dormers can cause harm not only to the

historic building, but as well to the character of the conservation area. New dormer windows are not generally accepted on principal elevations. Any new dormer window should be well-proportioned and kept to non-prominent elevations (such as those at Rigmaiden Barn and 124 Carr House Lane) and any new cladding must match roofing materials. Dormers to the front of the property will cause an impact on the street scene altering the rhythm and aesthetics of the area.

Doors: Whilst not as common, replacement doors can also have a detrimental impact to the character of the historic environment. Where uPVC replacement doors have been installed they are particularly obtrusive and lack the quality and detail that is found in original timber doors. Modern and generic door framings can also cause harm through not preserving the historic character, and again timber doors should be encouraged when replacements are needed.

Loss of Landscaping

Green ‘buffering’ around property boundaries, soft landscaping and the rural environment is characteristic to the conservation area. It is common at residential properties for the desire for car parking to take priority over landscaping, however when located in conservation areas this can have a detrimental impact on the visual quality. Natural landscaping should be retained when possible and where unavoidable, the use of permeable surfaces should be counterbalanced with natural boundary treatments such as evergreen hedging to aid natural heritage of the conservation area.

7.5 Development Pressures, Successes and Losses

Due to its designation as Green Belt and its relatively isolated location there has been no new development in the area since the late 20th century.

A significant development to the conservation area in recent years is the conversion of vacant agricultural barns into residential dwellings. Whilst a change of use is preferred over the total loss of historic buildings, any adaptations must be sympathetic as to not cause detrimental harm to the character of the property or the rural nature of the conservation area.

Barns are significant as they can provide an insight into the agricultural history and purpose of the farmstead.

A converted barn must still resemble and maintain the characteristics of an agricultural barn and be sympathetic to the wider conservation area. To maintain the character successfully the significance of barns must be understood. For example, how the space is divided up inside, how to let in light in without the installation of domestic windows (which can give the impression of a domestic house rather than a barn) and how to retain historic details such as Dovecotes or original beams.

Working with original structure and enhancing existing features is recommended when converting barns. For example, working with the original roof slopes for extension, using existing entrance ways, using glass bricks to fill ventilation gaps, use of roof lights away from public view and any additional windows follow to existing patterns.

There have been several positive barn conversions at Carr Houses. Even the retention of small details adds significant character and maintains the history of the original use of the building, such as at Rigmaiden Barns where they have maintained the ventilation slits on the side elevation of the barn.



Side elevation of Rigmaiden's Barn with detail maintained

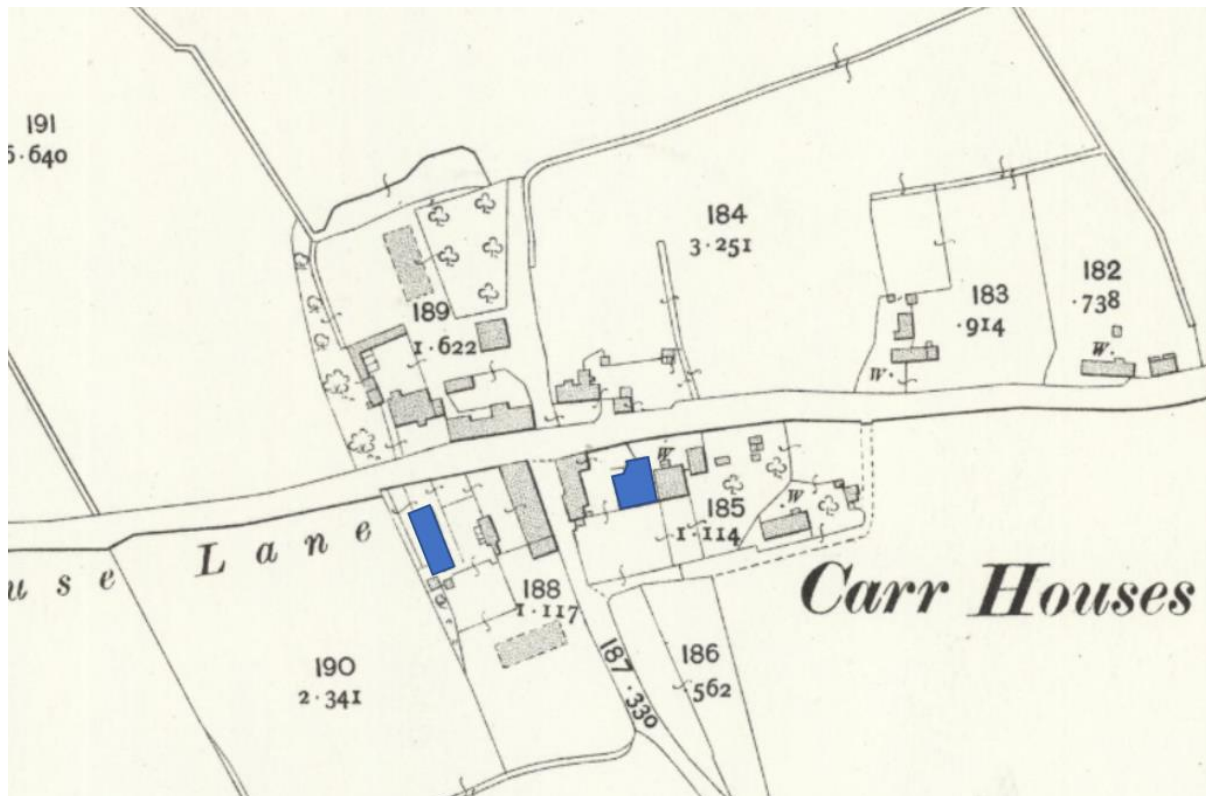
Kiln Farm, 6 Hall Lane is a converted former piggery which has a relatively modern conversion in comparison to others in the conservation area. A glass window is used to show the distinction of the former piggery from the new extension. While this is a modern material it is sympathetically done so that the buildings are read as they historically would have been and the subtle design letting in light without adding in traditional domestic windows that detract from the character of the traditional part of the building.



