



Granville Park Conservation Area

Draft Character Appraisal Update



October 2016

This Draft Conservation Area Appraisal Update is open for consultation from Monday 17th October 2016 to Friday 4th November 2016. Copies of this document are available through the West Lancashire Borough Council website or paper copies are located for reference at Ormskirk Library, the Borough Council Offices at 52 Derby Street Ormskirk and the Customer Contact Centre in Skelmersdale. Comments should be directed to Cerys Edwards (Planning Officer – Policy and Conservation) via email - cerys.edwards@westlancs.gov.uk, through the online comments form on the Conservation Area pages of the West Lancashire Borough Council website <http://www.westlancs.gov.uk/planning/heritage-and-environment/conservation-areas.aspx> or using a paper comments form available with the document at the locations listed above.

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1. Introduction

- 1.1. This appraisal is part of a rolling programme of appraisals of all the Conservation Areas in West Lancashire. The Borough Council has an obligation under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to review, from time to time, its Conservation Area designations, and under Section 71 of this Act to formulate and publish proposals for the preservation and enhancement of these areas.
- 1.2. The Granville Park Conservation Area was designated by West Lancashire District Council in 1975. The southern part of the Conservation Area incorporates Granville Park itself which consists of a serpentine road fronted by housing plots and four short cul-de-sacs. The northern part comprises a former quarry and a group of detached properties around Delph Lane, Moss Delph Lane and Quarry Drive.
- 1.3. The last appraisal of the Conservation Area was carried out in October 1997. This document aims to identify and re-affirm the special architectural or historic interest of the area which justifies its designation. In this instance this review is not intended to supersede the previous 1997 appraisal, but rather adds a further layer of understanding in recording changes and potential threats to the character and appearance of the Conservation Area.
- 1.4. The outcome of a review might typically result in an update to the existing appraisal, recording what has changed, confirming (or redefining) the special interest that warrants designation, setting out any new recommendations and revising the area's management strategy. Historic England's most recent advice on the topic¹ states the process of review plays a part in the management of the Conservation Area, and should result in the formation of a management plan.
- 1.5. As part of this review an objective study has been conducted, which has assessed the contribution (both architecturally and historically) that individual properties make within the Conservation Area. This appraisal work has extended beyond the boundary and is used to examine the potential for extending the boundary of the Conservation Area. The outcome of this study is illustrated in *Map 3*.

2. Planning Policy Context

- 2.1. At a national level the National Planning Policy Framework (NPPF) sets out the Government's Planning policies for England and how these are expected to be applied. The NPPF recognises that a core role of the planning system is to conserve heritage so it can be enjoyed by future generations and sets out the wider social, cultural, economic and environmental benefits of heritage. Paragraph 127 of the NPPF states that local planning authorities should ensure that Conservation Areas justify their status because of their architectural or historic interest.
- 2.2. The West Lancashire Borough Council Local Plan Development Plan Document 2012 – 2027 guides development within the Borough. The vision for the plan is for West Lancashire to be an attractive place where people want to live, work and visit. The distinctiveness of West Lancashire including the contribution made by its historic buildings and places should be valued, sustained and where possible, enhanced.

¹ Historic England Advice Note 1: Conservation Area Designation, Appraisal and Management (2016)

- 2.3. Policy EN4 of the Local Plan (Preserving and Enhancing West Lancashire's Cultural and Heritage Assets) identifies that the historic environment has an aesthetic value which helps create a unique sense of place. Protection is to be afforded the historic environment, and there is a presumption in favour of the conservation of designated heritage assets (which includes Conservation Areas).
- 2.4. The West Lancashire 'Design Guide' Supplementary Planning Document (published in January 2008) provides specific direction in relation to design, including works to buildings in the historic environment. It states that development proposals should always be sensitive to the character of the historic environment, be of high quality in terms of design and the materials used and aim to enhance the character and appearance of the building and/or wider area.

3. Community Involvement

- 3.1 Consultation and early involvement of both local communities and owners is important in achieving support for Conservation Areas and a better understanding of what contributes towards its special character.
- 3.2 All residents within the Conservation Area were invited to a workshop which took place at 6:30pm on 12 April 2016 at the Council Offices in Ormskirk. Twelve local residents attended with a further three supplying comments after the event. The workshop presented an opportunity for residents to discuss conservation related issues and what contributes towards the special character of the Conservation Area. The comments made at the Workshop have fed into this Draft Appraisal.

4. History and Development

- 4.1 A brief history of the Granville Park Conservation Area and its surroundings was published in the 1997 Conservation Area Appraisal. This history, together with those of all the 28 Conservation Areas in the Borough, has been published in a document entitled *The Conservation Areas of West Lancashire: A Brief History (2007)* which is available to download from www.westlancs.gov.uk/heritage

5. Summary of Special Interest

Key Characteristics of the Conservation Area

- 5.1 The key attributes of the Granville Park Conservation Area derive from a number of factors including:
- 5.1.1 The serpentine layout of the residential development, views along which are framed by mature trees.
- 5.1.2 The semi-rural setting of the residential park with views across the fields south of Winifred Lane.
- 5.1.3 A general feeling of informal openness within the residential area. This is created by a number of aspects including:
- Generous plot sizes. Despite many of the buildings being of substantial scale and mass, their setting surrounded by green space helps to reduce their visual impact and contributes to their sense of being set within a semi-rural landscape. Analysis of the plot sizes in Granville Park reveals that those properties built as part of the first phase of development (phasing of development is described in more detail in section 5) are generally set within the largest plots with the buildings on average covering less than 10% of the total plot area. The exception to this are instances where there has been subdivision of a plot. The second phase properties are still set within substantial plots, but the proportion of the plot covered by the building is slightly greater – on average this is up to 15%.
 - The ‘gaps’ between buildings. Many houses are separated from the neighbouring property by a significant amount of landscaping.
 - The set back of the property within the plot allowing for landscaping to the front. This means that the houses are glimpsed from the streetscene through landscaping, rather than dominating it.
 - Relatively small and discretely located areas of hardstanding within the residential curtilage – usually leading to a garage.
 - Understated boundary treatments which help to maintain a green frontage to the street scene. These fall into two categories:
 - Formal – traditionally created through the use of low walls or estate railings with a hedge behind
 - Informal - a simple hedge of a native species.
- 5.1.4 Extensive tree and shrub cover and roadside grass verges provide colour and a feeling of seclusion. The mature trees positioned along the roadside and others visible over rooftops and between buildings also provide an important green backdrop to the built development.
- 5.1.5 This green backdrop combined with the open spaces of the quarry and the private Tennis Club play a significant role in the creation of an Arcadian^{G 2} character. The unmade road

² Words marked with ^G are explained within the Glossary at the end of this document.

surfaces on Quarry Drive and north of the tennis club also contribute to this informal, rustic character.

- 5.1.6 The variety of property types from different eras. No two properties in Granville Park are the same. There is considerable diversity even amongst properties of the same era that hints at bespoke architecture. Common features and materials are used, but in different combinations to produce this variety.

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5.1.7 The group value of the row of substantial, imposing late Victorian detached and semi-detached houses built at the northern end of the serpentine loop of Granville Park, Middlewood Road, Town Green Lane and near the quarry. Their form is generally two principle storeys, but with additional floors in the basement and roof space so that the main ground floor is approached via a short flight of stone steps. The Victorian properties around the quarry (Quarry House, Fairholme, The Quarries and 15 Delph Lane) are physically separated from the others, smaller in scale and display a simpler architectural form with less detailing - perhaps due to their more functional relationship to the quarry. However most of the houses of this era share a common palette of materials and a number of similar architectural features which are listed below:



Examples of Victorian properties in the Conservation Area

Materials:

Red bricks

Stone heads and cills to windows often incorporating decorative mouldings

Painted timber vertical sliding sash windows with horns^G

Painted panelled timber doors

Cast iron rain water goods

Painted timber fascia boards and barge boards^G

Architectural Features:

Italianate^G and Gothic^G styling

Decorative barge boards^G and fascias

Finials^G

Console brackets^G

Canted and square bay windows^G

Coloured brick banding

Roof forms of a mixture of gables^G and hips^G, occasionally broken by dormers^G, towers and chimneys

Large chimneys with numerous chimney pots

Detailed entrances, some reached by a series of steps, some with canopies, others with internal porches.

