



## CALDY VILLAGE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

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### VOLUME 2 – CONSERVATION AREA MANAGEMENT PLAN

Prepared for Wirral Council by Donald Insall Associates Ltd, Final Draft October 2008

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## **VOLUME 2 – CONSERVATION AREA MANAGEMENT PLAN**

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- § Scope and Structure of the Study
- § Existing Designations, Legal Framework for Conservation Areas and the Powers of the Local Authority

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## PREFACE

### **Background to the Study**

This report has been prepared by Donald Insall Associates Ltd on behalf of Wirral Metropolitan Borough Council. Its purpose is to clarify the designation of the Conservation Area, which will protect and enhance the character of the historic core of Caldy Village.

### **Scope and Structure of the Study**

The scope of this Conservation Area Appraisal and Management Plan is based on the guidelines published by English Heritage ('Guidance on Conservation Area Appraisals' and 'Guidance on the Management of Conservation Areas', both dated February 2006) and represents a factual and objective analysis. In accordance with the guidelines, the following framework has been used as the basis for this analysis:-

- § Location and population
- § Origins and development of the settlement
- § Prevailing or former uses and their influence on plan form or building type
- § Archaeological significance
- § Architectural and historic qualities of buildings
- § Contribution made by key unlisted buildings
- § Character and relationship of spaces
- § Prevalent and traditional building materials
- § Local details
- § Contribution made by green spaces, trees, hedges, etc
- § Setting of the Conservation Area and its relationship with the surrounding landscape
- § Extent of loss, intrusion or damage
- § Existence of any neutral areas

The document has been structured to encompass these areas of study and concludes with recommendations for the Conservation Area boundary and other matters such as provision of Article 4 Directions.

### **Existing Designations, Legal Framework for Conservation Areas and the Powers of the Local Authority**

Since the 1967 Civic Amenities Act local authorities have been empowered to designate as Conservation Areas those areas within their districts which were considered 'special'. The subsequent Planning (Listed Buildings and Conservation Areas) Act of 1990 consolidated those powers and defined Conservation Areas as:-

*"areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance".*

Such areas are diverse. They may be large or small; residential or commercial; civic or industrial; old or relatively modern. They may represent social ideals or civic pride. They may be specifically designed or speculatively produced; modest or grand. They may contain Listed Buildings of architectural or historic interest or may simply have local historic association. However, common to all will be an identifiable environmental quality which should be protected from unsympathetic redevelopment or alteration.

Wirral Metropolitan Borough Council has declared 24 Conservation Areas throughout the Borough reflecting the variety of building styles and environments exhibited within its borders.

The content of the Planning (Listed Buildings and Conservation Areas) Act 1990 is clarified by national Planning Policy Guidance (PPG15): Planning and the Historic Environment and is supported by more recent Regional Planning Guidance for the North West (RPG13), which identifies as a key objective the need to ensure active management of the regions environmental and cultural assets.

The principles of these documents are further supported by Wirral Metropolitan Borough Council's local Heritage Conservation policies contained within its Unitary Development Plan.

This legislation and policy framework enables the authority to exercise greater control over development within Conservation Areas and, where appropriate, this may be supplemented by the use of 'Article 4 Directions' to remove permitted development rights. In this way, minor changes, such as window replacement or loft conversions, which may be cumulatively detrimental, can be controlled.

National policy stipulates that local authorities have a duty to review, from time to time, their regions to ensure that places of special architectural or historic interest are being protected. The boundaries of existing Conservation Areas may be revised, new areas may be designated and those areas which have been eroded to the extent that their special character has been lost may be de-designated.

Whilst the Council recognises that, for Conservation Areas to remain 'live' and responsive to a changing society, changes must and will occur, it nevertheless undertakes to ensure that all changes make a positive contribution to the character and appearance of its Conservation Areas and do not result in any serious loss of character or features.

Planning legislation supports the authority in this by increasing its control over development. It does this in the following ways:

- § Buildings and structures may not be demolished without formal consent from the Council (Conservation Area Consent).
- § Trees are protected and all work to them requires consent from the Council.

- § New development is expected to reflect the quality of design and construction of the surrounding area and should make a positive contribution to the area's character.
- § Local planning authorities may, if necessary, exercise even greater control by removing the basic permitted development rights of householders.
- § Under section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Council has a legal obligation to ensure that "special attention shall be paid to the desirability of preserving or enhancing the character or appearance" of the area when formulating decisions on planning applications.