6 Hall Lane as an example of a sympathetic agricultural building conversion

Solar Panels are located on the rear of 122 Carr House Lane and Kiln Barn. Whilst a modern addition, being to the back of the property means they are not overly imposing on the historic environment and are in line with Council guidance. Any future solar panels should be located to the rear of the property or on a secondary building as to not cause detrimental harm to the heritage assets.

Two of the most recent and prominent losses within the conservation area are the former 'Kiln Farm Farmhouse' building at 120 Carr House Lane and the former 'New House' at 122 Carr House Lane.



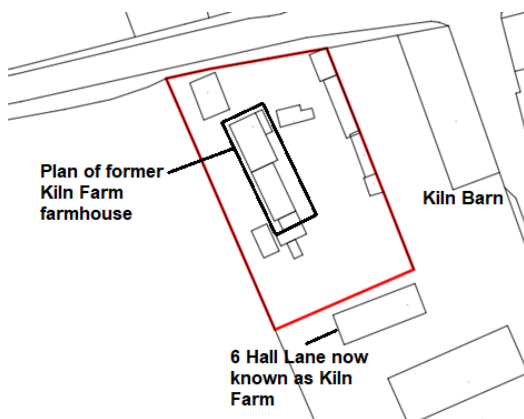
Map 14- Highlighted on 1908 OS map, from left to right: Former 'Kiln Farm Farmhouse' and 'New House.'

New House was constructed in around 1701 on the site of where 122 Carr House Lane now stands and by the late 20th century was one of the oldest buildings in Carr Houses. No existing images of the building could be found although it's approximate plan form can be seen on historic OS maps. The building was demolished in the 1950's and a replacement dwelling was constructed in 1981.

'Kiln Farm farmhouse' was historically located on the plot of land to the west of Kiln Barn. It was a long, linear building made up of several individual units on a north south alignment and it may have been of 18th century origin but definitively appeared on OS Maps from 1845. Merseyside Historic Environment Record notes that it was formerly a non-statutory designated building of local interest (also referred to as Grade III) and the description read "C18 early brown brick farmhouse with alterations and additions, 2 storeys and attic, 2-window portion has slate roof, and adjoining smaller 2-storey 3-window portion to south has old flag roof. Upper parts of stacks repaired. Near-flush sliding casements, small wood porches added." This building was in existence until the 1980's when it was partially demolished. Partial remains of this building were still visible in 2014 but have since been fully demolished. This was a significant loss to the historic interest of the area. The plot is now empty, however planning permission has been approved for a new two-storey dwelling on the site. The approved design takes inspiration from the former Kiln Farm farmhouse building and will replicate the scale, mass, materials and some of the design features of that previous dwelling in order to preserve and enhance the special architectural and historic character of the conservation area.



Photograph of Kiln Farm farmhouse in 1981



1981 site plan showing earlier buildings on site.



2014 Aerial photograph showing partial ruins of Kiln Farm farmhouse (since demolished)

7.6 Opportunities for Enhancement

Several methods that counteract the negative contributions to the conservation area can be considered.

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. An advisory leaflet already

exists for the area which includes the background to the area and guidance notes. 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 when necessary.

Article 4 Directions

Guidance alone is not adequate measure to prevent all detrimental alterations. An Article 4 Direction can be used to protect elements such as windows, doors, roof coverings, chimneys, porches, and front boundaries by needing consent from the planning department for any changes to them. This would help manage the development within the conservation area, but with must be applied to all buildings within to avoid uncertainty and confusion.