Low brick boundary walls, many with stone copings and gate piers.



Brick walls with stone detailing to the front of the Victorian properties

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- 5.1.8 The group value of the Edwardian^G houses located in the north of the Conservation Area – along Delph Lane, Moss Delph Lane and Quarry Drive. These properties are constructed of a common palette of materials and display architectural features typical of the era. These include:

Materials:

Orange/red machine-made bricks

Some use of render on feature walls

Slate roofs

Painted timber windows, fascia boards and barge boards

Leaded door surrounds, some with stained glass decoration

Architectural Features:

Simple stone detailing to windows

Square and canted bay windows^G

Timber vertical sliding sash windows with horns^G

Painted timber panelled doors

Half-timbered^G detailing to gables

Slated canopies over ground floor windows supported by elaborate timber brackets

Chimneys with a number of chimney pots

Low wall constructed of orange/red machine made bricks, capped with stone or shaped bricks. Decorative stone or brick gate piers, some of which incorporate the name of the property.



Examples of Edwardian properties in the Conservation area.



An example of the decorative gateposts and walls with shaped bricks outside the Edwardian properties on Delph Lane.

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5.1.9 The group value of the slightly later Arts and Crafts^G era properties which also have a similar palette of materials and array of architectural features, listed below:

Materials:

Red Brick

Roughcast render (either a light brown colour or a painted finish)

'Rosemary red'^G clay roof tiles

Painted timber casement windows^G

Architectural Features:

Brick plinths^G

Prominent front gables^G and feature gabled bays

Projecting eaves^G with projecting spar ends^G (rather than boxed eaves^G)

Leaded-light^G and stained glass detailing to casement windows

Stylised entrance porches - some with simple canopies; others inset, constructed of brick and rounded in form

Feature chimneys topped with chimney pots



Examples of 'Arts and Crafts' properties in the Conservation Area.

6. Assessment of Special Interest

Location and Setting

- 6.1 The Conservation Area lies at the southern end of the contiguous settlements of Ormskirk and Aughton in the south of the Borough. (See **Map 1** which shows the Conservation Area boundary and its wider context). Apart from some isolated groups of older buildings, Aughton is predominantly a collection of twentieth century residential developments. It is a popular residential area because of its attractive environment and convenient transport links to Preston to the north and Liverpool to the south.
- 6.2 Although the Conservation Area is almost entirely surrounded by later residential developments; rolling open fields, dotted with farmsteads, extend to the south west and act as reminders of the area's agricultural heritage.
- 6.3 Part of the western boundary of the Conservation Area is formed by the Liverpool to Preston railway line. This is significant, as the presence of the railway facilitated the growth of Aughton.
- 6.4 The Conservation Area is on the southern slope of the low sandstone hill upon which Aughton is built. The land generally falls gently from north to south, although the depression of the former quarry between Delph Lane and Quarry Drive is a significant departure from that general topography.

Views

- 6.5 Views out from a Conservation Area can often help connect it to its surroundings and enable the Conservation Area to be 'rooted' in the town or landscape. The dense vegetation and surrounding housing development severely restrict most long distance views into and out of the Conservation Area. However the junction of Winifred Lane with the entrance to Granville Park, near the War Memorial, provides an attractive view of the War Memorial surrounded by trees and a glimpse of the properties beyond.
- 6.6 Vistas are enclosed views, usually long and narrow due to being enclosed and shaped by features such as buildings, streets and trees. Several of these have been identified within Granville Park:
- § The footpath which runs north – south through the park provides a vista enclosed by the rear garden fences and walls of houses in Granville Park. This sense of enclosure is particularly tangible in summer when the boundary trees add a further green dimension to this vista.
 - § The footpath north of the Tennis Club which connects the end of the cul-de-sac section of Granville Park to the rest of the serpentine provides an almost rural vista entirely encircled by vegetation.
 - § The constriction created by the narrowness of the southern part of Delph Lane provides a dramatic contrast to the openness of the quarry.
- 6.7 Vistas and views are illustrated in **Map 3**.



Views down footpaths within Granville Park.

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Historic Development and Architectural Quality

- 6.8 Development within the Granville Park Conservation Area can be broken down into four phases. These phases are illustrated in **Map 2** and described in more detail below.
- 6.9 The 1848 map of Aughton shows that the hamlet of Town Green was already established around the junction of Winifred Lane and Bold Lane. However, with the exception of the quarry at the end of Delph Lane, (which was then not a through route) the area was entirely agricultural land, divided into irregular fields. There was a collection of buildings around what it now known as Limetree House and Farm (referred to on the 1848 map as Webster's Farm). Any remnants of these would therefore appear to be the oldest buildings in the Conservation Area. (See **Figure 1** below).

