



Management Plan
January 2018

North Park Road & South Park Road Conservation Areas

Foreword

The North Park Road and South Park Road Conservation Areas Management Plan should be read in conjunction with the following documents or their successors:

North Park Road & South Park Road, Kirkby Conservation Area Appraisal (2018);

The National Planning Policy Framework (2012);

Knowsley Local Plan: Core Strategy (2016) including saved policies from the Knowsley Unitary Development Plan (2006).

Adopted Supplementary Planning Guidance.

The omission of mention of any building, site or feature should not be taken to imply that it is of no interest.

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1 INTRODUCTION

1.1 The Purpose of the Management Plan

This Management Plan has been drawn up following the production of a detailed Character Area Appraisal for the North Park Road and South Park Road Conservation Areas. It provides a framework for future actions, which are primarily the responsibility of the Council, although their successful implementation will also depend on the co-operation and enthusiasm of the local people and local organisations.

Its primary purpose is to provide planning guidance to owners, occupiers and their agents developing schemes for refurbishment, alteration, or new development over:

- a) the planning policies and procedures to be followed;
- b) the design standards expected when making alterations to existing property and for new development in the conservation area, or affecting its setting;
- c) the design standards expected for repairs and general maintenance work to land or premises in the conservation area.

Together the Conservation Areas Character Appraisal and this Management Plan will clarify how planning policies will be applied which will assist the Council in making informed and robust planning decisions that support the preservation and enhancement of the conservation areas. Local Authorities have the duty to periodically review past designations from time to time and to formulate and publish proposals for the preservation and enhancement of any parts of their conservation areas. The Character Appraisal, which is published in association with this Management Plan, identifies the key characteristics of the area and provides an outline of the main issues that affect its character and appearance.

1.2 Summary of Key Characteristics of the Conservation Areas

Summary of the key characteristics of North Park Road and South Park Road Conservation Areas:

- Both Conservation Areas are mid-19th century suburbs that developed concurrently with the coming of the railway;
- The most notable and positive features of the conservation areas are the grand Victorian villas, their notably large plots and well-spaced layout;
- Mature trees and well planted gardens;

- Early 20th Century development is of good quality and adds to the architectural variety and promotes understanding of the historic development of the area;
- The sites that contribute positively to the conservation area often have large plot sizes, with many properties enjoying proportionately larger and longer than average gardens;
- The majority of properties have a consistent building line and all front onto North or South Park Road, where this is not followed e.g. Lytham Court, the character of the road is interrupted;
- The seven Grade II listed buildings that date from mid-late 19th century including the Victorian Villas, large semi-detached houses and a public house are focal buildings;
- Waverley House is a large and imposing Grade II Victorian Villa, Waverley House, set within large grounds with its distinctive square tower at the eastern gateway of South Park Road provides a striking landmark;
- The use of brick and slate;
- Low front boundaries are set directly on the back of the pavement, the few original brick and/or sandstone walls remaining are of particular interest.

1.3 Summary of the Principal Issues

Summary of the issues of North Park Road and South Park Road Conservation Areas:

Policy and Guidance:

- Potential for buildings to be added to the proposed local list of heritage assets;
- Development management guidance to assist in the preservation and enhancement of the character of the area;
- Potential for Article 4 Direction;
- Potential for use of statutory powers e.g. Urgent works, Amenity notices, Repairs notices;
- Potential for specific householder guidance e.g. listed buildings, living in a conservation area;

Physical and Spatial:

- Protection and enhancement of views through, into and out of the conservation areas;
- Protection of individual plot characteristics to preserve historic layout of the area;
- Protection of trees, soft landscaped gardens and grass verges;
- Protection of historic boundaries and replacement or improvement of inappropriate boundary treatments;

- Need for improved maintenance of buildings, e.g. painting, render and pointing;

Site Specific:

- Waverley House – Listed building at risk of further deterioration;
- 12 South Park Road – Overgrown plot where suitable development that respects the plot characteristics and built form of the conservation area would be supported.

2 PLANNING REGULATIONS

In order to protect the special interest of the conservation areas, new development, demolition and works to trees are subject to tighter restrictions within the planning system. The overall effect of these additional controls is that the range of building work which can be carried out without planning permission is reduced in a conservation area relative to elsewhere.

Permitted Development Rights allow householders to undertake some minor developments without planning permission; however this is more restricted in conservation areas. Therefore some works will require planning permission which does not need an application in other areas outside a conservation area.

The Council has power to further restrict permitted development rights by issuing an Article 4 Direction, where the character of the conservation area would be threatened by the excise of Permitted Development Rights.