S215 Notices

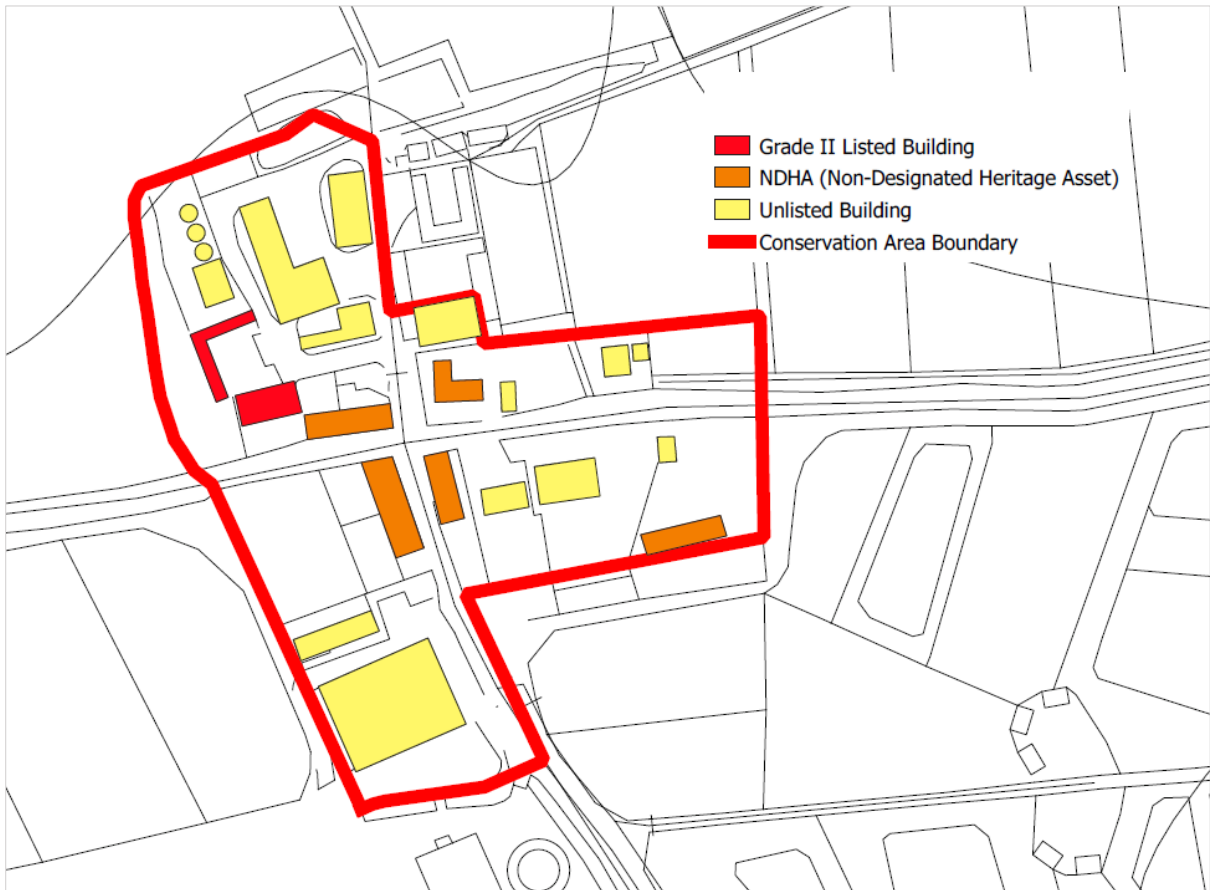
When the appearance or poor condition becomes detrimental to the surrounding area then a S215 notice should be issued by the Council. This notice would require the owner or occupier to clean up the land or deal with the poor state of the building.

7.7 Protection and Enhancement of Key Unlisted Buildings

There is one Listed Building within the Conservation Area, which is Rigmaiden's Farmhouse, 107 Carr House Lane which was designated Grade II listing in 1984. There are also the following 5 Non-Designated Heritage Assets within the Conservation Area,

- No.109 Carr House Lane
- No.1 and No.2 Rigmaiden Barn, No.107a and No.107b Carr House Lane
- No. 126 Carr House Lane,
- No.2 and No.4 Hall Lane
- Hare Barn, No.3 Hall Lane

Non-Designated Heritage Assets have some protection in the planning application process. Paragraph 203 of NPPF states that “a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset”.



Map 15 – Map of Listed Buildings and NDHAs

8.0 MANAGEMENT PLAN

8.1 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.

Carr Houses Conservation Area has a strong sense of place due to its rural setting and the architecture style of farmhouse and agricultural buildings. These distinctive elements contribute to the sense of place and therefore it is critical that they are maintained.

The purpose of the Management Plan is to make sure that Carr Houses 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 Management 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 Management Plan will cover the entirety of Carr Houses Conservation Area.

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 Carr Houses 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.

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'.

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.