The first step to protecting the inherent qualities of a Conservation Area is having a thorough understanding of its character and Planning Policy Guidance PPG15 advises that "the definition of an area's special interest should derive from an assessment of the elements that contribute to (and detract from) it".

This should then underpin local policies for the areas protection. Such a definition requires a thorough appraisal of the area to assess the contribution of each element (e.g. buildings, boundaries, trees, surfaces, etc.) to the areas overall character. PPG15 notes that "the more clearly the special architectural or historic interest that justifies designation is defined and recorded, the sounder will be the basis for local plan policies and development control decisions".

Whilst an appraisal aims to identify the essential elements which give an area its character, it is not intended as a detailed evaluation of each building and feature. Therefore any buildings, features and details may still have importance even though not specifically referred to in the document and any omissions do not indicate lack of merit or interest.

## PART 2 – CONSERVATION AREA MANAGEMENT PLAN

### 1.0 ROLE OF THE MANAGEMENT PLAN AND IMPLEMENTATION

1.1 The Management Plan at this stage of the process is an agenda for future action and consideration. This part of the document relies on the analysis contained within the appraisal to set out the issues and negative factors affecting the both the private and public realms. It is a first professional assessment made by Wirral Council Conservation Section as to the issues which need to be addressed and makes suggestions for policy, guidance and investment. This agenda needs to be considered against budgetary and staff capacity in future years. As such it is the first stage in a management plan process which will refine the plan through further consultation, joint officer working and budgetary request.

1.2 It is recommended that the Appraisal as an audit of the Conservation Area is adopted by Wirral Council and used as a material consideration in determining any planning applications within, or visually affecting, the conservation area. The Management Plan should be accepted for the time being pending further consultation with the local Conservation Area Advisory Committee and further review. In accordance with the English Heritage guidance, the Appraisal and Management Plan should be reviewed every 5 years. This review process may be tied into that of the key Local Development Framework documents to ensure consistency in approach and referencing.

### 2.0 SUMMARY OF SPECIAL CHARACTER

2.1 Caldy Conservation Area has two distinctive character zones – *the historic village* and the *C20 planned development*

*The historic village* is characterised by the following:

- Winding roads with sandstone walls
- properties enclosed by high walls with private yards or gardens
- well maintained public or semi-public spaces with shrubs and herbaceous plants
- few mature trees
- Relatively high density
- Low building heights
- ‘single material’ houses
- use of natural stone, pale brown brick or ‘black and white’
- many houses have eaves dormers, mullioned windows and kneelers on gables

*The C20 planned development* is characterised by the following:

- A mixture of winding and long straight roads overhung with mature trees
- Proliferation of mature trees, in some areas the character of woodland
- Vertical boarded timber front fences
- Plain clay tiled roofs (and less often slate) at steep pitch with dormers, gables and prominent chimneys enlivening the roofscape
- Low density (originally 1 dwelling / acre)
- Full 2 - storey height including some houses with attics
- Many houses have differing materials at each storey level (usually rendered first floor over brickwork ground floor)
- In many cases there are ‘catslide’ roofs (i.e. from main ridge across an extension to ground floor door-head height)
- ‘Additive’ and irregular plan forms (i.e. complex plans with extensions for bays, porches, outbuildings, garages, rather than simple rectangles and symmetrical layouts)

### 3.0 ISSUES, POLICIES AND RECOMMENDED ACTIONS

#### 3.1 Unitary Development Plan and Other Existing Planning Policy

3.1.1 With the exception of a small area around East Farm, the majority of Caldly Village lies outside the Green Belt. However within the Green Belt there are considerable restrictions on acceptable uses, new development, re-use of buildings, extensions to existing dwellings or their replacement either within the village, its setting or open land beyond.

3.1.2 Caldly Conservation Area is located outside the Interim Housing Policy area; therefore there are restrictions on new housing developments and increases in residential units.