2.1 Summary of Householder Planning Requirements

The key controls (at the time of publication) for houses are as follows:

- Planning permission is required to demolish a building with a volume of more than 115 cubic metres;
- Planning permission is required to erect or demolish a gate, fence, wall or railing over 1 metre high next to a highway (including a public footpath) or public open space; or over 2 metres high elsewhere;
- Planning permission is required for additions or enlargements to roofs e.g. dormers;
- Planning permission is required for side extensions and 2 storey rear extensions to houses;
- Planning permission may be required for other types of rear extensions and outbuildings including garages and sheds,
- Installing satellite dishes or micro-generation equipment requires planning permission in some cases;
- Planning permission is required for applying cladding or render to a building;
- Planning permission is sometimes required for the creation of hardstanding areas over 5 square metres in size.

N.B. | Most work to flats and maisonettes will require planning permission.

Property owners and developers considering undertaking work to a property in the conservation area are strongly advised to contact the Council before starting work to see if planning permission is required. Written pre-application advice can be requested for a fee.

Listed buildings

Additional restrictions will apply where a building is statutorily listed, as all internal and external alterations that would affect the special architectural or historic interest of the building will require Listed Building Consent. This requirement also applies to outbuildings and structures which form part of the land and which were built before 1st July 1948.

Listed buildings are protected under the *Planning (Listed Buildings and Conservation Areas) Act 1990* to preserve their special interest. It is a criminal offence to undertake works of demolition, or alteration to a listed building, including ancillary structures within the building's curtilage, without first gaining consent, where those works would affect its special historic or architectural interest. Prior to starting any works, an application should be made to Knowsley Council for Listed Building Consent.

Listed buildings have more tightly restricted Permitted Development rights and therefore planning permission is required for the erection of any new wall or fence around or within the garden, greenhouses, sheds, garages or other outbuildings. Listed buildings also require planning permission for the installation of minor fixtures and fittings such as satellite dishes, CCTV, electric charging points for electric vehicles and micro-generation equipment.

At the time of writing there are 3 listed buildings in the North Park Road Conservation Area and a further 2 listed buildings in South Park Road Conservation Area; all of which are listed at Grade II.

North Park Road

- 16 North Park Road (Lytham House)
- 38 & 40 North Park Road
- The Carters Arms

South Park Road

- 14 & 16 South Park Road
- Waverley House

Trees

Trees are protected from unauthorised work by section 211 of the *Town and Country Planning Act 1990*. Anyone intending to carry out works to a tree must give the Council six weeks formal written notice before starting the work. 'Work' is defined as pruning, topping or felling. This provision gives the Council the opportunity to assess the tree to see if it makes a positive contribution to the area. Where the proposed works are considered unacceptable, the Council may make a Tree Preservation Order to prevent harm to amenity.

3 ACTION PLAN – PLANNING POLICY

The Council have powers which can be used to help improve the appearance of conservation areas and to drive up the quality of new development. Any policies and guidance must be taken account of in the determination of planning decisions.

3.1 Locally Listed Buildings

Currently Knowsley Council does not have a Local List; however the Council is committed to producing one.

‘Locally listed’ buildings are buildings of local significance which, although not statutorily listed, are important in their local context and merit consideration within the planning process. Action A2 in the Historic Environment Strategy for Knowsley sets out the proposed action to compile a comprehensive local list of important local historic buildings; the Knowsley Local Plan, adopted January 2016 confirms the proposals in paragraph 9.19. Once completed the local list will be published and reviewed periodically.

Key Action 1 – Local List

- The Council will prepare a Local List for the borough including consideration of buildings within North Park Road and South Park Road conservation areas.

3.2 Article 4 Direction

Article 4 Directions are made under the *Town and Country Planning (General Permitted Development) (England) Order 2015, (as amended)*, and can be made by the Council to remove or limit permitted development rights where the excise of these is threatening the character of a conservation area. An Article 4 Direction is accompanied by a Schedule that specifies which permitted development rights are removed. If an Article 4 Direction were introduced this would not mean that development would not be allowed. It does, however, mean that planning permission has to be sought and this allows for the merits of the proposals to be considered.

Neither of the conservation areas are currently subject to an Article 4 Direction; however this could be brought into effect. Whilst generally the amount of alterations that have been carried out to date is considerable, the serving of an Article 4 Direction could be used to protect what remains and encourage residents to use traditional materials and details when

altering or repairing properties and to ensure the survival of remaining existing historic features.

If it is decided that an Article 4 Direction should be made, it would be subject to a period of statutory consultation, with all owners and occupiers invited to comment. A photographic survey should be made to record the condition, materials and details of the buildings concerned on the day the Direction comes into force, to support its effective implementation.

Key Action 2 – Article 4 Direction

The Council will consider making an Article 4 Direction covering the North Park Road and South Park Road Conservation Areas.