8.2 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 7). To summarise they include:

- Poor quality later 20th Century developments
- Unsympathetic extensions
- Alterations to historic detailing and materials
- Development pressure and loss

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

- Guidance leaflets
- Article 4 directions
- s215 Notices

8.3 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
Development and Management				
New Development/Extensions /Alterations	<ul style="list-style-type: none"> ● 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 ● Formulation and adoption of Design SPD ● Update guidance leaflet for local residents as necessary ● Consider the introduction of Article 4 Directions 	Within existing budgets	Planning services	Ongoing
Unauthorised Developments	<ul style="list-style-type: none"> ● Enforcement Protocol adopted highlighting priorities for action ● Proactive surveys and monitoring ● Enforcement action taken if necessary 	Within existing budgets	Planning services and local groups	Ongoing
Pavement	<ul style="list-style-type: none"> ● Determine planning applications in line with planning policies ● Traditional cobblestone paving should be retained wherever possible ● Replacement or replication of this feature should match existing examples such as those at Kiln and Hare barns, Rigmaiden Farm, 109 Carr House Lane and 126 Carr House Lane ● Pavement maintenance should be sympathetic and not harm the existing green space ● Pro-active surveys and monitoring 	Within existing budgets	Planning services and highways / Enforcement	Ongoing

Conversions	<ul style="list-style-type: none"> ● Barn conservation should be sympathetic and not interfere with the original appearance to preserve the rural character of the wider area ● Enforcing of unauthorised works 	Within existing budgets	Planning services and housing standards team	Ongoing
Agriculture Buildings	<ul style="list-style-type: none"> ● Agricultural buildings should be sympathetic in design, scale and finished in neutral colours ● Proactive surveys and monitoring 	Within existing budgets	Planning services	Ongoing
Maintaining the Rural Character				
Maintaining the Rural Character	<ul style="list-style-type: none"> ● Determine planning applications in line with planning policies ● Applications in the surrounding area that are visible from the conservation area should be sympathetic with scale and density. 	Within existing budget	Regeneration, planning services and highways	Ongoing
Public Realm	<ul style="list-style-type: none"> ● 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 ● Any new road markings or yellow lines to not detract from the historic environment ● Minimise new signage that could clutter the open character ● Pavement maintenance should be sympathetic and not harm the existing green space 	Within existing budget	Regeneration, planning services and highways	Ongoing
General				

Untidy Buildings	<ul style="list-style-type: none"> ● Enforcement protocol adopted (s215) ● Use of planning powers to ensure that buildings are suitably repaired and maintained 	Within existing budgets	Planning services	Ongoing
Monitor Condition	<ul style="list-style-type: none"> ● Undertake annual survey of the conservation area for the national Heritage at Risk register 	Within existing budgets	Planning services	Annually
Maintenance of Buildings	<ul style="list-style-type: none"> ● Regular repairs and maintenance of buildings. A maintenance guidance for owners have been produced by Sefton Council Conservation Team ● Hedges and boundary treatments should be maintained and repaired regularly 		Owners	Ongoing
Environmental Impact	<ul style="list-style-type: none"> ● If energy efficiency improvements are desired an energy efficiency guidance for historic properties has been produced by Sefton Council Conservation Team 		Owners	Ongoing

8.4 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 proposed 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 groups annually.
- 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.

9.0 RECOMMENDED AMENDMENTS TO CONSERVATION AREA BOUNDARY

9.1 Designated Boundary

The boundaries as drawn for designation have been generally drawn tightly around the hamlet and reflect the extent of the area within which the special character of Carr Houses predominates, encompassing Rigmaiden and Kiln Farms and all other existing agricultural and residential buildings in the hamlet, with the only area of exclusion being the north-eastern section of Rigmaiden Farm consisting of modern farm buildings.

The historical significance of the conservation area is focused around Rigmaiden and Kiln farms and the surviving agricultural and residential buildings of this rural hamlet. Therefore, it would not be appropriate to extend the boundary any further as it would take the focus away from the central feature of the historic asset unless appropriate.

