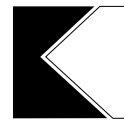


2005

CONSERVATION AREA APPRAISAL



Knowsl@ Council

St. Michael's Church, Huyton

Introduction

St. Michael's Conservation Area is located on a prominent hilltop site adjacent to the administrative centre of the Borough. It includes the last remnants of the old village centre and is based on St. Michael's Church.



Date of Photograph: 1860.
St. Michael's Church, Huyton

History

Huyton is believed to have been occupied by the Angles in the first half of the seventh century with a Church possibly being erected at the end of that century. At that time, it is likely that the elevated hilltop was surrounded by marsh land.

The Domesday Survey of 1086 listed Huyton as "Hitune". There may have originally been a Saxon church on this site but a church certainly existed here in the 12th Century when granted to the Priory of Burscough by Robert son of Henry de Lathom. The family are remembered by the present day Lathom Road. The present church building is of medieval origin and although it has been altered over many centuries it retains notable features of the different periods. Within the church is an early Norman font found buried under the Tower in 1872. A second font of octagonal design and a 15th century timber rood screen were later additions. The present church dates back to the 12th Century though most of the existing fabric is from the 14th to the 19th Century.

Following the construction of the Manchester to Liverpool Railway, Huyton became a location for villa estates in the late 19th century. On Archway Road there are small scale examples of the villa estate model. At the same time there were also attempts to make provision for modest, good quality terraced housing for workers and examples of these can be seen on Derby Terrace and the 'Tudor' cottages opposite the Church on Bluebell Lane.

KNOWing the value of excellent service



Clean, green and proud of it



Derby Terrace, Date of Photograph: 1998.



Cottages, Bluebell Lane, Date of Photograph: 1930's.

Townscape and Key Buildings

The Conservation Area is accessible from a number of gateways, to the North via Bluebell Lane, to the East via Stanley Road/Archway Road and to the West via Huyton Lane. All routes converge at St. Michael's Church and Huyton Cross. Bluebell Lane is a narrow road to the north, which bisects the Conservation Area and is bordered by two storey cottages.

The Conservation Area has a modest group of buildings dominated by the elevated site of St. Michael's Church. St. Michael's Church is a Grade II* Listed Building and a prominent local landmark. Its elevated position is reinforced by the tall trees located in the grounds and by the high sandstone boundary wall which surrounds the graveyard. To the North of the church is the 1960/70's modern building of the hall and its ancillary buildings

The Church Gateways 1 and 2 are individually Listed and they are constructed of stone with wrought iron piers dated 1765. The Listed Gateway 2 is in a state of disrepair and part of the wall has collapsed. The church outbuildings adjacent to Gateway 2 and the new vicarage would also benefit from some maintenance. The outbuilding thought to have previously been stables fronting Lathom Road provides an important focal point for both pedestrian and vehicular traffic and is a key building with regard to the view it creates at the busy junction. However, it is unsightly as it is boarded up and its un-repaired state has a detrimental effect on the Conservation Area.

Within the Conservation Area on Stanley Road are a mix of housing types that are of differing materials and age. The design and materials used in these properties are not in character with the Conservation Area. A large 1930's public house, formerly known as the Rose & Crown, which has recently been refurbished and renamed The Wheatsheaf, overlooks the junction of Bluebell Lane and Archway Road, and is a uniquely designed building which forms an attractive gateway.

Opposite the Church is a modest public garden with a 'village cross' which is a copy of a previous cross by the architect, Rickman. On two sides of this public garden, the northern end of Stanley Road and Derby Terrace are groups of 18th and 19th Century cottages. Derby Terrace is a particularly attractive group of houses fronting onto the garden open space. However a number of windows and doors have been altered over time, and this has decreased the historical value and credibility of this group. Immediately opposite the front of the old graveyard are houses 112 to 118, an attractive group of Victorian Tudor jettied cottages. To the north east of the Conservation Area there are groups of charming terraced housing on the eastern side of Bluebell Lane. A few of these houses retain their unique and original windows, timber balustrade window frames and the original walls and gateposts.

Potential Improvements

Vandalism, litter and weed growth are problems that impact on the area. However with careful repairs and area enhancements the Conservation Area can maintain its charm. It is suggested that the following actions are undertaken:

- Consider the options for reducing traffic on the section of Bluebell Lane close to the Huyton Lane junction;
- Explore funding sources for repair of churchyard entrances, gate piers and buildings;
- Repairs to church property on Huyton Lane and the walls and Listed Gate Piers 1 and 2;
- Monitor and advise on planning applications and conditions attached for the Stanley Road infill sites;
- Advise owners/occupiers of the significance of an article 4 area;
- Suggest the strategic placing of sympathetic litterbins to reduce the current litter problem; and
- Introduce an interpretation feature and signage to highlight the boundaries and places of interest in the Conservation Area.

Glossary

Article 4 Direction

A legal direction imposed by the Council which requires that development which would otherwise be 'Permitted Development' will require planning permission.