3.3 Enforcement Powers

The Council has experience of using its planning enforcement powers and is prepared to use them where co-operation cannot be secured by other means. Details of Knowsley Council's approach to enforcement are available on the Council website and this is guided by Good Practice Guidance. The principal enforcement powers available to a local planning authority to proactively tackle issues affecting historic environment include:

- **Section 215 Notices** - Section 215 of the Town and Country Planning Act 1990 can be used to achieve improvements to the quality of the historic environment, where it is adversely affected by untidy land. This can be used as an alternative or complementary action to Urgent Works Notices or Repairs Notices.
- **Urgent Works Notices** - Section 54 of the Planning (Listed Buildings and Conservation Areas) Act 1990 enables local authorities to serve notice that they intend to execute any works which appear to be urgently necessary for the preservation of a listed building in their area. This can also be applied to an unlisted building in a conservation area, if its preservation is important for maintaining the character and appearance of the area.
- **Repairs Notices and Compulsory Purchase Orders** – Sections 47 & 48 of the Planning (Listed Buildings and Conservation Areas) Act 1990 enable local authorities to serve a repairs notice on the owner of a listed building specifying works that it considers reasonably necessary for the proper preservation of the building. If the building is not repaired within two months, the local authority

may then serve a compulsory purchase order. If the order is confirmed by the Secretary of State the Local Authority may proceed to acquire the building.

The control of unauthorised works in conservation areas

A breach of planning control is defined in section 171A of the *Town and Country Planning Act 1990* as the carrying out of development without the required planning permission; or failing to comply with any condition or limitation subject to which planning permission has been granted. Additionally, any contravention of the limitations on, or conditions belonging to, permitted development rights, under the *Town and Country Planning (General Permitted Development) (England) Order 2015* constitutes a breach of planning control against which enforcement action may be taken.

Key Action 3 – Use of Enforcement

- The Council will periodically monitor conservation areas for breaches of planning controls, and consider the use of statutory enforcement powers.

3.4 Condition Surveys

There are a number of methods that Knowsley Council use to monitor the condition of conservation areas within the borough.

Knowsley Council maintains a local '*Buildings at Risk*' (BAR) register, which assesses the condition of listed buildings within the borough. The latest assessment was undertaken in 2015 and indicated that Waverley House was the only listed building at risk within the conservation areas. Additionally, an annual assessment is undertaken to determine whether any of the borough's conservation areas are at risk which informs the Historic England 'Heritage at Risk Register'.

Regular photographic surveys should be undertaken as a baseline record for measuring change, monitoring building condition, and to provide evidence for enforcement if required.

Key Action 4 – BAR Survey

- Subject to funding and availability of resources, the Council will review the condition of listed buildings through a Building at Risk survey as part of a borough-wide survey.

Key Action 5 – Historic England Survey

- The Council will continue to contribute to the annual Historic England condition survey of conservation areas.

Key Action 6 – Further Survey Work

- Subject to funding and human resources, the Council will carry out further reviews and survey work. Photographic surveys should be updated periodically.

3.5 Provision of Information

It is important that communities are well informed about the qualities of their conservation areas and the opportunities for enhancing their conservation area. The adoption and publication of planning guidance specifically targeted at the local area would be a positive way to encourage residents to take an interest in the history and character of the area and provide them with greater knowledge of their statutory obligations in relation to the planning system. This Management Plan and associated Conservation Areas Appraisal form part of this planning guidance.

Generally, the buildings in the conservation areas are in a fair condition. General maintenance and repairs to a number of buildings would however significantly enhance the condition of the conservation area. Improvements such as repainting, repointing and tidying of curtilage land would be of benefit. It is vital that correct materials are used for any repairs, such as using lime mortar pointing as opposed to cement, as this will enhance the long term performance of the building, as well as enhancing its appearance.

Subject to resources, opportunities should be taken to provide residents with additional information about the conservation area.

Key Action 7 – Conservation Area Appraisal and Management Plan

- The Council will seek to keep the Character Area Appraisal and Management Plan up to date, in accordance with the Historic Environment Strategy for Knowsley.

Key Action 8 – General Maintenance

- The Council will encourage general maintenance and repairs to buildings within the conservation areas, as well as promote the use of traditional materials.

Key Action 9 – Provision of Guidance

- Subject to funding and availability of resources, the Council will consider the provision of further guidance for residents living in the conservation area.

4 ACTION PLAN - GUIDANCE FOR PLANNING DECISIONS

With the commitment to producing a Conservation Area Management Plan, comes the recognition that it is possible to raise standards in the design and implementation of development. There are several measures that can be taken to improve design quality and maintenance standards in the North Park Road and South Park Road conservation areas.

To help guide building owners, occupiers, and Knowsley Council a series of recommendations have been established. These recommendations set out the standards of design that are expected and necessary to achieve the preservation and enhancement of the special character of North Park Road and South Park Road conservation areas. Additionally, the recommendations look to address a number of issues raised in the Conservation Area Appraisal as negatively affecting the area.