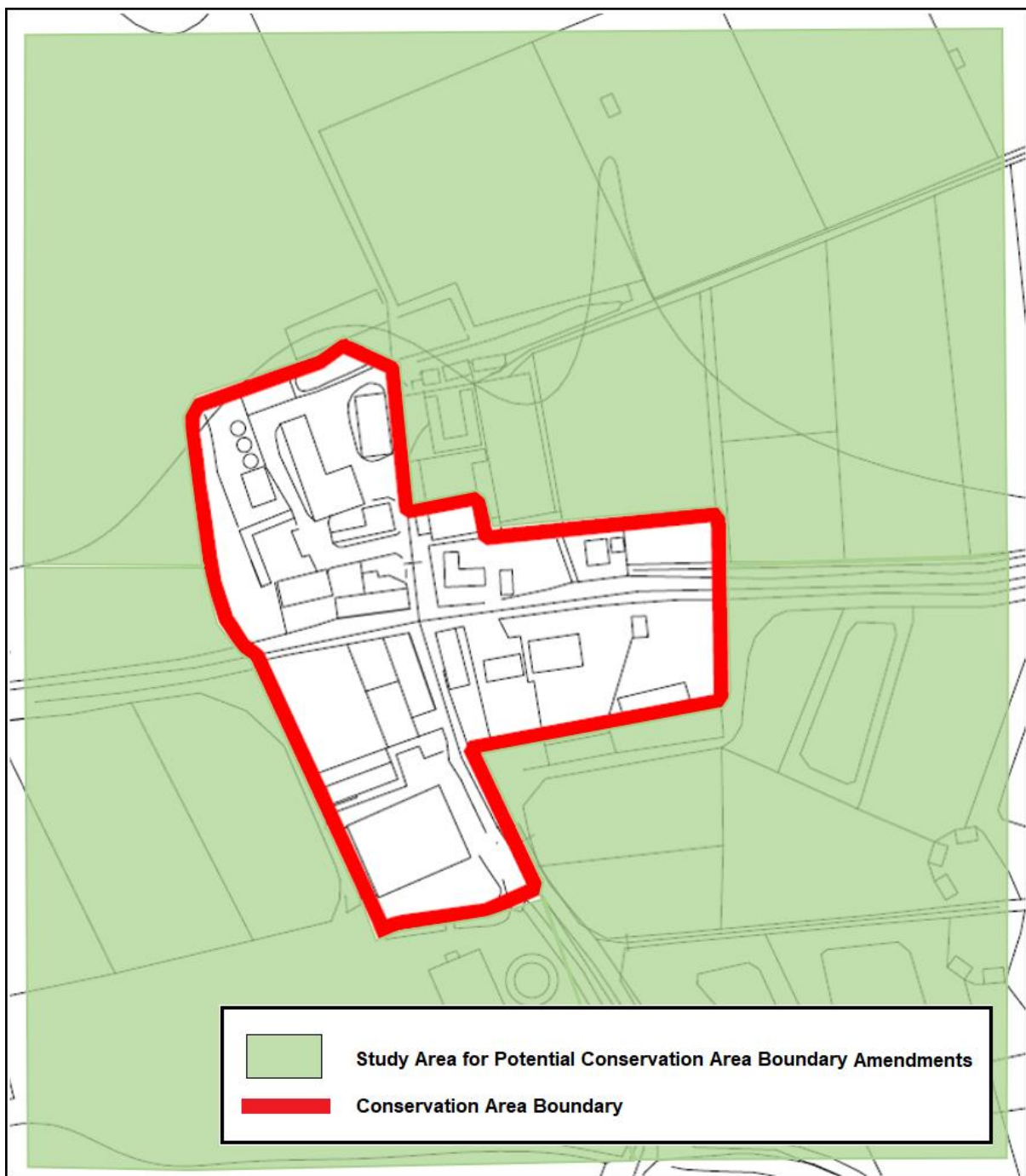
9.2 Proposed Amendments to the Boundary

An additional study area extending beyond the existing designated boundary was examined to consider whether there are any areas that might be appropriate for inclusion within the conservation area.

Historically, Carr Houses has been a settlement focused around one or two farms and associated residential and agricultural buildings in a linear settlement pattern. Historic maps show that Carr Houses remained in this tight linear settlement pattern through at least the 18th, 19th and 20th centuries and little ‘spread’ from this small linear concentration of buildings occurred. Historically there were several additional dwellings and buildings that were located further east along Carr House Lane, however these were all lost during the early 20th century and nothing remains of these structures.

The current designation boundary encompasses what is left of Carr Houses hamlet. There are no other buildings or structures within the study area other than a modern manège (outdoor riding enclosure) and timber field shelters associated with the keeping of horses at Kiln Farm. The immediate surrounds and setting of Carr Houses consist of fields and agricultural land which is protected by Green Belt designation.

The current designation boundary is considered to be appropriate, and no amendments are proposed.



