

APPENDIX E-

TABLE SHOWING BUILDING DESCRIPTIONS AND PHOTO REFERENCES

- A: (Red) – Buildings that are critical to the character of the area: typically these may be landmark buildings and / or buildings with most of their original character retained
- B: (Yellow) – Buildings that contribute positively to the character of the conservation area: buildings may have some alterations but original character is still prominent
- C: (Green) – Neutral - Either modern buildings of little interest or buildings where character has been lost beyond economic redemption.
- D: (Blue) – Buildings that detract from the significance or character of the area.

It should be noted that each category inevitably encompasses a wide range of building types and qualities. Category C, for instance includes historically interesting buildings that have been altered as well as less important / more modern buildings in good condition.

Each building is judged individually or within their immediate 'group' context. Whilst category C buildings are generally considered of 'neutral' interest, (indicating they have neither an overriding positive or negative influence on the conservation area) if there are too many, the interest of the area could be diluted, therefore they would have a detrimental effect. The prominence of a building is also considered as a poorly designed building can have a limited

There should be a general presumption in favour of retaining all category A and B buildings. Policies should be put in place to encourage the enhancement of, in particular, category B and C buildings. Category D buildings are considered of negative value therefore opportunities should be sought to achieve their replacements or at least improvement.

Where buildings' features are thought to be in their original form, they are stated for the sake of brevity as being original, although of course it is impossible to make a judgement during this depth of study as to whether or not the fabric of the element is actually contemporary with the building.

BARNSTON VILLAGE CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN

NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
Barnston Road					
83 – The Lodge		432, 434, 436	Pebbledashed 2 storey cottage, dated 1859. Slate roof	Modern boxed-in bargeboards and eaves. Stone front boundary wall. Stone gateposts.	B
Christ Church		441-4, 449, 451, 455-460, 463-4	Grade II listed. Warm buff stone walls. Red plain clay tiled roof. Constructed in 1870-1.	Windows covered over in semi-opaque perspex, concealing the stained / leaded windows behind. The building appears to be otherwise largely unaltered.	A
Vicarage 85 / 87		446-7, 453-4, 457, 461, 465, 467	Buff sandstone walls, red plain clay tile roof. Building c. 1880s.	Obtrusive fence around car parking area at the front.	A
Vicarage coach house / garage		468, 474-6	Buff sandstone walls, red plain clay tile roof. Building c. 1880s.	Pointing proud of stonework and of a non-matching colour, therefore is detrimental to appearance of building.	B
Hall		445, 448, 462, 470	Buff sandstone walls, red plain clay tile roof. Constructed c. 1870 and extended in the 1880s.	Modern stained timber windows highly prominent on façade.	A
89 – Barnston Village Hat Hire		472, 477-9	(Pair with 91). Two-storeyed semi-detached house. Ground floor now used as a shop. Render over painted brickwork. Building c. 1900.	UPVC windows. Front boundary walls partly lost. Chimneys reduced.	B
91		472, 477-9	(Pair with 89). Two-storeyed semi-detached house. Render over painted brickwork. Building c. 1900.	UPVC and timber casement windows. Front boundary walls partly lost. Chimneys rendered.	B
93		480	(Pair with 95). Rendered with slate roof. Building c. 1920.	Stone front boundary wall. Timber casements probably original but in urgent need of redecoration.	B
95		480	(Pair with 93). Rendered with slate roof. Building c. 1920.	Stone front boundary wall. UPVC windows.	B
97 – Laburnum Cottage		481, 483, 486-7	Brick 1-2 storey buildings, now combined as a single house. Slate roof. Probably late 18 th century.	Dry stone retaining wall. UPVC windows. Old stone gate posts.	A
99		481, 484, 486-490	Brick 2 storey house with a slate roof. Probably late 18 th century.	UPVC windows. Dry stone wall.	A
101 – The Cottage		492, 499	Painted stonework single storey element with more modern 2 storey rendered wing abutting. Slate roof to single storey part, concrete pantiles elsewhere. Probably late 18 th century elements and altered / extended in 19 th century.	Modern stained timber casement windows.	B
103 – Ivy Farm Cottage		493, 495	Rendered 2 storey cottage with concrete interlocking tiled roof. Date stone 1734.	Modern render finish crude and inappropriate. Porch later. Modern casements.	B
Fieldway		494	Pebbledashed single storey building. Slate roof. Late 20 th century.	Painted timber casement windows. Stone front boundary wall.	C
103a		495-8, 500	2 storey sandstone cottage, converted from a barn in the late 20 th century. Slate roof. Later 18 th century / early 19 th century.	UPVC windows. Poor pink coloured pointed visually obtrusive.	B
Beech Farm		489, 490, 497, 501-9	Grade II listed farmyard. 1-2 storeyed buildings with a mixture of sandstone and red brick as walling materials. Slate roofs. Some elevations painted. Largely 18 th century with 19 th century additions and alterations.	Timber casement windows to farm buildings and sashes to farmhouse.	A / B
107 – Fox and Hounds Public House		510, 513, 516	Two storeyed building with textured render walls and a plain clay tile roof. Rebuilt on footprint of earlier building in early 20 th century.	Car park well landscaped and discrete. Timber casement windows throughout.	B
109		520-2	2 storey sandstone cottage. Plain clay tile roof. Possibly from early 19 th century.	Timber casement windows.	A
111		520-2	2 storey sandstone cottage. Plain clay tile roof. Probably 18 th century or earlier with slightly later addition.	UPVC windows.	A
118 Women's Institute		431	Single storey building constructed from modern rendered panels with a concrete pantiled roof. Apparently modern, although may be a re-facing of an earlier structure from the 1920s.	UPVC windows.	C