4.1 Setting of the Conservation Areas

The character of the North Park Road and South Park Road conservation areas are vulnerable to actions taken outside its boundaries. For this reason, there is a statutory duty to pay special attention to the preservation or enhancement of the conservation areas and their settings. This consideration applies in several scenarios including where sites are just outside the boundary of the conservation area, or where a significant view into, or out of, the area may be affected; setting is not capable of being mapped as it does not have a geographical extent.

The Historic England Good Practice Advice Note 3 (2015) sets out guidance on managing change within the settings of heritage assets, including historic buildings, sites, areas, and landscapes. Currently the views west out of the North Park Road and South Park Road Conservation Areas do not contribute to the setting of the conservation areas, with the view encompassing the post WWII estate development which is not related to the historic development of the Conservation Areas. Views east out of South Park Road looking through to the railway tracks do contribute to the setting of the conservation area in that it enables the relationship between the Conservation Areas' historic development and the construction of the railway to be understood. Views east out of North Park Road, to the crossroads at Glover's Brow also add to the interest of the area as there is a visual relationship with a listed building in the opposite corner of the junction.

Spatial Action 1 – Effect of Development on Setting of Conservation Areas

Policy

Ensure that all new development within the conservation area and development affecting its setting complies with the NPPF; PPG; Knowsley Local Plan Core Strategy Policy in CS2, CS19, CS20, CS21; and Saved Knowsley Unitary Development Plan: Policy DQ5.

Recommendation

- Development within either conservation area or affecting their setting must not impinge on the features that contribute to the conservation area's character and appearance or adversely affect key views into, out of, or through either of the conservation areas;
- Opportunities to improve the contribution of the setting of the conservation area should be taken.

Action

The Council will carefully monitor applications on the outskirts or edges of the conservation areas and will seek to refuse those which would adversely affect the conservation area due to the proposed scale, height, massing or detailing; or the loss or harm to important views in to or out of the conservation area, unless the scale of public benefits arising from the proposal outweighs the scale of harm.

4.2 New Development

Opportunities for new development within the existing North Park Road and South Park Road Conservation Areas are limited due to the importance of plot boundaries and layout. However, there is a vacant site on South Park Road that could be developed provided the amount of development is in keeping with the grain of the conservation area; and the design and detailing is of a high quality.

Within existing plots it is important to retain the original scale, layout, proportions, general form and positioning of development within the plot. Any proposals for infill development in the curtilage of a property, or divisions to plots should be refused consent, unless exceptional circumstances exist.

Spatial Action 2 – Design Quality of New Buildings

Policy

Ensure that all new development within the conservation area and its setting complies with the NPPF; PPG; Knowsley Local Plan Core Strategy: Policy CS2, CS17, CS19, CS20, CS21; Saved Knowsley Unitary Development Plan Policy DQ5; relevant Supplementary Planning Documents (SPDs) - Design Quality in New Development SPD and New Residential Development SPD; and Historic England guidance.

Recommendation

- The architectural details of new development should reference the architecture of buildings which contribute to the character of the conservation area;
- Development should ensure that the generously spaced suburban layout is maintained, and new development repeats and maintains those characteristics;
- Cul-de-sacs and back land forms of development will not be supported;
- New development should not dominate historic buildings in the conservation area by virtue of its scale, height, massing or siting;
- Infill development between properties will not be supported excepting on the empty site at 12 South Park Road. Development here should be set back from the road, aligned with dwellings that characterise the area and with the front elevation facing onto the road;
- Materials should reflect the existing palette of materials and the way they are used, namely red brick, timber, natural slate, strong front boundaries built of brick or local stone;
- Where contemporary materials are appropriate they should be high quality and it should be demonstrated that they harmonise with the materials of existing buildings and features. The use of low quality or imitation materials e.g. reconstituted slate and uPVC should be avoided.

Action

In determining planning applications the Council will assess whether new development is sympathetic to the conservation areas' character and appearance with particular consideration given to materials, orientation, building lines, plot size and shape, height, proportions of features, plot boundaries; proximity to existing buildings and amounts of development relative to planted gardens.

4.3 Changes to Use of Existing Buildings

The North Park Road and South Park Road Conservation Areas are quiet residential areas that have seen little change of use over time. In instances where there has been a change of use, this has been achieved in a sympathetic manner. Further changes of use of existing buildings can significantly impact the nature of the conservation areas. The Council need to ensure that any proposals will not harm the character or appearance of the conservation area.

Spatial Action 3 – Change of Use**Policy**

Ensure compliance with the NPPF; PPG; Knowsley Local Plan Core Strategy: Policy CS16, CS19 and CS20; and Saved Knowsley Unitary Development Plan: Policy DQ5.

Recommendation

- Changes of use should not undermine the general quiet residential character of the conservation areas; introduction of features such as signage should be well designed and sensitive to the low key residential character of the conservation area.
- In considering the applications for change of use, the Council will require information on the design of refuse storage, waste pipes, satellite dishes, signage, car parking, new boundaries and hard surfaces etc. Such additions should be discreet in design and position.