Map 16 – Studied Area Considered for Amendments to the Conservation Area boundary

APPENDICES

A. Bibliography

Journals

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National Library of Scotland Maps (2021) *Map Finder*. Available from: <http://maps.nls.uk>

B. Illustrated Sources

Page	Title	Source
Page 12	1845 Ordnance Survey map	http://www.maps.nls.uk
Page 13	19894 Ordnance Survey Map	http://www.maps.nls.uk
Page 13	1970's Ordnance Survey Map	http://digimap.edina.ac.uk/
Page 13	2023 Aerial View of Rigmaiden's Farm	Google Maps
Page 14	1981 photograph of Kiln Farm Farmhouse	DC/2014/01968 Planning Application
Page 15	1981 site plan of Kiln Farm Farmhouse	DC/2014/01968 Planning Application
Page 15	2014 aerial view of Kiln Farm Farmhouse	DC/2014/01968 Planning Application
Page 59	1908 OS Map showing lost buildings at Carr Houses	http://www.maps.nls.uk
Page 60	1981 photograph of Kiln Farm Farmhouse	DC/2014/01968 Planning Application
Page 60	1981 site plan of Kiln Farm Farmhouse	DC/2014/01968 Planning Application
Page 60	2014 aerial view of Kiln Farm Farmhouse	DC/2014/01968 Planning Application

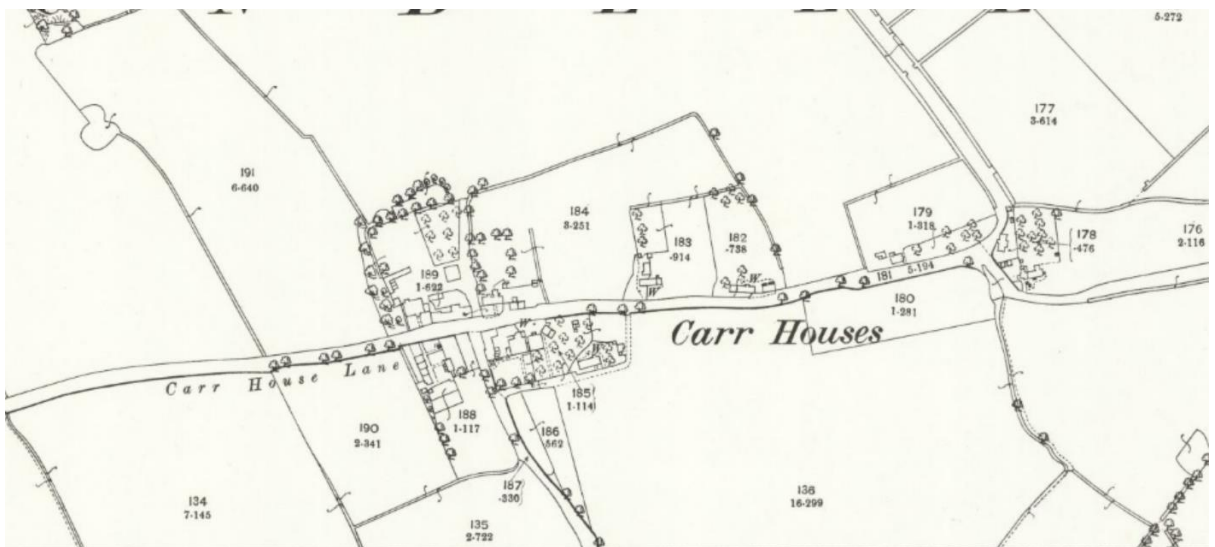
C. Historic Maps

This appendix contains the following maps:

- Ordnance Survey Map 1849
- Ordnance Survey Map 1893
- Ordnance Survey Map 1894
- Ordnance Survey Map 1903
- Ordnance Survey Map 1908
- Ordnance Survey Map 1909
- Ordnance Survey Map 1928
- Ordnance Survey Map 1947
- Ordnance Survey Map 1955



