

2005

CONSERVATION AREA APPRAISAL



Knowsl@y Council

Victoria Road and Huyton Church Road, Huyton



The United Reform Church (formerly the Congregational Church), in Seel Road, Huyton. Built in 1890, it succeeded the original Congregational Church (Park Hall), in Huyton Hey Road, which had become too small for the growing congregation.

Introduction

This Conservation Area has the characteristics of a Victorian Suburb. The houses are very grand Victorian villas with extensive gardens, and each house has its own distinctive character, many of which are of a high quality. The mature trees and boundary walls contribute to the character of the area.

History

Victoria Road and Huyton Church Road are Victorian villa estate roads, which were developed after the opening of the railway, Huyton railway station is located nearby. In 1873, there was a grandiose scheme for building a huge villa estate to the east of Huyton and this area was the only section actually built.

The houses were built in a variety of styles typical of the period and there are some good examples of stucco, brick and cast iron work, which illustrates the skill of Victorian craftsmen. The area has two attractive, neo-gothic, church buildings; the Huyton Reformed Church (Grade II Listed) and Park Hall (Grade II Listed) which was built in 1856 using stone from Huyton Quarry. Park Hall was the original Huyton Congregation church, which had become too small for the growing congregation. A new larger congregational church was built in 1890 on Seel Road.

KNOWing the value of excellent service



Clean, green and proud of it

Townscape and Key Buildings

This Conservation Area is just outside Huyton Town Centre and opposite Huyton Bus Station leading onto Huyton Hey Road. Victoria and Huyton Church Road are parallel to one another and are of an equal length. Huyton Church Road is flat and straight while in contrast Victoria Road is on a slight inclined hill going up towards the church, with Seel Road bisecting it to the east. Both these roads benefit greatly from the impressive mature trees and greenery, which provide attractive green archways and a good sense of enclosure. Victoria and Huyton Church Road give the impression of being a considerable distance away from the town centre as they are both very quiet and sedate in contrast to the busy Huyton Hey Road.

There are many key buildings in this Conservation Area, the semi detached pairing of 'Newland/Moorland' located on the corner of Huyton Hey and Victoria Road are particularly significant.

The buildings on the western side of Huyton Church Road are mostly a mix of modern infill housing. In contrast on the eastern side of Huyton Church Road the buildings are grand Victorian houses which have been very well maintained and kept as original as possible.

The buildings on Victoria Road with the exception of 3-11, 31-33 and 26-34 all seem to be of the same time period along with those Victorian buildings on Huyton Church Road. They are again very impressive Victorian buildings that are well maintained and have sympathetic improvements.



Date of Photograph: 1950's.
Park Hall, Huyton Hey Road, Huyton. The building was the original Huyton Congregational Church.

Landscape and Street Furniture

The street lighting of both Huyton Church Road and Victoria Road is of a standard modern design. The trees on either side of the roads play an important part in preserving and enhancing the character of the Conservation Area. The Conservation Area roadways are quite wide and very well spread out with significant gaps in between the houses and this creates an attractive character of low-density housing whilst being close to the town centre.

Future Action

- Consider issuing an Article 4 Direction on selected buildings (see Glossary);
- Consider comprehensive selection of architecturally important buildings for inclusion on the statutory list of Listed Buildings;
- Monitor vacant/redundant Listed Buildings;

- Ensure alterations to properties are sympathetic to the Conservation Area maintaining its character and appearance; 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

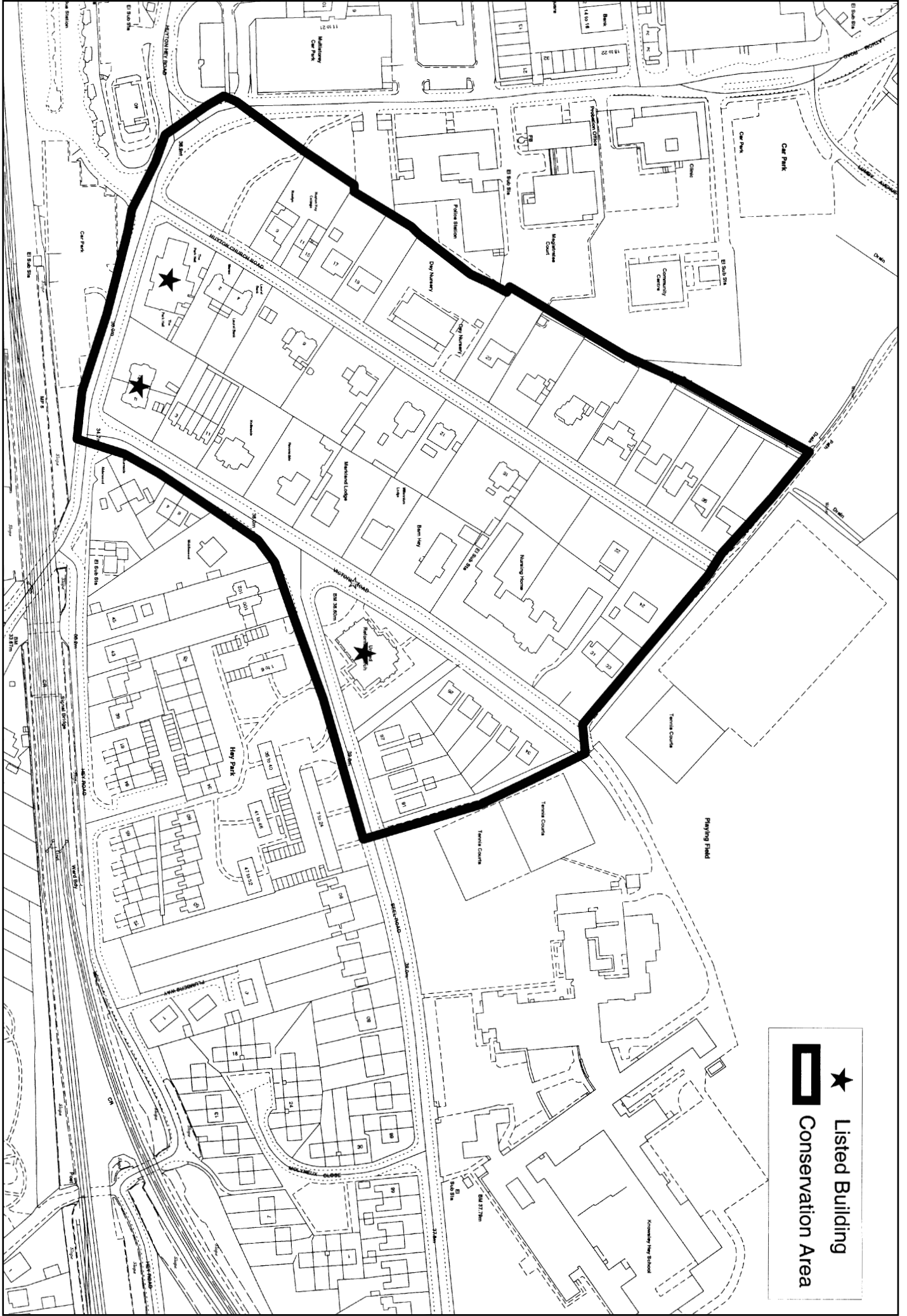
Buildings or other structures which are on a statutory list because of their special architectural or historic character, and which are protected from demolition or inappropriate alterations. Listed Building Consent is required for works affecting these buildings.

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**