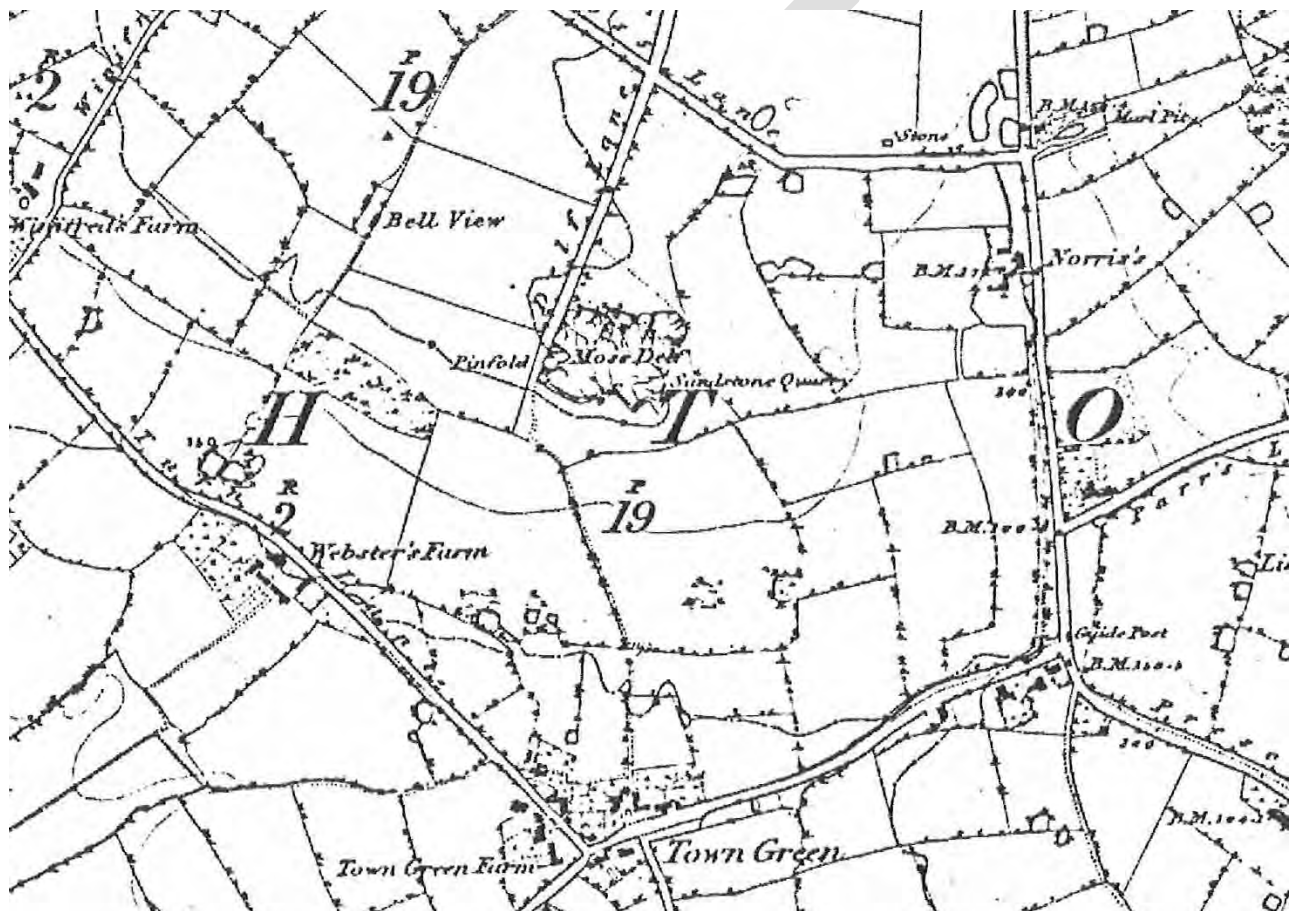


Figure 1: 1848 Map of Granville Park and its surroundings

- 6.10 The opening of the Liverpool to Ormskirk railway line in 1849 provided the opportunity for commuting from Aughton to Liverpool, and many houses were subsequently built to accommodate commuters. Landowners saw the opportunity for increased profit from residential developments and the loop road forming Granville Park was laid out, with the surrounding land divided into building plots.

Phase 1 (late Victorian period)

- 6.11 The map of 1893 (**Figure 2** below) shows that the north side of Granville Park, the area immediately around the quarry and around the junction with Town Green Lane / Middlewood Road was the first

to be developed from approximately the 1880s with large detached and semi-detached dwellings. These Victorian villas are not identical – there is evident variety of form and architectural styles, including Italianate⁶ and Gothic⁶, but a uniform palette of materials was used. Those still remaining from this era include no. 24 – 36 (evens), 40, Granville Park, Quarry Cottage (15 Delph Lane), The Quarries, Quarry House and Fairholme.

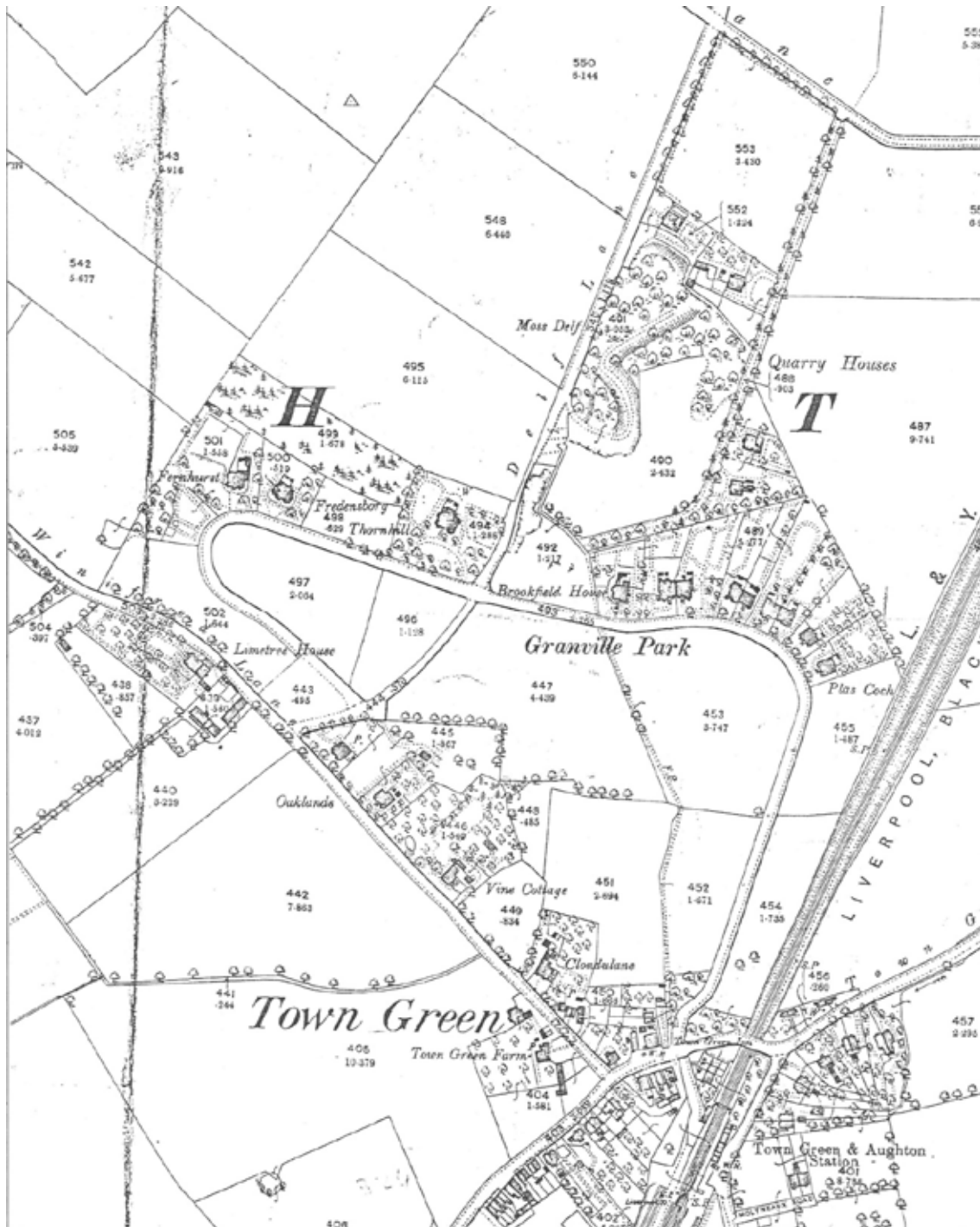


Figure 2: 1893 Map of Granville Park



Photograph showing first phase of development in Granville Park

Phase 2 (1901 - 1945)

6.12 The early decades of the 20th century saw residential development start to move further around the Granville Park serpentine and onto land north of the quarry. There is some distinction between those that reflect Edwardian features and those that display the Arts and Crafts architectural style popular at the time. This is described further below:

(A) Edwardian^G

The Edwardian properties are two storey, detached and of a more moderate size in comparison to the earlier Victorian properties. Those belonging to this era include:

- § Delph Lane: no.1 – 5 (odd) and no.11;
- § Moss Delph Lane: no 212 and 214;
- § Quarry Drive: Aughton House, Charlton and Eastwood

(B) 'Arts and Crafts' style^G (constructed up until approximately the Second World War)

These are substantial two storey properties, some with attic accommodation, of a similar scale to the original Victorian villas. Those displaying these characteristics include:

- § 3, 5, 6, 7, 9, 10, 14, 18, 23, 42, 44, 49, 57, 57a, 60, 84, 86 Granville Park

The development of the second phase of properties in Granville Park can be seen in *Figure 3* below dating from 1927.