3.1.3 There is a general presumption against inappropriate development unless very special circumstances can be demonstrated. Applications for planning permission would be assessed for compliance with the policies set out in Section 7 of the UDP and Policies CH1, CH2 and CH11 set out in Section 11 of the Unitary Development Plan. In addition there is specific planning guidance for the village set out in the following three Supplementary Planning Guidance notes:

- § SPG note 7: Design and Density Control Guidelines: Gleneagles Park, Caldly
- § SPG note 8: Design and Density Control Guidelines: Caldly Village
- § SPG note 25: Caldly Conservation Area

<b>DESIGNATION OF LAND WITHIN UDP</b>	
<b>Issue</b>	<b>Location</b>
The future re-designation of land within or around the conservation area in the Unitary Development Plan may be detrimental to its character or setting	Throughout
<b>Policy</b>	
The future re-designation of land within or around the conservation area in the Unitary Development Plan should be considered in terms the effects on of its special character and setting.	
<b>Action</b>	<b>Priority</b>
Consider special character of area before any proposed changes of policy	Mid-long-term

<b>GREEN BELT POLICY</b>	
<b>Issue</b>	<b>Location</b>
In the application of Green Belt policy on land and affecting buildings within the conservation area or affecting its setting, the character and appearance of the conservation area should be preserved or enhanced.	Throughout
<b>Policy recommendation</b>	
In the application of Policies GB 2, 3, 4, 5 the effects of any proposals on of the special character and	

appearance of the conservation area and its setting should be strong material considerations	
<b>Action</b>	<b>Priority</b>
Consider the special character of the Caldý Village Conservation Area in the application of policy	Immediate

<b>APPLICATION AND INTERPRETATION OF EXISTING POLICY</b>	
<b>Issue</b>	<b>Location</b>
Policies CH1, CH2 and CH11, together with the guidance in PPG15, may not always be rigorously applied during the planning process, resulting in development or changes to buildings which are detrimental to the character of the conservation area.	Throughout
<b>Policy recommendation</b>	
Ensure that all new development within the conservation area complies with polices CH1, CH2 and CH11 together with the relevant sections of PPG15.	
<b>Action</b>	<b>Priority</b>
Rigorous inspection of planning, conservation area and listed building consent applications. Improve allocated resources and knowledge of planning staff to ensure that proper consideration is given to these issues in applications.	Immediate

<b>SPECIAL PLANNING NOTE</b>	
<b>Issue</b>	<b>Location</b>
The development through much of the area is theoretically restricted through the application of covenants which run with land. However there has been some flouting of the restrictions which these covenants impose resulting in a dilution of character. Since these covenants only operate through the process of transfer of title and are difficult to enforce the incorporation of their requirements within planning policy is desirable.	Throughout
<b>Policy recommendation</b>	
Incorporate the essence of the covenant requirements into planning policy for the area where appropriate in the form of a design policy statement or a Special Planning Note.	
<b>Action</b>	<b>Priority</b>
Carry out detailed investigation into the provision of the covenants (through the Caldý Society) and formulate draft policy note. Carry out local consultation prior to adoption of Policy Note.	Immediate

### 3.2 NEW DEVELOPMENT AND ALTERATION TO EXISTING BUILDINGS AND SITES

3.2.1 In the event of new development being allowed under the criteria set out above, the following recommendations are made regarding the quality and character of new development, scale, materials, and effect on views:

<b>QUALITY OF NEW BUILDINGS</b>	
<b>Issue</b>	<b>Location</b>
Any potential buildings constructed within the conservation area may not be of an equal quality and do not have the design attributes of the historic buildings that characterise the area, therefore cannot be shown to be preserving or enhancing its character.	Throughout
<b>Policy recommendations</b>	
In any new development within Caldby Village Conservation Area, there should be a strong presumption in favour of using traditional materials such as natural red sandstone, red brick, render, timber framing Westmorland slate and plain clay tiles	
Any new buildings should match the quality of materials and level of architectural design of the original buildings, although simplification of the detailing may be acceptable.	
The use of contrasting modern materials of the highest quality may be appropriate if it can be satisfactorily demonstrated that they do not have an adverse effect on the setting of neighbouring existing buildings.	
The use of imitation materials such as reconstituted stone or slate should not be permitted.	
<b>Action</b>	<b>Priority</b>
Promote an understanding of the special qualities of the conservation area. Use more stringent design criteria in determining future planning applications and require that all applications are accompanied by relevant design details including materials	Immediate