Ordnance Survey Map 1849: Reproduced from National Library Scotland



Ordnance Survey Map 1893: Reproduced from National Library Scotland



Ordnance Survey Map 1894: Reproduced from National Library Scotland



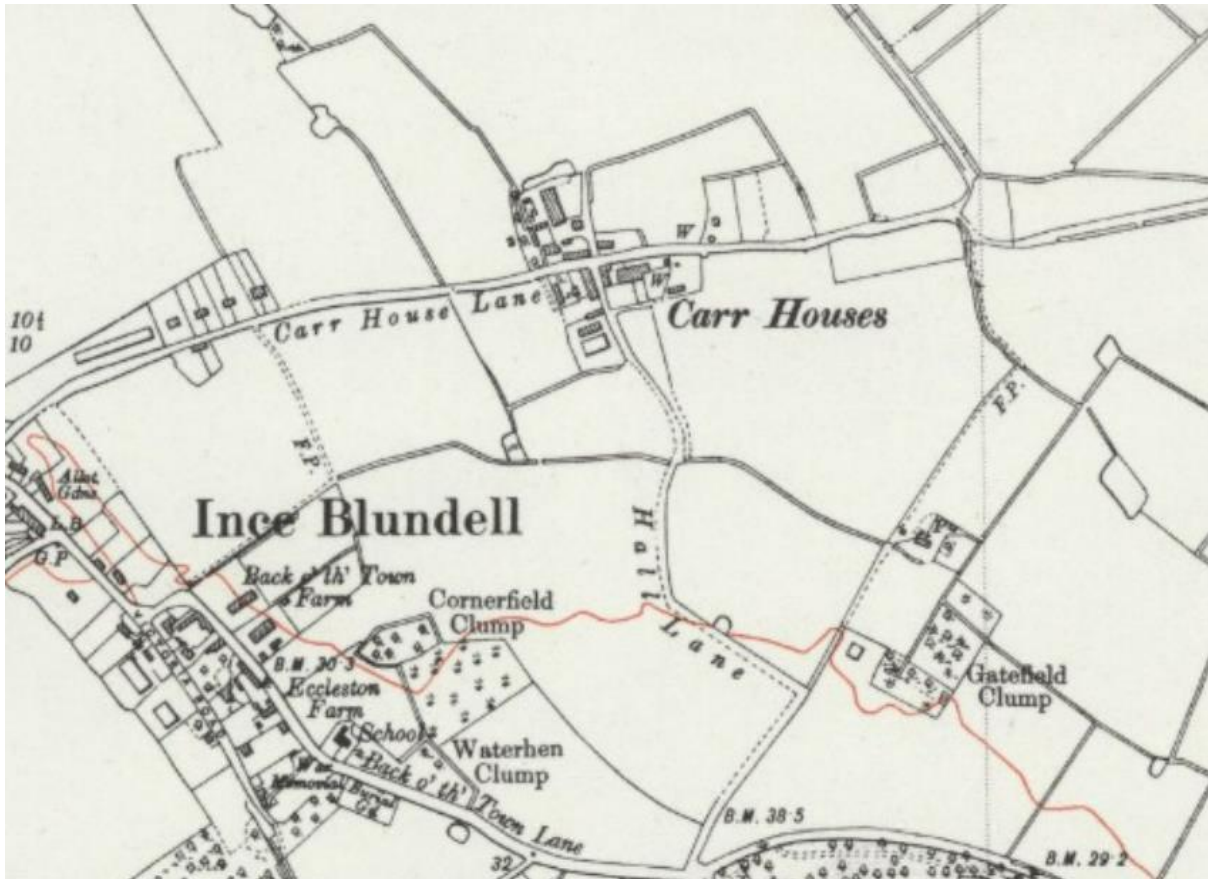
Ordnance Survey Map 1908: Reproduced from National Library Scotland



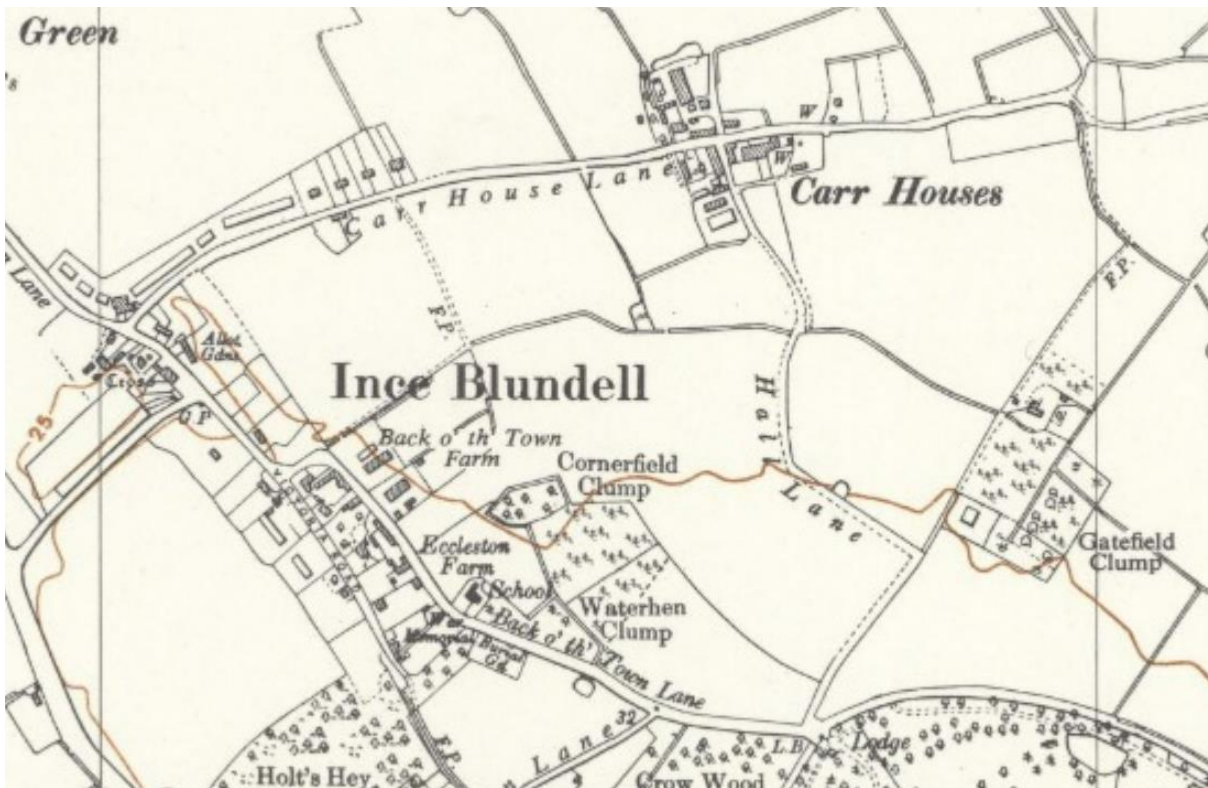
Ordnance Survey Map 1909: Reproduced from National Library Scotland