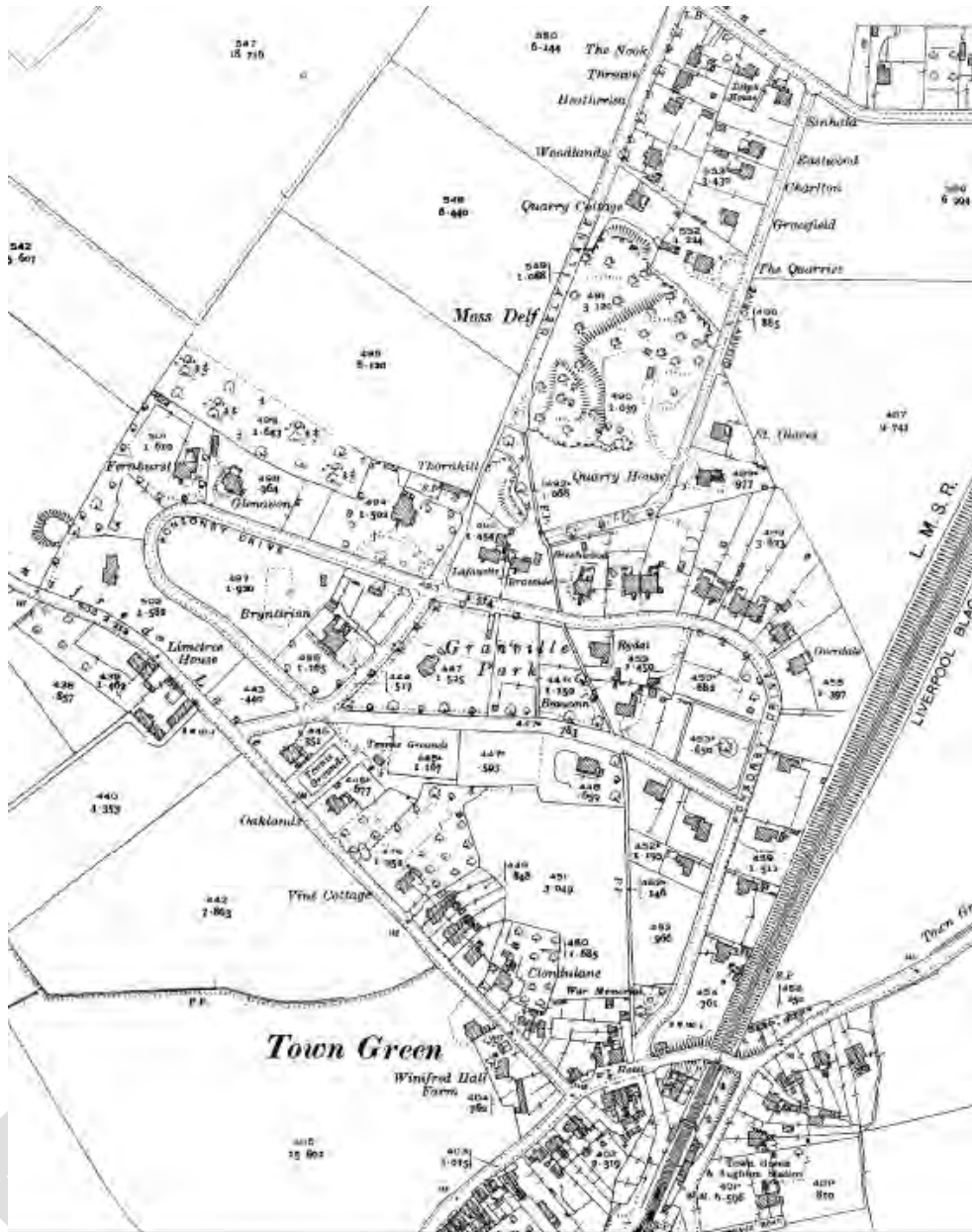


Figure 3: 1927 Map of Granville Park



This early 20th century photograph shows some of the newly constructed phase 2 properties alongside the late Victorian development visible at the head of Granville Park. 7 Granville Park lies on the left of the picture in the foreground, while no.6 is in the right foreground. The vacant plot to the south (later to be occupied by no.5) is also clearly visible.

Phase 3 (Post War – 1979)

- 6.13 As the Twentieth Century progressed, more substantial changes took place in the Conservation Area. Increased housing demand saw vacant plots developed and some larger plots sub-divided. The 1960s/70s also saw the demolition of two large original Victorian properties located on the western loop of the serpentine – Thornhill and Fernhurst which both had substantial grounds. These were replaced with several detached properties – those at Thornhill Close and Thornhill. Virtually no evidence of these former properties still exists – in the case of Fernhurst only the original gate piers remain.
- 6.14 Generally the development during this period is of no particular architectural style. House types followed those found in other suburban volume house builder estates. In terms of form, a mixture of bungalows and smaller two storey properties were built. The properties from this era include:
- § Granville Park West: 35, 37, 43, 45, 48, 58, 66, 70
 - § Granville Park: 2, 2a, 4, 8, 11, 15, 17, 19, 20, 20a, 22, 27, 38, 55
 - § Quarry Drive: Delphside, Woodside and The Alcove
 - § Moss Delph Lane: 210
 - § Middlewood Road: 1a

Recent development (1980 – present)

- 6.15 Following this third phase of development, the rate of development in Granville Park slowed as the number of available plots diminished. Granville Close was developed on the former site of Fernhurst

and a number of other properties were built on sub-divided plots – mainly of those properties built in the early 20th century. More recent years has seen the demolition and rebuild of houses and substantial extension of phase 2 and 3 properties.

6.16 This more recent phase of properties have tended (with some exceptions) to increase the proportion of built development within the plot – pushing the figure towards 20% and in some cases beyond this.



Recent development in Granville Park.

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Layout

6.17 The Portland stone War Memorial in the form of an obelisk set within a small landscaped garden area (*see below*) marks the main southern entrance to Granville Park. This is the start of the serpentine road which leads through the area.



- 6.18 Moss Delph Lane is a through traffic route and Delph Lane provides a vehicular link north out of Granville Park. The remainder of the roads in the Conservation Area principally only serve the properties within it, or are quiet cul-de-sacs – e.g. Quarry Drive.
- 6.19 The northern part of the Conservation Area incorporates a former quarry which is perhaps the oldest man made feature within the Conservation Area, having supplied the stone for many local buildings, not least Christ Church, Aughton. The quarry is now a wooded recreation area and Local Nature Conservation Site.

Plot size

- 6.20 Plot sizes generally vary across the Conservation Area – a legacy of the phased development described above. As part of the update to the Appraisal, an assessment was made of the size of each of the plots, as well as a calculation of the proportion of the plot occupied by built development. Despite some exceptions, a general trend has emerged:
- Phase 1 properties typically possess the largest plots with properties occupying the smallest proportion of the plot – typically 10% or less. Exceptions exist where there has been plot subdivision, or substantial extension of the property (e.g. in the case of the former Nursing Home – no.26 Granville Park.)

- Phase 2 properties (both Edwardian and those constructed in Arts and Crafts style) have slightly smaller plots, with properties typically covering up to 15% of the plot, although many still have similar proportions of plot coverage (e.g. less than 10%) to the original Victorian properties.
- Phase 3 properties were generally constructed on smaller plots and therefore the proportion of the plot occupied by built development increased. Most occupy between 10-15% of the plot, although there are a significant number occupying a larger proportion than this – usually due to extensions.
- The trend towards larger properties on smaller sites has continued with properties developed in the last 30 years – many of these properties occupy over 15% of the plot, with some occupying over 20% of the plot.
- Maintaining the plot size and the ratio of the plot size to the buildings on particular sites is a key characteristic of the Conservation Area (see Section 5).

Open Space, Trees, Gardens and boundaries

- 6.21 The Quarry is the only public recreation space in the Conservation Area. This small wooded area (*see below*), approximately 1.5 hectares in size, was a former quarry working site which is now within the ownership of Aughton Parish Council. It has a very natural appearance, dominated by self-seeded trees, mainly Beech with some Birch. As the site has matured it has become an important area for biodiversity, supporting a mix of wildlife habitats. Also of interest is its evidence of the local geology with the steep sloping rock faces.



- 6.22 The majority of properties in Granville Park have retained their mature front gardens and the associated mature landscaping of trees, shrubs and hedging. Together with the roadside trees, this provides a picturesque setting for the houses in Granville Park which makes an important contribution towards the area's green character. This mature landscaping of both streets and

gardens in the area also creates a much quieter ambience of the thoroughfares of Granville Park when compared to other streets and roads outside the Conservation Area.