<b>SCALE, MASSING, POSITION OR PROPORTIONS OF NEW BUILDINGS</b>	
<b>Issue</b>	<b>Location</b>
New buildings may detract from existing buildings in terms of their scale, massing, position or proportions. Density is deliberately low, as dictated by the original covenants.	Throughout
<b>Policy recommendations</b>	
Despite land value pressures the density should not be allowed to increase. Existing rules should apply to the vacant plots yet to be developed and to any redevelopment proposals. The removal of modest scale houses on large plots and replacement with much larger houses, or by a number of properties should be prohibited.	
New buildings generally should be no higher than existing buildings comparable within their immediate vicinity in terms of both their eaves and ridge heights.	
New buildings should respect the footprint sizes of existing neighbouring buildings and their relationships with each other (spacing), the road and their site boundaries.	
New buildings should match the floor-to-ceiling heights and general proportions of existing neighbouring historic buildings.	
<b>Action</b>	<b>Priority</b>
Promote an understanding of the special qualities of the conservation area. Use more stringent design criteria in determining future planning applications and require that all applications are accompanied by relevant design details.	Immediate

<b>EFFECT OF DEVELOPMENT ON KEY VIEWS</b>	
<b>Issue</b>	<b>Location</b>
New development or extensions to existing buildings may adversely affect key views within or the setting of the conservation area	Throughout
<b>Policy recommendation</b>	
Applications for planning permission for new development or significant extensions to existing buildings within the conservation area must demonstrate, where appropriate, that key views or the setting of the conservation area are not adversely affected. There should be a strong presumption against new buildings that are unduly prominent.	
<b>Action</b>	<b>Priority</b>
Promote an understanding of the special qualities of the conservation area. Use more stringent design criteria in determining future planning applications and require that all applications are accompanied by relevant design details.	Immediate

3.2.2 SPG 16 “Landscaping and New Development” and SPG 17 “Trees and Development” set out guidance on landscaping throughout the Wirral. The following are matters which have been identified as particular issues in the Caldby Village Conservation Area:

<b>LANDSCAPING ASSOCIATED WITH NEW OR EXISTING BUILDINGS</b>	
<b>Issue</b>	<b>Location</b>
Poor or inappropriate landscaping around new buildings or extensions to existing buildings can detract from the character of the area	Throughout
<b>Policy recommendations</b>	
A detailed landscaping scheme should be submitted with any planning application for new buildings or significant alteration to existing sites	
The magnitude of necessary car parking should be considered alongside the level of occupation of any proposed building. Schemes for buildings that require an extent of car parking / number of cars that will detract from the character of the conservation area should be rejected. The use of large expanses of concrete block paving should not be permitted.	
New buildings should preserve existing areas of mature trees and other landscaping. Where any trees are removed, they should be replaced with semi-mature trees of the same or more appropriate species.	
Front boundaries should be enclosed with vertical timber board fencing in a style to match that used widely throughout the conservation area to a height of 1.35 m. and gates should follow the traditional pattern. The use of grandiose metal gates, brick piers, and external American style letterboxes should not be permitted individually and particularly not in combination.	
<b>Action</b>	<b>Priority</b>
Promote an understanding of the special qualities of the conservation area. Use more stringent design criteria in determining future planning applications and require that all applications are accompanied by full landscaping schemes.	Immediate

<b>PROTECTION, RETENTION AND PROVISION OF HEDGES AND TREES</b>	
<b>Issue</b>	<b>Location</b>

To maintain and enhance the character of the area attention needs to be paid to the retention of hedges as well as trees and their provision where appropriate	Throughout
<b>Policy recommendations</b>	
Hedges of native species should be retained in areas of agricultural land and on the boundaries of domestic properties.	
Trees which contribute to the character of the conservation area should be retained and if needing to be removed for reasons of health and safety, replaced by trees of appropriate species and maturity.	
Planting of further trees and hedges generally of native species should be promoted, particularly in areas devoid of such trees and hedges.	
There are a number of species (e.g. Scots Pine and Maritime Pine) which have been used widely and these species should be preferred where the site is appropriate	
<b>Action</b>	<b>Priority</b>
Promote an understanding of the special qualities of hedges and trees within the conservation area. Use more stringent design criteria in determining future planning applications and require that all applications are accompanied by full landscaping schemes showing the retention of trees and hedges and any replacement planting. A schedule of appropriate species should be prepared	Immediate