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NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
120		430	(Attached to 122). 2 storey stone cottage. Slate roof. Building mid-19 th century.	UPVC windows. Stone front boundary wall with hedges.	B
122		430	(Attached to 120). 2 storey stone cottage. Slate roof. Building mid-19 th century.	UPVC windows. Stone front boundary wall with hedges.	B
?		429	Single storey 20 th century rendered agricultural building.	Set back from road.	C
?			20 th century timber-clad building	Well screen with mature trees	
?		428	219 th century, 2 storey agricultural building, now converted as a dwelling.		
124		427	White textured render. Concrete pantiled roof.	UPVC windows. Attractive stone front boundary wall.	B
Manor Farm		418-420	Various agricultural buildings. Sandstone base to large timber shed structure.		B
126 / 128		425, 426	2 storey farmhouse. Modern pebbledash finish. Slate roof.	UPVC windows. Stone front boundary wall. Stone outbuilding.	B & C
130		421-4	Old, low 2 storey building to left-hand side. Main house relatively modern with red / brown brick walls and a slate roof.	Timber casement windows. Stone front boundary wall with hedge.	B & C
132		416-7	(Pair with 134). Brown brick semi-detached house with a plain clay tiled roof.	Stained timber windows. Attractive modern stone garage to the right-hand side.	C
134		416-7	(Pair with 132). Brown brick semi-detached house with a plain clay tiled roof.	Stained timber windows.	C
136		411-3	(Pair with 138). Attractive semi-detached cottage from the early 20 th century. Red / brown brick and plain clay tile roof. Render / hung tiles to dormers.	Picturesque setting. Agricultural fencing and lack of hard surfacing critical to character.	B
138		411-3	(Pair with 136). Attractive semi-detached cottage c. 1900. Red / brown brick and plain clay tile roof. Render / hung tiles to dormers.	Picturesque setting. Agricultural fencing and lack of hard surfacing critical to character.	B
Bank Farm		403-5, 410			B
140		409	2 storey simple brick building with slate roof.	Timber casements attractive and generally in good condition. Stone front boundary wall.	B
142 The Barn		394, 396-9, 406-7	Converted barn. Render over sandstone plinth. Original agricultural character largely retained to side wall. Slate roof. Exposed brickwork to Stanton Lane.	Timber casement windows. Sandstone front boundary wall. Exposed bedrock to base of building.	B
142 Bank House		393, 395, 408	2 storey painted brick building. Simple rectilinear form. Slate roof.	Very attractive weathered sandstone front boundary wall. Good modern timber casements.	B
The Cottage		390, 391	Single storey building. Possibly a former lodge. Render with slate roof. Arched headed windows.	Set well back from road therefore not highly visible.	B & C
144		389, 392	19 th century cream rendered group of buildings with a slate roof. Sash windows throughout.	Attractive sandstone and red brick front boundary wall but with modern fence panels in lieu of railings between posts. In need of decoration and repair.	B