- 6.23 Trees are important to the Conservation Area for many reasons, not least because they can be attractive features in their own right. They add colour to the area, changing with the seasons, soften the hard edges of buildings and structures and can screen and frame views. They also provide shade and shelter for wildlife and absorb carbon dioxide. Virtually every garden has a least one mature specimen tree, and several houses have trees in the front, side and rear gardens. There are also valuable trees within the verges. There is a wide range of species including Scots Pine, Yew, Silver Birch, Ash and Sycamore as well as more exotic species such as Eucalyptus and Acers.
- 6.24 Boundaries such as walls, fences or hedges separate private spaces from the public realm of roads and pavements both physically and visually. Some of the older properties still have their original attractive brick boundary walls at the front with stone copings and impressive stone gate piers. In other areas, original hedgerows which preserve the area's semi-rural feel still remain. These include species such as Privet, Holly and deciduous trees such as Hawthorn and Beech.



Traditional boundary treatments still remaining in the Conservation Area

- 6.25 The curved stone walls at the entrance to Quarry Drive, and stone wall at the constriction of Delph Lane also contribute to the almost rural feel and character.
- 6.26 Later 20th Century development has introduced more of a mixture of boundary treatments into the Conservation Area. (*Map 4* illustrates the different boundary treatments in existence in the area). There has been a tendency towards the installation of higher, more impermeable boundary treatments, including high walls and railings and electronic gates, constructed of either metal or wood, with the aim of increasing privacy and security of properties. This was highlighted within the previous appraisal as a detracting feature which has led to an increasing 'suburbanisation' of the streetscene and an erosion of the green, landscaped setting of these properties.

7.0 Further Action and Issues

Possible changes to the Conservation Area boundary

- 7.1 National planning guidance states that when considering the designation of Conservation Areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest. Although this section specifically refers to designation, this principle should also be used when considering boundary revisions to existing Conservation Areas.
- 7.2 The boundary of the Granville Park Conservation Area has been revised once since its designation. This took place in 1997, as part of the last Appraisal. This saw the area extended outside of the Granville Park serpentine - in two locations to the south to include properties on Middlewood Road, Winifred Lane and Town Green Lane.
- 7.3 As part of the re-appraisal of a Conservation Area, it is good practice to assess properties beyond the current boundary. The Granville Park Conservation Area is relatively self-contained with surrounding properties being from a different era, architectural style and serving a different function. However one building which is considered to be of a similar era and reflect a number of the key characteristics of the Conservation Area was the Cockbeck Tavern. This was assessed (using the same criteria as those within the Conservation Area) to determine the extent to which it reflects the Conservation Area's key characteristics (identified in Section 4). The potential extension to include this building and the plot associated with it is illustrated in *Map 5*.

Possible extension

- 7.4 The Cockbeck Tavern lies immediately to the south of the Conservation Area and is being considered for inclusion for the following reasons:
- It plays a significant role in the setting of the Conservation Area - framing the western entrance to the serpentine route of Granville Park
 - It is located on a key corner site and is seen in close context to the War Memorial immediately to the north east
 - Old editions of maps for the area appear to show that it is contemporary with the earliest development within Granville Park
 - It shares some architectural features with the Victorian and Edwardian buildings in the Conservation Area – for example sash windows and a slate roof.
- 7.5 Having considered the above, our recommendation, subject to consultation with local residents and consideration of any comments received, is that this property should be added into the Conservation Area.

Recommendation: To extend the boundary of the Conservation Area to include the Cockbeck Tavern – as illustrated in *Map 5*.

- 7.6 In line with Historic England guidance³ we propose that the possible extension should be subject to public scrutiny and consultation with local residents before a decision is taken to amend the Conservation Area boundary.
- 7.7 A Local Authority's power to cancel or vary a designation is given by Section 70 of the Planning (Listed Buildings and Conservation Areas) Act 1990. In terms of procedure, the local authority must follow the same publicity procedures to vary or cancel a designation as they do to designate an area. In addition, notice will be given to the Secretary of State and Historic England with details of the area affected.

8.0 Article 4 Direction

- 8.1 Under the current Permitted Development Order⁴ insertion of dormer windows into roof slopes, the installation of satellite antenna on walls, roofs or chimneys fronting a highway, and the application of cladding are not permitted development in Conservation Areas (i.e. the works will require planning permission). However, even with these restrictions, the character and appearance of Conservation Areas can be negatively impacted by insensitive alterations to individual buildings which are allowed under permitted development – e.g. replacement of doors or windows. An Article 4 Direction does not necessarily prevent development or change taking place, but enables the Local Authority to retain control over the design and detailing of the works, and possibly grant permission subject to appropriate conditions.
- 8.2 Following the previous full appraisal of the Conservation Area in 1997, the Council felt that there was justification for placing an Article 4(2) Direction on a number of properties within the Conservation Area to remove a number of their permitted development rights. This covered all of the Phase 1 Victorian properties and some of the Phase 2 Edwardian properties and is illustrated in *Map 6*.
- 8.3 Part of the Appraisal process requires consideration of changes that have occurred over the years since the previous Appraisal which may compel the revision of this additional control. There has been a growing pressure for modernisation of properties in Granville Park in recent years. There are several properties (particularly Phase 2 properties) not currently protected by the Article 4 Direction that retain a number of original features which could potentially be removed without the need for planning permission. This would have a negative impact upon the character of the individual property and its contribution to the character of the wider Conservation Area.
- 8.4 Given the changes that have occurred over the last 20 years, the Council feels the extension of the Article 4 Direction across the whole of the Granville Park Conservation Area would be appropriate in order to prevent further insensitive alterations to properties which make a positive contribution to the area's character and prevent further threats to the key characteristics highlighted in section 5. This proposal is illustrated in *Map 6*.

³ Paragraph 14, 'Conservation Area Designation, Appraisal and Management' Historic England Advice Note 1. (Historic England) February 2016.

⁴ Town and Country Planning (General Permitted Development) (England) Order 2015

Recommendation: To extend the Article 4 Direction to cover the entire Conservation Area (including any approved extension), as illustrated in **Map 6**.

8.5 This would have an impact on all the types of development outlined in the table below:

Element of Article 4 Direction proposed for Granville Park	Reason
Erection, alteration or removal of a chimney on a dwelling or a building within the curtilage	Chimneys are important features on many of the properties within the Conservation Area.
Enlargement, improvement or other alteration of a dwelling *	To protect original windows, doors and other important original features.
Alteration of a dwelling roof *	Alteration of roofing materials would negatively impact upon the character of the Conservation Area given the predominance of natural materials – e.g. slate and clay tiles.
Erection/construction of a porch outside any external door *	A porch is a prominent feature on the front elevation of a property and therefore can have a significant impact upon its appearance.
Provision within the curtilage of a building, enclosure, swimming or other pool incidental to the enjoyment of the dwelling or required for the maintenance, improvement or alteration of any building or enclosure *	The introduction of such a feature has the potential to impact upon the setting of the property and therefore the character of the Conservation Area.
Hard surfaces within the curtilage of a house incidental to its enjoyment *	The increase of areas of hardstanding, particularly to the front of properties within Granville Park has the potential to erode its landscaped setting, which is an important characteristic of the Conservation Area.
Installation, alteration or replacement of satellite antenna on house or curtilage *	Satellite antennae should be controlled to ensure they are correctly sited.
Erection or demolition of gates, fences, walls or other means of enclosure within the curtilage *	Boundary walls are important features within the Conservation Area.
Painting of the dwelling or buildings or enclosure within the curtilage *	Painting of buildings – particularly brickwork may have a significant impact on the character of the Conservation Area.

In respect of the developments marked with *, a direction only relates to those developments fronting a highway, a waterway or an open space (defined as any land laid out as a public garden, or

used for the purposes of public recreation, or land which is a disused burial ground). In the case of an extension, if any part, such as the side, fronts the highway etc, then this will be covered.