Action

In determining planning applications will consider whether any proposal for change of use will preserve or enhance the character or appearance of the Conservation Areas and will use stringent design criteria in determining planning applications.

4.4 Extensions to Existing Buildings

A number of buildings within the North Park Road and South Park Road Conservation Areas have been extended. Whilst generally they are sympathetic to the conservation area, in some cases where extensions have been constructed to the sides of buildings a terracing effect has been created. This terraced effect detracts from the more generous suburban layout and character of the area and repetition of these forms of extensions will result in over intensification of the plot and/or the conservation area over time.

Spatial Action 4 – Extensions to Buildings

Policy

Ensure that all new development within the conservation area and its setting complies with the NPPF; PPG; Knowsley Local Plan Core Strategy: Policy CS2, CS19, CS20, CS21; Saved Knowsley Unitary Development Plan: Policy DQ5; and Householder Development SPD (2016).

Recommendations

- Dormers should only be considered acceptable in limited circumstances where the architecture of the host property lends itself to the addition.
- The use of roof lights should be minimised, if their use is unavoidable they should be carefully located, set flush with the plane of the roof and restricted to non-prominent elevations;
- Extensions should not be prominently sited and be of a subordinate scale and design that does not compete with or visually dominate the host property;
- Extensions should flow from the original design of the property. Inappropriate side extensions that undermine the symmetry or unity of semi-detached compositions or diminish the sense of generous spacing between buildings within the conservation area should be avoided;
- Materials used should harmonise with the original building in terms of coursing, colour and texture. Extensions should reflect the existing palette of materials, namely red brick, timber, natural slate.

Action

In determining planning applications the Council will seek to ensure that any extensions are suitably located and of a subordinate size and scale so that they do not negatively impact on the character and appearance of the conservation areas.

4.5 Demolition within a Conservation Area

The demolition of any historic buildings within the conservation area would erode and dilute the existing character of the conservation area and adversely affect its appearance, this includes the demolition of outbuildings.

Spatial Action 5 – Demolition within the Conservation Area

Policy

Ensure compliance with the NPPF; PPG; Knowsley Local Plan Core Strategy: Policy CS16, CS19 and CS20; and Saved Knowsley Unitary Development Plan: Policy DQ5.

Recommendation

- Demolition of historic buildings within the conservation areas will not be supported unless the proposal can demonstrate that it is unavoidable;
- Outbuildings are an important feature of the conservation areas and should be retained;
- The demolition of modern developments that do not contribute to the character or appearance of the conservation area may be supported if the site is to be redeveloped in a manner that avoids creating gap sites and will generally enhance the character and appearance of the conservation area.

Action

In determining planning applications the Council will not support the demolition of historic buildings unless there are exceptional circumstances.

Where the building does not make a positive contribution to the conservation area the Council will support demolition provided the demolition will preserve or enhance the character or appearance of the conservation area.

4.6 Alterations to Historic Fabric and New Installations

A number of buildings within the conservation areas have been harmed by the use of inappropriate materials and repairs. Alterations to buildings should be carried out using the correct materials and details; and where possible any existing unsympathetic modern additions should be removed. This particularly refers to windows (where traditional styles and moulded timber frames not uPVC should be specified) and roof materials (where slate should be used, rather than concrete or artificial slate).

Spatial Action 6 – Alteration to Historic Fabric or Features

Policy

Ensure compliance with the NPPF; PPG; Knowsley Local Plan Core Strategy: Policy CS16, CS19 and CS20; and Saved Knowsley Unitary Development Plan: Policy DQ5.

Recommendation

- Historically or architecturally significant features should be retained where possible. Where replacement is necessary this should be on a replica basis;
- Where previous losses have undermined the value of a building or feature, the opportunity to reinstate a more traditional design should be taken;
- Where alterations can be justified impacts should be limited to less 'significant' areas of the building, such as existing extensions;
- Any changes to primary features such as windows, doors, chimneys and boundary walls should be carefully considered. Where replacement of existing original or early fabric is proved necessary, work should be carried out in replica, not exchanging traditional materials for modern alternatives;
- New materials should be aesthetically and technically compatible with the surrounding fabric.

Action

In determining planning applications the Council will expect that changes to the historic fabric of buildings use matching and technically compatible materials and details to preserve and/or enhance the conservation area.

4.7 New Fixtures and Fittings

The presence of fixtures and fittings to buildings within the conservation areas often clutters the front elevation and detracts from the aesthetic value of the conservation area. The installation of new fixtures such as roof lights, aerials or satellite dishes, or micro-generation equipment can detract from the character of the individual building and the North Park Road and South Park Road conservation areas as a whole. Particular care should be taken when deciding type and location of micro-generation equipment to minimise intrusion on the building and its setting.