Ordnance Survey Map 1928: Reproduced from National Library Scotland



Ordnance Survey Map 1947: Reproduced from National Library Scotland



Ordnance Survey Map 1955: Reproduced from National Library Scotland

D. Listing Description for Rigmaiden's Farmhouse (Historic England)

Grade: II

Date First Listed: 8th October 1984

Statutory Address: Rigmaiden's Farmhouse, 107 Carr House Lane

Parish: Ince Blundell

District: Sefton (Metropolitan Authority)

Listing Description: Farmhouse. Early to mid C18, altered. Rendered brick with slate roof. 2 storeys with rear 3rd storey, 2 bays. Band over ground floor. Segmental-headed windows have C20 casements.

Central entrance has gabled porch with round-arched opening; C20 door. 3 gable-end stacks, 2 to left gable end. Returns and rear have 2- and 3-light horizontally sliding sashes with glazing bars.

Interior: Closed-string staircase, concealed on ground and 1st floor with moulded pulvinated base, slender turned balusters and moulded handrail. Original field-panelled doors with wide moulded architraves throughout.

E. 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.

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.

Façade: The principal front of a building, that faces on to a street or open space.

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.

Manège: An outdoor enclosure for riding horses

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.

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.

Quoin stone: Masonry blocks at the corner of a wall.

Quoining: The stone or brick used to form a quoin of a wall or building.

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.

F. Schedule of Amendments

<p>Pg. 8 2.3 Para. 1</p>	<p>Clarification was received in public comments regarding the use of Kiln Farm.</p> <p><i>'The agricultural origins are still in use today with a working farms at Rigmaiden's and Kiln Farm.'</i> Was added.</p>
<p>Pg. 15 3.2 Para. 1</p>	<p>Clarification was received in public comments regarding the development of Kiln Farm.</p> <p><i>'The current area of Kiln Farm now consists of Kiln Barn, 6 Hall Lane (Kiln Farm) and 4 large 20th century agricultural buildings, two of which are used as stables.'</i> Was added.</p>
<p>Pg. 26 5.1 Para 4</p>	<p>Clarification was received in public comments regarding 124 Carr House Lane.</p> <p><i>'Until around 1970, 124 Carr House Lane was the farmhouse for Kiln Farm.'</i> Was added.</p>
<p>Pg. 28 5.1.1 Photograph of 111 and 122 Carr House Lane</p>	<p>These images were incorrectly stated. They have been amended.</p>
<p>Pg. 34 5.1.1 Photograph name</p>	<p>Clarification was received in public comments regarding 124 Carr House Lane.</p> <p><i>'Kiln Farm stable buildings'</i> was replaced by <i>'Kiln Farm Agricultural buildings'</i></p>
<p>Pg. 35 5.1.2 Paragraph 1</p>	<p>Clarification was received in public comments regarding the name of the stables.</p> <p><i>'(...) stables at Kiln Farm'</i> was replaced by <i>'(...)buildings at Kiln Farm'</i></p>
<p>Pg. 39 5.1.4 Image 4</p>	<p>Clarification was received in public comments regarding the name of 'stables' to buildings as they are not specific to livestock use.</p>

	<p><i>'View of the stables (...)' was replaced by 'View of agricultural buildings (...)'.</i></p>
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Public Consultation Results

During the six-week consultation period running from Wednesday 20th September 2023 to Wednesday 1st November 2023 regarding the Carr Houses, Homer Green and Lunt Village Conservation Area Appraisal and Management Plan, the Council received a total of 2 responses for Carr Houses Conservation Area Appraisal and Management Plan, comprising of 1 online response ('Your Sefton Your Say') and 1 email response.

Within this six-week consultation period, a drop-in event session was held on 4th 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, 3 of them where from Carr Houses Conservation Area.

A summary of the main points raised are as follows:

- Issue relating to the installations of new highways that were not in keeping with the character of the conservation area. Public realm management has been included in the action table of the management plan, no amendments were necessary.
- Several issues regarding the naming of 'stables' or 'barns', these was amended accordingly.
- No comments were received regarding the use of an Article 4 direction. An Article 4 direction would not be adopted as part of this plan.