3.2.3 Extensions to dwellings are covered by Policy HS 11 in the UDP. The policy covers matters relating to scale, materials, design details, dormers, set backs of extensions and retention of amenity space. The following are additional matters which have been identified as particular issues in the Caldly Village Conservation Area:

<b>EXTENSIONS TO BUILDINGS</b>	
<b>Issue</b>	<b>Location</b>
Extensions to buildings within the conservation area may detract from the significance of the individual building or the setting of adjoining buildings	Throughout
<b>Policy Recommendations</b>	
Extensions to those buildings that have been shown to contribute to the conservation area should only be permitted where it can be satisfactorily demonstrated that the additional structure has no adverse impact on the principal elevations of the parent structure. Extensions should be subservient to the parent building	
Sufficient space should remain between lateral extensions and boundaries to retain the detached characteristics of the properties. On the original estate the provisions of the covenants should be observed.	
The choice of the materials of the extension should be considered so as to provide the minimum visual distraction from the original structure. Generally, it should be assumed that materials should match in terms of colour and texture. Traditional and/or natural materials such as sandstone, brick, timber and slate should be used unless an alternative can be adequately justified in terms of its visual effect on the conservation area. Where buildings are extended using traditional forms and materials, the subtle dating of the new element should be encouraged.	
Where a building has existing detrimental features, the opportunity should be taken to secure improvements as part of the new building work.	
There should be a strong presumption against extensions that adversely affect the balance of pairs or groups	

of buildings which had symmetry as one of their original predominant design characteristics.	
Dormers, if acceptable, should be confined to rear elevations, situated below the ridge and of a scale and design appropriate to the building on which they are mounted.	
<b>Action</b>	<b>Priority</b>
Promote an understanding of the special qualities of the conservation area. Use more stringent design criteria in determining future planning applications.	Immediate

3.2.4 In carrying out conversions or alterations to the fabric of buildings and boundaries the following good conservation practice should be applied:

<b>ALTERATION TO HISTORIC FABRIC</b>	
<b>Issue</b>	<b>Location</b>
Alterations to the historic fabric of a building can lead to the loss of some of its visual history and aesthetic value and can be detrimental to the visual setting of the area as a whole.	All pre Second World War buildings
<b>Policy recommendations</b>	
Where alterations can be justified to be necessary for the continued use of the building they should be prioritised towards the less significant areas of the building.	
Alterations should be chosen that require the least possible degree of permanent loss of or change to historic fabric. For instance, secondary glazing should be installed in preference to the wholesale replacement of existing windows.	
Where replacement of existing original or early fabric is proved necessary it should always be done on a like-for-like basis where possible, not exchanging materials for modern alternatives.	
<b>Action</b>	<b>Priority</b>
Promote an understanding of the special qualities of the conservation area. Use more stringent design criteria in determining future planning applications and require that all applications are accompanied by relevant design details. Prepare guidance leaflets for local residents. Take enforcement action where appropriate.	Immediate

<b>ALTERATION OR LOSS OF FEATURES ON HISTORIC BUILDINGS</b>	
<b>Issue</b>	<b>Location</b>
Alterations to or loss of specific features on historic buildings can be detrimental to the character of the individual building and the area as a whole.	All pre-WWII buildings
<b>Policy recommendation</b>	
Existing original or early features should be retained if at all possible. Where their replacement is necessary, it should be on a like-for-like basis in terms of materials and design. Any changes to primary features such as windows, doors, chimneys and boundary walls should be carefully considered by the local authority.	
<b>Action</b>	<b>Priority</b>
Promote an understanding of the special qualities of the conservation area. Use more stringent design criteria in determining future planning applications and require that all applications are accompanied by relevant design details. Prepare guidance leaflets for local residents. Take enforcement action where appropriate.	Immediate