Spatial Action 7 – Installation of New Fixtures

Policy

Compliance with the NPPF; PPG; Knowsley Local Plan Core Strategy: Policy CS19, CS20 and CS21 Saved Knowsley Unitary Development Plan: Policy DQ5.

Recommendation

- The visual impact of micro-generation equipment on buildings and their settings should be minimised by choosing the appropriate type of equipment and positioning above ground elements so as not to be visible from the public highway;
- Satellite dishes and aerials should only be installed in less prominent positions;
- Any installation of new fixtures to chimneys should be avoided;
- Electric charging points should be located discreetly;
- Wiring associated with new fixtures should be minimised and visual impacts kept to a minimum.

Action

The Council will encourage any installation of new fixtures to be sited in appropriate, discreet locations.

4.8 Boundaries and Front Gardens

In the North Park Road and South Park Road Conservation Areas there have been previous losses to the cohesive streetscape due to the loss of planted front gardens to car parks, removal of trees, and either the loss or unsympathetic alterations of the front boundary walls.

The remaining original stone and/or brick boundary walls and associated gate piers are critically important features in the conservation area. The decline in condition, loss of or alteration of these features would further adversely affect the character of the conservation area. In areas where modern developments have resulted in the loss of boundary walls and replacement with features of a different design, this has had a significant impact on the streetscape. Opportunities to replace inappropriately designed boundaries with more appropriate alternatives should be taken.

Spatial Action 8 – Loss or Alteration to Boundary Walls

Policy

Ensure proposed alterations comply with the NPPF; PPG; Knowsley Local Plan Core Strategy: Policy CS19 and CS20; Saved Knowsley Unitary Development Plan: Policy DQ5 and Householder Development SPD (2016).

Recommendation

- All historic boundary walls and gateposts should be retained and appropriately repaired. Repairs to boundary walls should be made using appropriate materials. For example, the use of lime mortar for repointing is essential in combination with soft brick or sandstone. Cement should be avoided as this can hasten decay;
- Additions of railings or fencing above walls, or raising the height should not normally be considered appropriate;
- Timber fencing to frontages should not be permitted;
- Where there has been loss of a historic boundary wall, opportunities to reconstruct a traditional style boundary on the historic alignment should be taken;
- Recessed entrances and open plan frontages should be avoided;
- The soft planted character to gardens should be retained;
- Creation of large hardstanding areas on frontages should be avoided.

Action

In determining planning applications the Council will not support the demolition or significant alterations to historic boundary walls. In other cases the Council will expect any changes respect the building materials, massing and style to preserve and/or enhance the conservation area.

4.9 Public Realm and Additions to the Highway Network

The public realm plays a major factor in the character of the conservation areas, yet the management of the public realm takes place largely outside the planning system. North Park Road and South Park Road Conservation Areas have been vulnerable to loss of traditional grass verges and raised pavement kerbs. Conservation area's character can be detrimentally affected by installations such as unsympathetic streetlights, guard railing, road markings and signage, in installing such features consideration should be given to the impact on the special interest of the conservation area.

Recent developments such as Mill View Retirement Home, Glovers Court and Lytham Court are laid out using standardised highway details which fail to relate to the special character of the area. Future development should aim to avoid large junction radii and the creation of cul-de-sacs in place of original plots to protect the sense of enclosure of the conservation area.

Spatial Action 9 – Highways and Public Realm

Policy

Ensure compliance with the NPPF; PPG; Knowsley Local Plan Core Strategy Policy CS19, CS20 and CS21; Saved Knowsley Unitary Development Plan: Policy DQ7; and Streets for All: North West, Historic England.

Recommendation

- Street light columns should be of consistent designs and painted in a 'heritage' colour and continue to be sympathetic to the conservation area;
- Street trees should be retained and replaced when lost;
- Existing grass verges should be retained and ideally re-established where they have been previously lost;
- If the opportunity arises double yellow lines should be repainted using narrow lines and of a primrose colour to reflect the sensitive nature of the area;
- Any alterations or replacement of pavements should use high quality materials;
- New additions to the highway network and the creation of cul-de-sacs should be avoided. Where the creation of new entrances are unavoidable, they should aim to use small junction radii;
- Road signs should be of the minimum size and number allowable to prevent clutter, and be kept in a good condition;
- Redundant signage should be removed;
- The metal guard railings at the junction at Glovers Bow should be replaced in a style more sympathetic to the conservation area if the opportunity arises;
- Ensure that any future highways features such as speed control measures, railings, widening of footpaths, new signs and lines are justified and of an appropriate, sympathetic design which takes account of the sensitive nature of the area.

Action

The Conservation Officer should be consulted when any new work is proposed that would affect the public realm in the conservation areas.