- 8.6 Since the previous Appraisal, the General Permitted Development Order⁵ has been changed, allowing for the installation of solar photo voltaic (PV) or solar thermal equipment in certain locations on buildings without the need for Planning Permission. At present there is no planning control over this type of work within the Conservation Area, although this could be achieved by including such works within a new Article 4 Direction.
- 8.7 Some solar PV/thermal panels have been installed within the Conservation Area in recent years. Their installation on the roofs of properties can obscure, to some extent, the original roof covering and can cause harm to the character and appearance of the Conservation Area.

Recommendation: *To extend the development covered in the Schedule of the Article 4 Direction to include Part 14, Class A (the installation, alteration or replacement of microgeneration solar PV or solar thermal equipment on domestic properties) so that this form of development will require Planning Permission.*

⁵ Town and Country Planning (General Permitted Development) (England) Order 2015

9.0 Further Development in the Conservation Area

- 9.1 One of the threats identified within the previous Conservation Area Appraisal was the possibility of future pressure for further development.
- 9.2 The sense of spaciousness to the residential plots created by a number of different aspects related to layout and building footprint have been identified (see Section 5 on key characteristics) as making a positive contribution to the character and appearance of the area. Although plot sizes in the Conservation Area are not uniform, their substantial size and the ratio between the plot size and the extent of buildings on the site contribute to the area's spacious character and parkland feel. Maintaining this is therefore important and cases of plot subdivision harm the special character of the Conservation Area.
- 9.3 Applications for the partial or total demolition of properties (commonly phase 3 properties) followed by rebuild have increased since the last Appraisal. As part of this update, each building has been assessed against a list of criteria related to character. The score each achieves forms the basis of its contribution (i.e. whether it makes a positive, neutral or no contribution to Granville Park's character). Proposals for the demolition of buildings assessed as making a positive contribution will be resisted. In the case of other buildings, the loss of the building and the impact of its replacement will be carefully assessed on a case-by-case basis.
- 9.4 In order to help applicants consider the impacts of their proposals on the character and appearance of the Conservation Area, the Council have produced a Design Guide which covers the issues applicants need to consider when extending or replacing existing properties including layout within the plot, landscaping and boundary treatments.

10.0 Positive Contributors to the Conservation Area

- 10.1 The key characteristics of the Conservation Area, as identified in section 5.1, form the basis of the positive contributors to the area. This includes the value of the original development, in terms of the buildings and landscape and the intrinsic link between the two. *Map 3* also illustrates the outcome of an assessment of the houses within the Conservation Area – including those that make a positive contribution to the special character of the area.

11.0 Management issues

- 11.1 The Management Plan for a Conservation Area is an essential tool in ensuring the special character of the area is preserved and enhanced. The table below outlines the issues identified during the previous (1997) Appraisal, progress made in relation to these issues as well as any new concerns identified since. Development pressures are addressed separately in Section 9 above.
- 11.2 This document and the Appraisal document highlight the important features and the areas where action will be desirable in the future. How the works are financed largely depends on the ownership situation and on the availability of public sector finance to support those works that are not viable for landowners. It is expected that the checklist above will be used as a starting point for determining the areas for priority action and for where funds should be targeted in the future should they become available.

Issue	Progress	Comments	Implementation
Unightly lighting columns and lanterns	Completed - lighting columns were replaced with new lantern-style columns following the last Appraisal.	N/A	N/A
Inappropriate boundary treatments to properties and public spaces (including the quarry)	On-going	There are some examples of more 'suburban', solid boundary treatments to properties. The Design Guide accompanying this Appraisal provides advice to homeowners on the kind of boundary treatments which preserve the character of Granville Park. The recommended extension of the Article 4 area would help prevent the loss of further original walls and control the style of replacement.	<p>In the long term to seek the replacement of any walls/fences with more appropriate boundary treatments.</p> <p>Residents to be made aware of the Hedging Grant Scheme available for the repair or reinstatement of hedging.</p> <p>An Article 4 Direction would prevent the erection of further inappropriate</p>

Issue	Progress	Comments	Implementation
<p>Insensitively designed new buildings, including extensions to existing properties</p>	<p>The previous Appraisal defined some of the key characteristics of the Conservation Area which contribute to its special character.</p>	<p>This has provided useful evidence and guidance for developers and Planning Officers making decisions on applications for development in the area or for defending decisions in the case of planning appeals.</p> <p>Current planning policy – including the existing Local Plan and Supplementary Planning Document (SPD) on Design aim to raise awareness of the value of good design and provide advice on how this might be best achieved.</p>	<p>walls/ fences/gates.</p> <p>Through guidance provided by the Design Guide SPD as well as the specific design advice produced as a result of this Appraisal.</p>
<p>Poorly maintained buildings and sites</p>	<p>Since the previous Appraisal, there has been increased investment in many of the properties within Granville Park. A significant number have been subject to applications for alteration and/or extension.</p>	<p>There remain two examples of poorly maintained buildings within the Conservation Area:</p> <ol style="list-style-type: none"> 1. The garage at the entrance to Granville Park when approached from Town Green Lane remains in a poor state of repair; however the screening provided by trees and shrubs reduces its impact. 2. No.49 Granville Park is a phase 2 building which displays a number of the key characteristics of the Conservation Area and has been 	<p>These properties are within private ownership therefore the Council is unable to intervene at this stage.</p> <p>The Council offers a planning pre-application advice service should the owner of either site wish to propose future changes.</p>