<b>INSTALLATION OF NEW FIXTURES</b>	
<b>Issue</b>	<b>Location</b>
The installation of new fixtures, such as aerials, satellite dishes, rooflights and ventilators, generally detracts from the character of the individual building and the area as a whole. Particular care should be taken in the use and location of microgeneration equipment to minimise intrusion on the building or its setting	All buildings
<b>Policy recommendation</b>	
The installation of rooflights into existing roof slopes should not generally be permitted unless it can be demonstrated that they are not visible from public areas or adversely affect the setting of other buildings. Any rooflights installed should be of a 'conservation' type and fixed flush with the roof covering.	
Building owners should be strongly encouraged to only install satellite dishes and aerials in positions not visible from public areas or adversely affect the setting of other buildings.	
Building owners should be strongly encouraged not to install ventilators and other fixtures onto roof slopes or prominent elevations. Where they are absolutely necessary their visual impact should be minimised in terms of their location, number, size and design.	
Whilst microgeneration of energy is to be encouraged in terms of conservation principles, the impact on buildings and their settings within the conservation area should be minimised by careful positioning in parts and areas not visible from public locations	
<b>Action</b>	<b>Priority</b>
Promote an understanding of the special qualities of the conservation area. Use more stringent design criteria in determining future planning applications and require that all applications are accompanied by relevant design details. Prepare guidance leaflets for local residents. Take enforcement action where appropriate.	Short term

<b>LOSS OR ALTERATION TO BOUNDARY WALLS AND FENCES</b>	
<b>Issue</b>	<b>Location</b>
The loss of or alteration to boundary fences and gateposts would adversely affect the character of the conservation area. The original estate included a particular design of timber fencing described in the appraisal. This should be retained where it still exists and copied in appropriate locations.	Throughout
<b>Policy recommendation</b>	
All existing historic boundary walls and gateposts should be retained. Alteration as part of any planning permission should only be permitted in exceptional circumstances and when fully justified and mitigated.	
<b>Action</b>	<b>Priority</b>
Promote an understanding of the special qualities of the conservation area. Prepare guidance leaflets for local residents. Take enforcement action where appropriate.	Immediate

<b>CHANGES OF USE</b>	
<b>Issue</b>	<b>Location</b>
Changes of use of an existing building (subject to planning policy) can result in a number of incremental changes which result in an adverse effect on the	All buildings

conservation area.	
<b>Policy recommendation</b>	
In considering applications for change of use, the council will require information on the design of refuse storage, waste pipes, ventilation fixtures, satellite dishes and aerials, any other fixtures, signage and car parking.	
<b>Action</b>	<b>Priority</b>
Promote an understanding of the special qualities of the conservation area. Use more stringent design criteria in determining future planning applications and require that all applications are accompanied by relevant design details.	Immediate

<b>ARTICLE 4 DIRECTIONS</b>	
<b>Issue</b>	<b>Location</b>
Small scale alterations to buildings in the conservation area can lead to a gradual and progressive loss to its character. Article 4 directions can bring such alterations under control as matters requiring planning permission	All buildings
<b>Policy recommendation</b>	
Consider the need for article 4 directions in respect of windows and doors; roof coverings and roof features; colour and surface treatment of elevations; and boundary fences and gates	
<b>Action</b>	<b>Priority</b>
Promote an understanding of the special qualities of the conservation area, discuss the need for and extent of Article 4 directions, and determine the priority for them in relation to other conservation areas and the resources available	Short to mid- term

### 3.3 GENERAL GUIDANCE AND IMPROVEMENTS

3.3.1 The following are recommendations relating to building condition, management of the public realm, highway matters, and involvement of local groups in securing improvements to the Conservation Area. They have major implications in terms of staff resource and finance but are set out as an agenda for future action.

<b>CONDITION OF INDIVIDUAL SITES AND BUILDINGS</b>	
<b>Issue</b>	<b>Location</b>
The condition of an individual site or building can be detrimental to the appearance of the area and may set a poor example to other owners.	Throughout
<b>Policy recommendations</b>	
The local authority should serve Section 215 notices on owners of buildings or land whose condition adversely affects the amenity of the area, requiring them to remedy the detriments or face the necessary costs for the local authority to do so.	
Under section 54 of the Planning (Listed Buildings and Conservation Areas) Act 1990, urgent works notices should be used to secure emergency or immediate repairs on any unoccupied building (or part of a building) within a conservation area where it adversely affects the character of the area. Where the building is unlisted a direction from the Secretary of State will be required.	