4.10 Trees

Trees make a very important contribution to the character of the North Park Road and South Park Road Conservation Areas, their setting and the views in and out of the conservation areas. Some of the trees were likely planted at the time the Victorian Villas were being built and these specimens add a maturity to the townscape. All trees in the conservation areas are protected, and the Council have an Arboriculture team who evaluate applications for works to trees and make Tree Preservation Orders where required.

Spatial Action 10 – Protection, Retention and Provision of Trees

Policy

Ensure compliance with the NPPF; PPG; Knowsley Local Plan Core Strategy: Policy CS19, CS20 and CS21; and Saved Knowsley Unitary Development Plan: Policy DQ4.

Recommendation

- Trees that contribute to the character of the conservation area should normally be retained. Where removal for reasons of disease or health and safety etc., there should be replaced by trees of appropriate species and girth;
- Trees should be planted to replace former trees lost within the conservation area;
- Selective removal of trees where appropriate to enhance the character of the conservation areas may be supported;
- Any replanting or new plants should use native species.

Action

In determining planning applications the Council will require that applications be accompanied by full landscaping schemes. Schemes should incorporate the retention of trees and show any new or replacement planting.

5 ACTION PLAN - SITE SPECIFIC ACTIONS

5.1 Waverley House

The condition of the building appears to be deteriorating. The restoration and conversion of the building to a viable use would be supported providing any conversion work is done sympathetically and the use is compatible with the adjacent residential area.

Site Specific Action 1 – Waverley House

- The Council will monitor the condition of Waverley House and will encourage the existing and any future owners to maintain and repair it to the required standard of a Grade II listed building;
- The Council will take appropriate enforcement action against the existing or future owners of Waverley House if it is threatened by a lack of maintenance.

5.2 Vacant Site at 12 South Park Road

The site has remained vacant since it was laid out. Currently the site is covered with dense trees to the front of the plot with smaller overgrown vegetation to the rear of the site.

Site Specific Action 2 – 12 South Park Road

- The Council will support sensitive development proposals that reflect the historic grain, character and appearance of the area.

6 MONITORING AND REVIEW

The efficient delivery of a conservation service requires regular monitoring of change and the agents of change. The Council is expected to undertake:

- Review the North Park Road and South Park Road Conservation Area Character Area Appraisal on a five yearly basis;
- Periodic review and updating of the North Park Road and South Park Road Conservation Area Management Plan.

Reviews will consist of the following:

- An assessment of whether the various recommendations detailing in this Management Plan have been acted upon on and if so, how successfully;
- Identification of any new issues which need to be addressed including enhancement or action;
- Updating of the baseline photographic survey.

7 GLOSSARY

Article 4 Direction: Designations imposed locally which restrict some of the permitted development rights which householders would otherwise enjoy under the General Permitted Development Order. Where an article 4 Direction is in place, applicants would need to submit a planning application and obtain planning permission before carrying out any of the development referred to in the direction

Building Line: The line formed by the frontages of buildings along a street.

Conservation (for heritage policy): The process of maintaining and managing change to a heritage asset in a way that sustains, and where appropriate, enhances its significance.

Conservation Area: An area defined in the Planning (Listed Buildings and Conservation Areas) Act 1990 as ‘an area of special architectural and historic interest, the character or appearance of which it is desirable to preserve or enhance.’ Councils must publish a map showing the boundaries of these areas where extra planning controls apply and also produce a conservation area proposals statement.

Core Strategy: See entry for ‘Local Plan Core Strategy’.

Gable: The vertical part of the end wall of a building contained within the roof slope, usually triangular but can be any ‘roof shape’.

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. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

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 landscaped and planted or managed flora.

Historic Environment Record: Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

Historic Grain: The nature and extent of the subdivision of the area into smaller development parcels showing the pattern and scale of streets, blocks and plots and the rhythm of building frontages along the street as a reflection of the plot subdivision.

Listed Building: Buildings or other built structures included in the statutory list of buildings of special architectural or historic interest of national significance. Listing Decisions are made by the Secretary of State for Culture, Media and Sport and the listing system is administered by English Heritage Buildings

are listed at either Grade I, Grade II* or Grade II.

Local Plan: The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. The Local Plan includes 'Development Plan Documents' adopted under the Planning and Compulsory Purchase Act 2004. In Knowsley, this will include the Local Plan Core Strategy, Local Plan Site Allocations and Development Policies and Merseyside and Halton Joint Waste Local Plan, accompanied by a Local Plan Policies Map. While these documents are being finalised, the Local Plan also includes the Saved Policies of the Knowsley Replacement Unitary Development Plan (2006).

Local Plan: Core Strategy (sometimes Core Strategy)

A document which forms the central part of the Knowsley Local Plan and sets out the long term spatial vision, objectives and strategic policies for the borough. The Local Plan Core Strategy has the formal status of a Development Plan Document, and will be joined by further Local Plan documents.