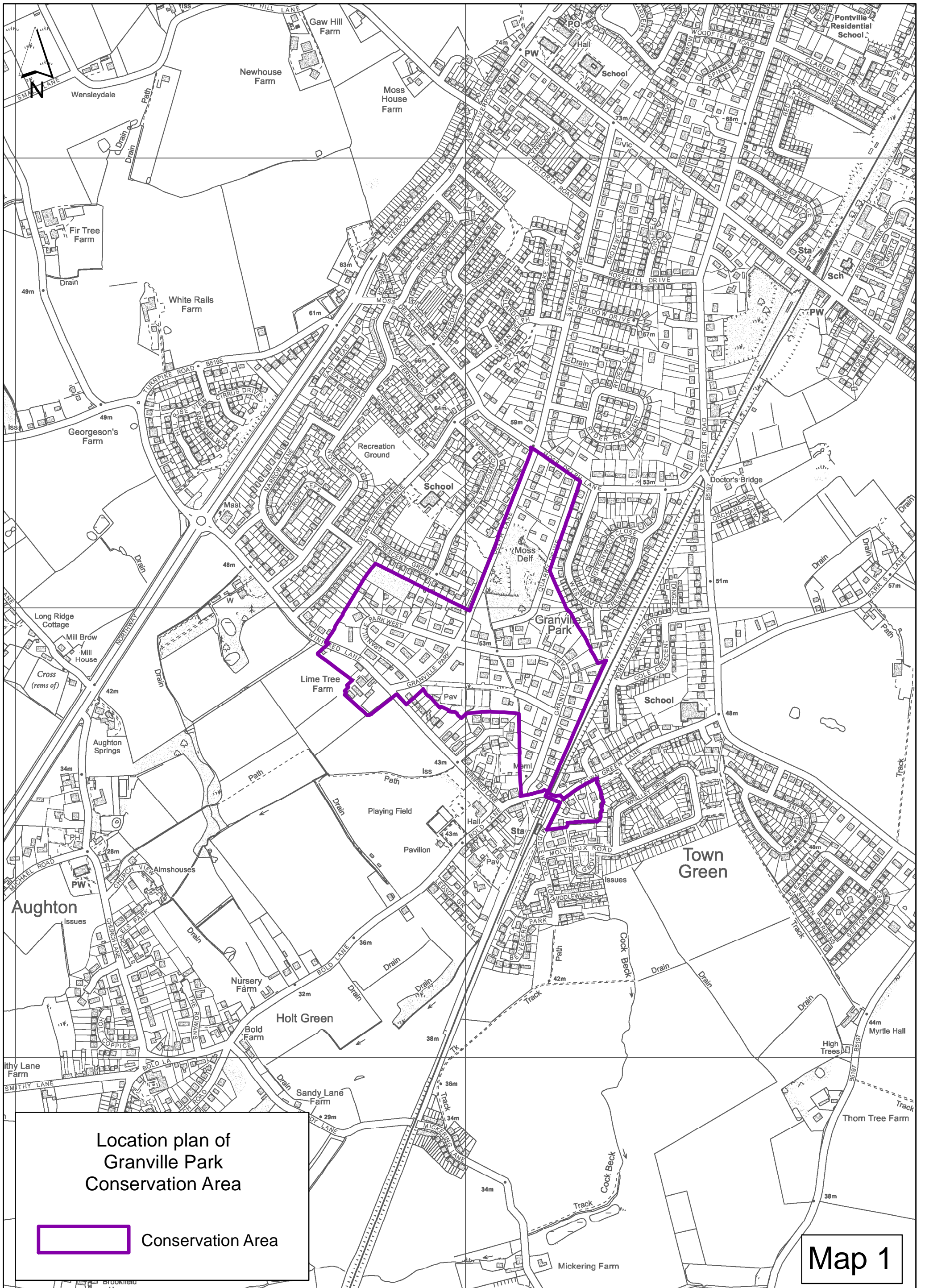
Issue	Progress	Comments	Implementation
		<p>assessed as making a positive contribution to the Conservation Area. However it is currently unoccupied with overgrown grounds and has been subject to vandalism over recent years. Whilst the building currently remains intact, its vacant state leaves it vulnerable to further vandalism and damage.</p>	
<p>Loss of original features on buildings of architectural or historic interest, such as the loss of traditional windows and roof materials and the rendering of brick buildings.</p>	<p>This has been reduced since the last Appraisal when the majority of the Phase 1 properties and some of the Phase 2 properties were protected by an Article 4 Direction. However this did not cover all Phase 2 properties, so there has been a loss of original detailing and features within this era of properties.</p>	<p>This issue is discussed further in Section 8 and is the reason for the recommendation to extend the Article 4 Direction to cover the whole Conservation Area.</p>	<p>Through the recommended extension of the Article 4 Direction area to include the whole of the Granville Park Conservation Area.</p>
<p>Large areas of hard standing or paving to the front of dwellings.</p>	<p>This has been an issue which has emerged since the previous Appraisal.</p>	<p>There have been an increasing number of applications for alterations to driveways and increasing the amount of hard standing to the front of properties in order to accommodate additional car parking.</p>	<p>Encourage the reduction of areas of hard surface and replacement with smaller parking areas and natural vegetation (gardens).</p> <p>Through negotiation with landowners and the extension of the Article 4 Direction across the whole Conservation Area to prevent further such development.</p>

Issue	Progress	Comments	Implementation
Loss of trees which require felling	This has been an issue which has emerged since the previous Appraisal	Many of the trees in Granville Park were planted at the same time, as part of the original Victorian residential development. This means that a number may come to the end of their natural lifespan at a similar time, potentially creating gaps in tree cover which will have a significant visual impact and influence on the overall character of the area.	<p>In the case of a privately-owned tree covered by a Tree Preservation Order, then the Council will require a replacement tree to be planted in a suitable location.</p> <p>Roadside trees are the responsibility of Lancashire County Council with whom we will seek to negotiate a replacement.</p>
Improvements to the Quarry		<p>The Quarry is the responsibility of the Parish Council.</p> <p>A tree survey has recently been carried out to determine the condition and safety of trees within the quarry.</p>	<p>Support proposals which will:</p> <ul style="list-style-type: none"> · encourage more diverse use of the Quarry · protect and enhance its biodiversity value.

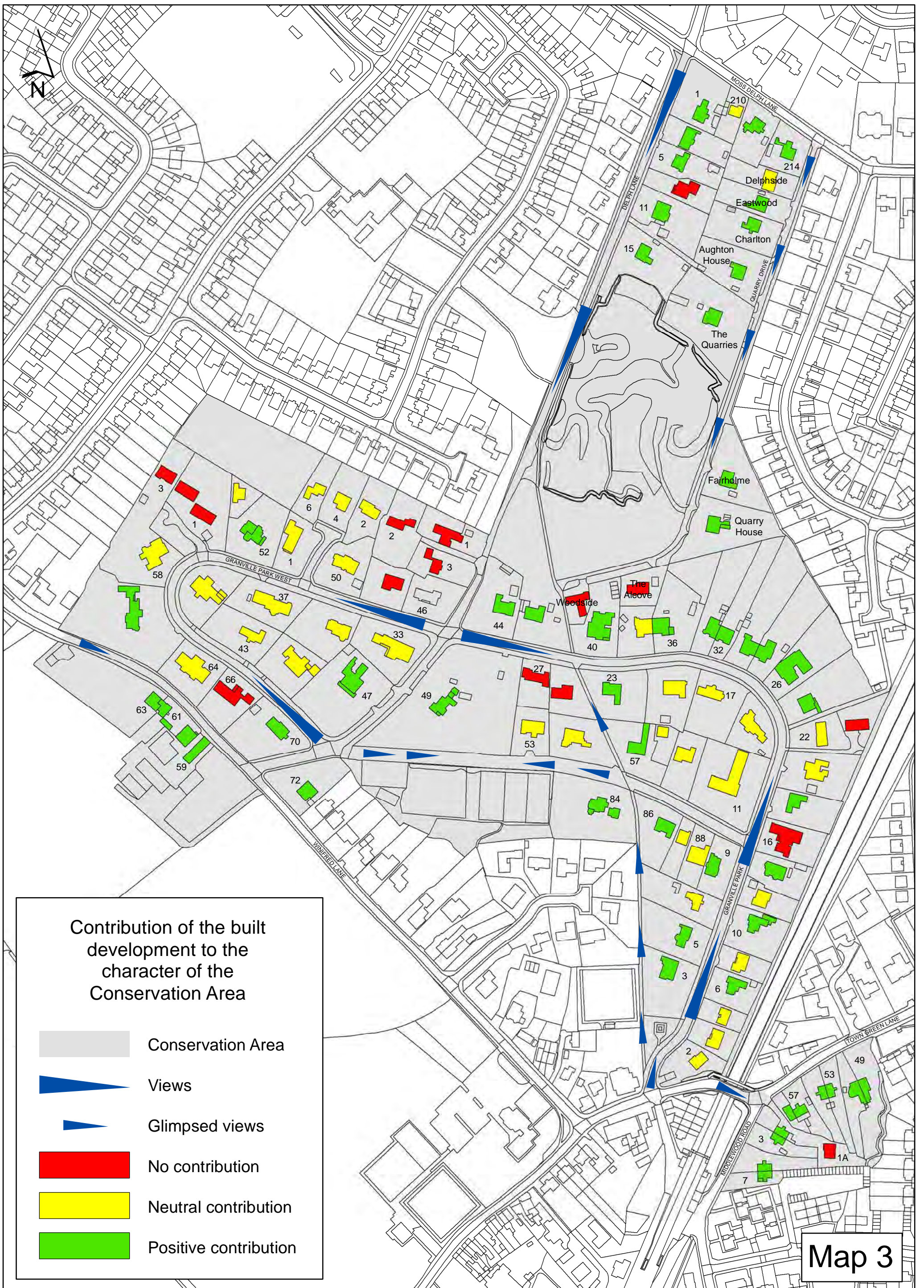
<i>Arcadian</i>	A rural, rustic, or pastoral feel, with the appearance of parkland.
<i>Arts and Crafts era</i>	Although a wider cultural movement, in relation to architecture, the Arts and Crafts Movement was a reaction to Victorian industrialisation. It grew from a desire to revive traditional craftsmanship and restore simplicity and honesty to how buildings were made. Architects used local materials and traditional styles to create something that would not jar with its surroundings and that looked as if it had grown over many years. Houses used straightforward construction with the quality of materials emphasised by design, not buried under artificial decoration. There is a clear preference for solid shapes, wide porches, steeply sloping roofs and wooden fittings.
<i>Barge board</i>	A board fastened to the projecting gables of a roof to give them strength, protection, and to conceal the otherwise exposed end of the horizontal timbers or purlins of the roof.
<i>Bay windows – canted and square</i>	A window space projecting outward from the main walls of a building. A bay window with a flat front and angled sides is called a canted bay. A square bay has windows set at perpendicular angles projecting from the building.
<i>Boxed eaves</i>	These are formed by joining a fascia board and soffit, fixed to the ends of the rafters. This means the spar ends are not visible, unlike with open eaves (see below).
<i>Casement windows</i>	A window frame that is hinged on one vertical side, and swings open.
<i>Console brackets</i>	A decorative wall bracket often made from wood which supports a bay window, part of a roof or other feature that projects out from the house.
<i>Dormers</i>	A roofed structure, often containing a window; that projects vertically beyond the plane of a pitched roof.
<i>Edwardian</i>	The Edwardian period refers to the reign of King Edward VII (1901 to 1910). The architectural style which evolved from this era featured flamboyant and elaborate external decoration. Carved woodwork adorned balconies, verandas and porches. Typical window styles