Conservation Area

Areas of special historic or architectural character. New development within these areas must preserve or enhance the special characteristics of the area.

Listed Building

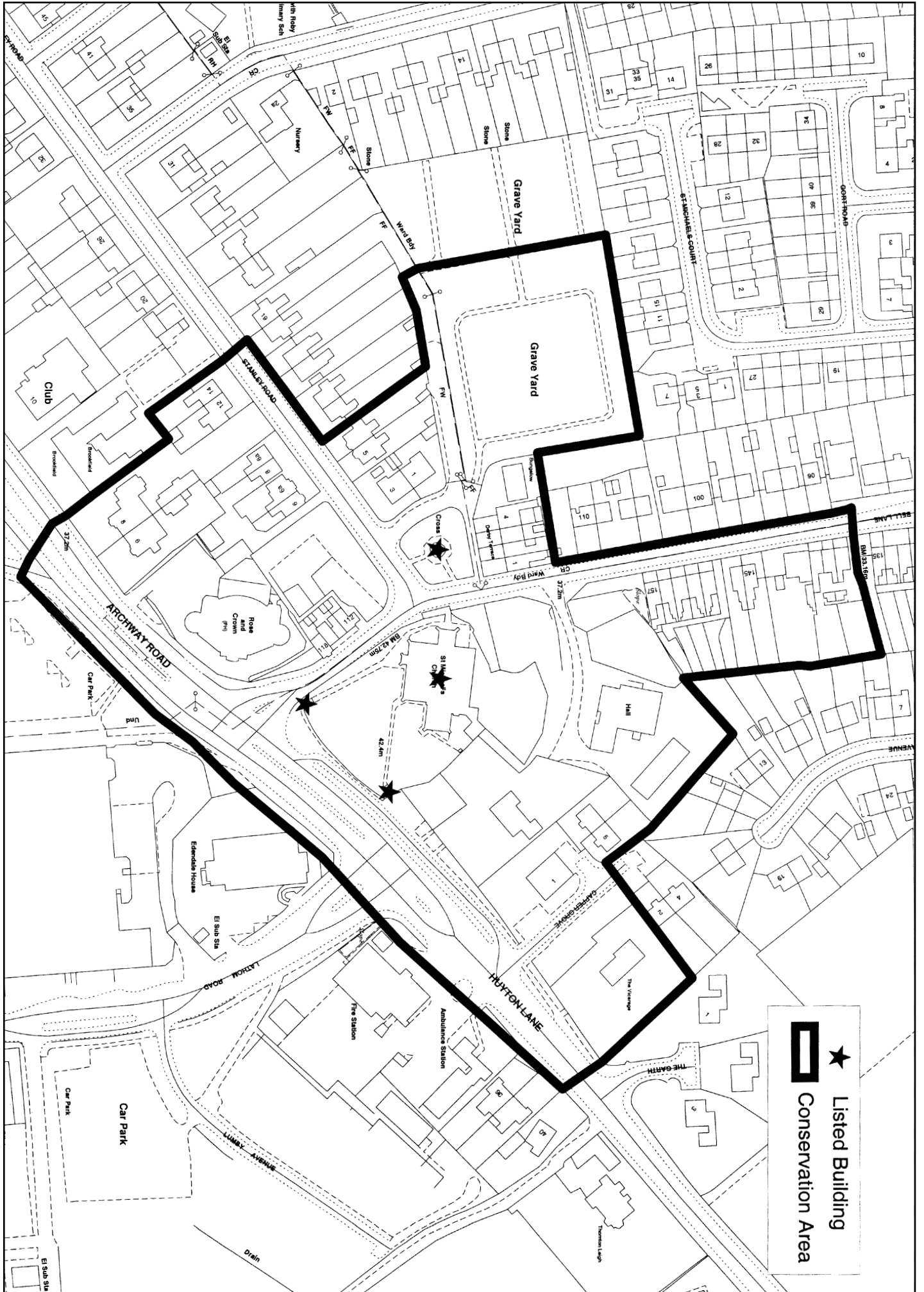
Buildings or other structures which are on a statutory list because of their special architectural or historic character, and which are protected from demolition or inappropriate alterations. Listed Building Consent is required for works affecting these buildings.

Permitted Development Rights

Under government legislation, certain forms of minor development (such as small extensions to houses, small fences and walls, small extensions to factories) are automatically granted planning permission. This means that you do not always need to apply to the Council for planning permission for these forms of development. However, the rules governing these 'Permitted Development' rights are complex and you are always advised to contact the Council for advice. In some areas (eg. some Conservation Areas, converted barns and in some housing estates) Permitted Development rights have been removed by the Council meaning that planning permission is required even for the smallest extensions to houses, boundary walls, etc.

Trees

Tree coverage provides a vital aspect of the character and appearance of a Conservation Area, therefore they too are protected through legislation. Any work affecting trees within the Conservation Area requires six weeks notice to be given to the Council.



★ Listed Building

▭ Conservation Area