Locally Listed Buildings: Buildings designated by the local planning authority to be of local significance and included in a local list. Although they are not statutorily protected, close scrutiny will be given to any development affecting them.

Massing: The scale of a building in relation to: the arrangement, volume and shape of a building; a group of buildings in relation

to other buildings and spaces and the size of parts of a building and its details; and the impact on views, vistas and skylines.

Micro-Generation Equipment: Equipment used for Small-scale generation of heat and electric power by individuals, small businesses and communities to meet their own needs, as alternatives or supplements to traditional centralized grid-connected power.

National Planning Policy Framework (NPPF): Introduced by the Government in 2012, this replaced the majority of adopted national planning policy, including most Planning Policy Statement and Planning Policy Guidance notes. The NPPF is supplemented by remaining guidance, and a number of other policy statements. The NPPF sets out national priorities for delivering sustainable development and economic growth, including a very wide range of policies and guidance, relating to themes such as housing, environment and economy, and procedural matters (such as plan-making and decision-taking). The policies of the NPPF will be applied alongside those in Knowsley's Local Plan. Further information is available on the DCLG website.

Permitted Development: Small scale, often domestic, development which does not require planning permission provided it complies with criteria set out in government legislation.

Plot: An individual piece of private land surrounding a building.

PPG (Planning Practice Guidance): The Government's Planning Practice Guidance gives further information on how national policy is to be interpreted and applied locally and underlines the support for sustainable development required by the NPPF. It includes particular guidance on matters relating to protecting the historic environment in the section: Conserving and Enhancing the Historic Environment.

Public Realm: The space between and surrounding buildings and open spaces that are accessible to the public and including streets, pedestrianised areas, squares and river frontage.

Setting: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of the asset, may affect the ability to appreciate that significance or may be neutral.

Significance: The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

TPO (Tree Preservation Order): Tree Preservation Order is an order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity. An Order prohibits the cutting down, topping, lopping, uprooting, wilful damage and wilful destruction of trees without the local planning authority's written consent.

Use Classes Order: The Town and Country Planning (Use Classes) Order 1987 and subsequent amendments, group a number of land uses into categories or 'Use Classes'. Changes of use within the same Use Class or between certain different Use Classes are set out in the General Permitted Development Order (GPDO) are normally deemed to have consent and do not in most cases require specific planning permission.

7 FURTHER READING

British Standards. The Building Regulations (2010).

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

Conserving and Enhancing the Historic Environment. DCLG (Department for Communities
and Local Government) (2012).

Knowsley Local Plan: Core Strategy. Knowsley Council (2016).

Local Heritage Listing: Historic England Advice Note 7. Historic England (2016).

Making Changes to Heritage Assets: Historic England Advice Note 2. Historic England (2016).

Managing Significance in Decision-Taking in the Historic Environment: Historic Environment
Good Practice Advice in Planning Note 2. Historic England (2015).

Manual for Historic Streets. English Historic Towns Forum (2008).

National Planning Policy Framework (NPPF). DCLG (Department for Communities and Local
Government) (2012).

National Planning Policy Guidance (PPG). Department for Communities and Local
Government (DCLG) (2012).

Repointing Brick and Stone Walls: Guidelines for Best Practice. Historic England (2017).

Stone Slate Roofing: Technical Advice Note. Historic England (2005).

Streets for All: North West. Historic England (2006).

The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning Note
3. Historic England (2015).

APPENDIX A - LISTED BUILDINGS IN THE CONSERVATION AREA

	Name & Location	Grade
1	Lytham House, 16 North Park Road	II
2	38 & 40 North Park Road	II
3	Waverley House, South Park Road	II
4	14 & 16 South Park Road	II
5	Carters Arms Public House, Glovers Brow	II

APPENDIX B –LIST OF PROPOSED ACTIONS

Planning Measures

Key Action 1	Local Listing
Key Action 2	Article 4 Direction
Key Action 3	Use of Enforcement
Key Action 4	BAR Survey
Key Action 5	Historic England Survey
Key Action 6	Further Survey Work
Key Action 7	Conservation Area Appraisal and Management Plan
Key Action 8	General Maintenance
Key Action 9	Provision of Guidance

Action Plan: Guidance for Spatial Actions

Spatial Action 1	Effect of Development on Key Views and/or Setting
Spatial Action 2	Design Quality of New Buildings
Spatial Action 3	Change of Use
Spatial Action 4	Extensions to Existing Buildings
Spatial Action 5	Demolition within the Conservation Areas
Spatial Action 6	Alteration to Historic Fabric or Features
Spatial Action 7	Installation of New Fixtures
Spatial Action 8	Loss or Alteration to Boundary Walls
Spatial Action 9	Highways and Public Realm
Spatial Action 10	Protection, Retention & Provision of Trees

Action Plan : Site Specific Actions

Site Specific Action 1	Waverley House
Site Specific Action 2	12 South Park Road

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