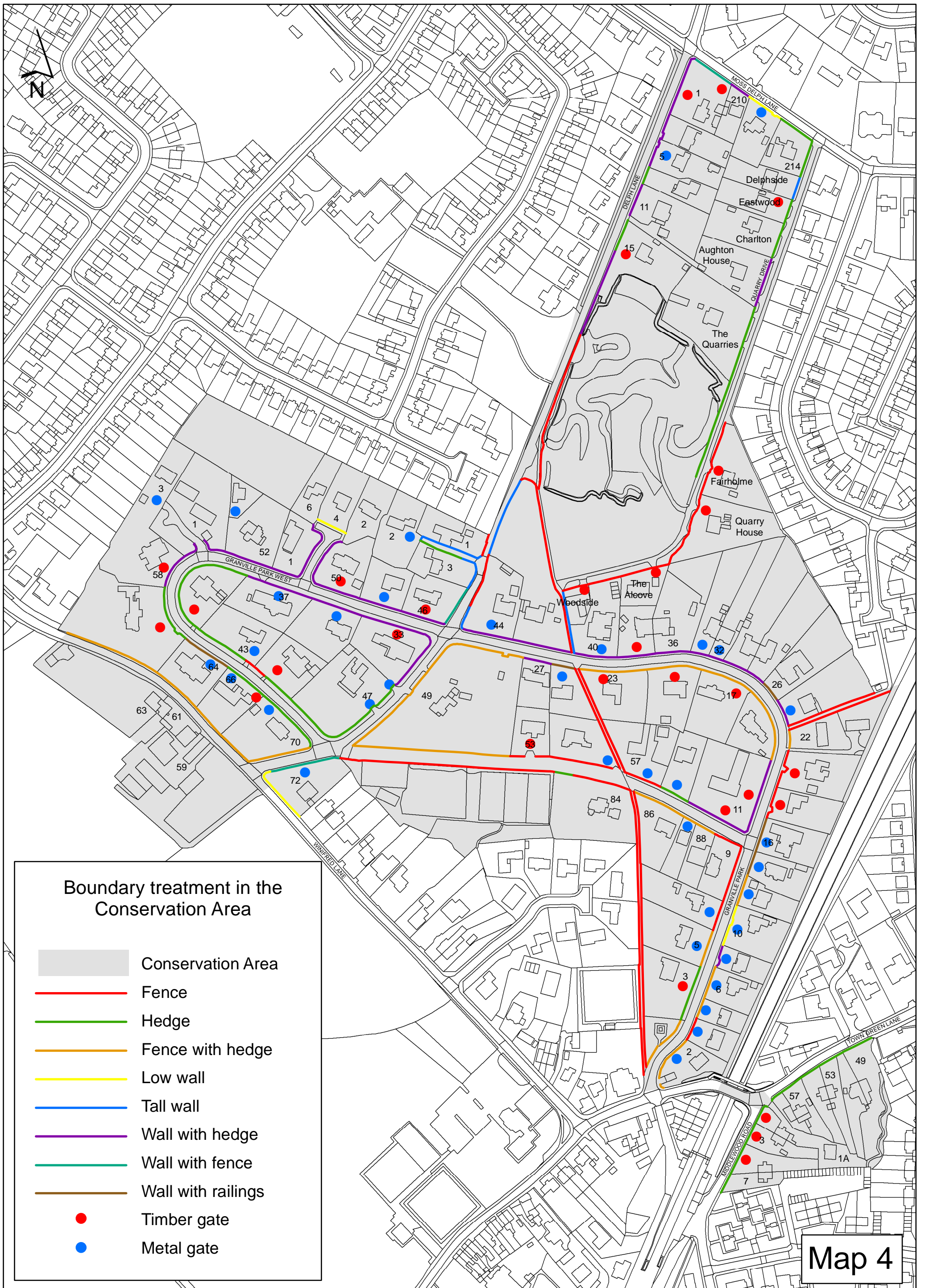
	included multi paned sashes and casements with leaded glass set within deep bay windows.
<i>Finials</i>	A distinctive decorative feature located at the apex of a roof or canopy.
<i>Gables</i>	The triangular section of an exterior wall just under the eaves of a double sloped roof.
<i>Gothic</i>	Also termed Victorian Gothic and Neo-Gothic, the Gothic Revival sought to revive medieval architectural styles. It occurred as industrialisation progressed, in part because there was a reaction against the use of machinery and factory production. The Gothic Revival style is characterised by its stone and brick structures, many of which are religious in style, as well as having a vertical emphasis, heavy decoration, pointed arches, steep gables and large windows.
<i>Half timbered</i>	A timber framework whose timbers are in-filled with masonry or plaster. A style originating from Medieval European architecture.
<i>Hips/hipped roof</i>	A type of roof where all sides slope downwards to the walls, usually with a fairly gentle slope.
<i>Horns [in sash windows]</i>	A short extension of the sash stiles beyond the meeting rails (centre horizontal section) to strengthen the joint. With modern techniques they are not necessary, but they are a typical and decorative feature of a traditional sash.
<i>Italianate</i>	The Italianate architectural style is also referred to as 'Roman'. Popularised by Queen Victoria's Osborne House, this style was employed in the 1850s and 1860s. Characterised by some or all of the following features: overhanging and heavily bracketed eaves, a low, gently pitched roof, half-round topped sash windows sometimes grouped in threes, stucco ground floor and cornices and balconies with railings.
<i>Leaded light</i>	A window consisting of a lattice of small panes held within strips of lead.
<i>Plinth</i>	The lowest part of the wall of a building that appears above ground level, usually formed of a course of stone or brick.

<i>Projecting/overhanging eaves</i>	The eaves are the edges of the roof which overhang the face of a wall and project beyond the side of a building. The primary function of the eaves is to keep rain water off the walls and to prevent the ingress of water at the junction where the roof meets the wall. In properties constructed in the Arts and Crafts style these are often projected down to first floor level.
<i>Projecting spar ends/open eaves</i>	Supporting roof timbers which project below the eaves of the building are visible and often painted.
<i>Rosemary Red tiles</i>	Made from clay, these tiles are unusually strong and resistant to damage. They are a distinctive red colour with a size of approximately 265mm x 165mm.
<i>Roughcast render</i>	Roughcast is a form of render in which the top coat is roughly textured by pebbles or stone fragments. This material is mixed with mortar and then thrown at the surface, so all the material is coated with the mortar. The surface is usually limewashed, or later painted.
<i>Spar ends</i>	The bottom ends of the vertical timbers (or rafters) which form part of the roof structure.











Proposed extension to the Conservation Area

- Conservation Area
- Proposed extension

Map 5