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Prepare a guidance leaflet and issue to all residents within the conservation area explaining the benefits of good, regular maintenance and appropriate repair techniques.	
<b>Action</b>	<b>Priority</b>
Regularly visit the conservation area, noting any sites or buildings in a poor condition. Serve relevant notices where appropriate. Preparation of guidance leaflet.	Immediate to midterm

<b>CONDITION / MAINTENANCE OF EXISTING PUBLIC REALM AREAS</b>	
<b>Issue</b>	<b>Location</b>
The existing public realm areas may be insufficiently maintained and act as a poor example to conservation area residents.	
<b>Policy recommendation</b>	
The existing public realm areas should be maintained and where necessary replanted / resurfaced to a standard that befits the conservation area and enhances the setting of the existing buildings.	
The original electric street lighting standards should be retained and repaired, with suitable modification for current luminaries. New lighting standards should be of a suitable high quality design appropriate to the estate, rather than the standard design now used.	
<b>Action</b>	<b>Priority</b>
Prepare and agree a maintenance plan for the area, improving maintenance regimes and identifying necessary physical improvements.	Short-long term

<b>DETRIMENTAL CHANGES TO LISTED BUILDINGS</b>	
<b>Issue</b>	<b>Location</b>
There have in the past been a number of detrimental changes to listed buildings, such as insertion of replacement windows and changes to chimneys, boundary walls and roof coverings. These are not only detrimental to the appearance of the individual buildings and their immediate setting, but they are also setting a poor precedent to other building owners.	Listed buildings
<b>Policy recommendation</b>	
Owners of listed buildings should be notified of unauthorised changes to their buildings. Where evidence is available, (e.g. in the form of dated photographs) enforcement should be taken to ensure the reinstatement of the original fabric unless retrospective consent can be given.	
<b>Action</b>	<b>Priority</b>
Carry out a survey of all buildings, photographing them and noting any changes. Notify building owners of unauthorised changes and take necessary enforcement action. Where changes are unenforceable and not attributed to the current owners, the potential for grant-funded reinstatement should be investigated.	Short to mid-term.

<b>DETRIMENTAL CHANGES TO UNLISTED BUILDINGS</b>	
<b>Issue</b>	<b>Location</b>
There are a number of instances of detrimental changes to un-listed buildings, such as insertion of replacement windows and changes to chimneys, boundary walls and roof coverings. These are not only detrimental to the appearance of the	Un-listed buildings which contribute to the conservation area

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individual buildings and their immediate setting, but they are also setting a poor precedent to other building owners.	
<b>Policy recommendation</b>	
Through example and encouragement promote reinstatement / retention of historic features and 'best practice' maintenance and repair	
<b>Action</b>	<b>Priority</b>
A guidance leaflet should be issued explaining the benefits of reinstatement works.	Mid-term

<b>CHANGES TO FABRIC OF UNLISTED BUILDINGS</b>	
<b>Issue</b>	<b>Location</b>
The character of unlisted building may be threatened by future changes to historic fabric.	Un-listed buildings which contribute to the conservation area
<b>Policy recommendation</b>	
Through example, encouragement and extended control, promote good conservation practice for older buildings and sympathetic change to more recent buildings.	
<b>Action</b>	<b>Priority</b>
Put in place article 4 directions to protect unlisted features of interest. A guidance leaflet should be issued explaining the benefits of retaining historic fabric.	Short to mid-term

<b>HIGHWAYS MARKINGS AND SIGNAGE</b>	
<b>Issue</b>	<b>Location</b>
Highway markings and signage can be visually intrusive and detrimental to its character and appearance. Future highways features, such as speed control measures may be visually obtrusive and of an inappropriate design / materials.	Roads and pavements
<b>Policy recommendations</b>	
Reconsider all existing signage, highways features and markings and make necessary improvements to enhance the character of the area, whilst maintaining / enhancing the safety of all village users.	
Ensure that all future highways features, such as speed control measures, railings etc are proven to be necessary and are of an appropriate design and constructed of appropriate materials.	
<b>Action</b>	<b>Priority</b>
Carry out an assessment of existing signage, highways features and markings in terms of their impact on the character of the area. Obtain advice on appropriate alternatives (e.g. narrower lines etc).	Mid-term

<b>TRAFFIC</b>	
<b>Issue</b>	<b>Location</b>
The level and type of traffic through the village is at times detrimental to the village's rural character.	Roads
<b>Policy</b>	
Consider means of lessening the impact of traffic. (N.B. new highways features should preserve or	

enhance the character of the area).	
Agree improved traffic routes with major distribution companies	
<b>Action</b>	<b>Priority</b>
Carry out an assessment of existing vehicular movements and recommend improvements	Mid-term

<b>PUBLIC AWARENESS AND CONTRIBUTION</b>	
<b>Issue</b>	<b>Location</b>
Residents are often inadequately aware of the purpose of a conservation area, the benefits designation may have to them and how they may influence its future. The skills and expertise of local residents groups, individuals or major landowners may be under-utilised.	-
<b>Policy recommendations</b>	
Make conservation area information readily available to residents, using for instance existing notice boards to publicise boundaries and making appraisals / managements available in local libraries (or other well used public buildings) / on the internet.	
Encourage dialogue between local residents groups and major landowners to promote enhancement and maintenance works within the conservation area.	
<b>Action</b>	<b>Priority</b>
Dialogue between local authority, residents groups and major landowners	Immediate

## **4.0 RECOMMENDATIONS FOR BOUNDARY AMENDMENTS AND PROVISION OF ARTICLE 4 DIRECTIONS**

### **4.1 BOUNDARY AMENDMENT**

4.1.1 In general, the existing Caldby Village Conservation Area boundary is a true reflection of the character area to which it relates.

4.1.2 It is important however, that the boundary of a conservation area can be readily comprehended by residents and landowners and therefore wherever possible it must relate to physical land features. Generally the boundary of the Conservation Area is clear and follows readily understood lines e.g. the edges of properties abutting agricultural land or woodland. The boundary of the area in the south west, abutting Gleneagles Park is somewhat contorted, but it follows the edge of the area which was developed in accordance with the precepts of the original estate, particularly with reference to density.

4.1.3 There are a number of recommendations for changes to the boundary:

4.1.4 Towards the east of the area., towards Telegraph Road there are higher numbers of C graded properties and the character is not as strong as elsewhere but, keeping in mind the overview of the area – the broad verges,

the mature trees and the higher quality houses the area should not be de-designated. However any deterioration of character in the future may cast doubts on the merit of inclusion of this zone.

- 4.1.5 It is recommended that an extension to the Conservation Area be declared to include the land between the Wirral Way and the shoreline, with the unadopted street and houses alongside it, and also the length of the Wirral Way itself.
- 4.1.6 Rationalisation of the boundary along Telegraph Road is required. Currently the CA includes the property on the corner of Caldys Road and the first house to the south on the west side of Telegraph Road. This house is recent and it appears that it may be a case where an earlier property has been demolished and replaced with something larger. The new property is not contributory to the character of the CA in itself and it seems illogical to extend the boundary to include this house which has no more merit than many of the adjoining properties, and those on the opposite side of the road.
- 4.1.7 However there is a 1930s flat roofed house further south which might be considered for inclusion in the area. In opposition to the argument for reduction of the CA is the proposal for extension to the south along Telegraph Road. In addition to inclusion of the 1930s house this would also cover the tree belt on the west side of Telegraph Road which is of ecological and landscape value.

## **4.2 ARTICLE 4 DIRECTIONS**

- 4.2.1 The Town and Country Planning (General Permitted Development) Order 1995 allows building owners to carry out a range of minor developments without planning consent subject to limits and conditions. These ‘permitted development’ rights are automatically limited within conservation areas: restrictions include the addition of dormer windows, various types of cladding, the erection of satellite dishes fronting a highway and the reduction in the size of extensions.
- 4.2.2 Article 4 of the General Permitted Development Order enables local authorities to withdraw some specified permitted development rights on buildings or land, such as removal of a chimney, changes around the front boundary of a building, construction of porches, painting of houses or removal of architectural features such as windows and doors. Local authorities must notify local people and take account of their opinions before confirming an Article 4 direction and in certain instances obtain approval from the Secretary of State.
- 4.2.3 Article 4 directions are not just automatic consequence of conservation area designation, but should be bourn out of a careful assessment of what is of special interest within an area and should be preserved. Permitted development rights should only be withdrawn where there is evidence to

prove that such development would damage the character of a conservation area and is currently taking place.

4.2.4 In the case of Caldý, the following items have been identified within the Conservation Area Appraisal part of this document as being important to the character of the area and therefore it is suggested that Article 4 directions are assigned to all category A and B buildings protect them from loss or change without consent:

- § Windows
- § Doors
- § Roof coverings
- § Front boundaries including entrance gates