



# CLIFTON PARK CONSERVATION AREA APPRAISAL

A Report for Metropolitan Borough of Wirral by Donald Insall Associates Ltd

June 2004

---

## APPENDICES

## APPENDIX

Appendix A - Building Descriptions and Photo References

Appendix B - Listing Descriptions

Appendix C - Extract from 'The Hundred of Wirral', by William Williams Mortimer, 1845

Appendix D - Text from Visit by the Victorian Society, 1976

Appendix E - Photograph of no.s 5-9 Hollybank Road (Now Demolished)

**APPENDIX A -****TABLE SHOWING BUILDING DESCRIPTIONS AND PHOTO REFERENCES**

- A: (Orange) – Buildings of particular interest or value to the area, e.g. landmark buildings.
- B: (Yellow) – Buildings that contribute positively to the area
- C: (Green) – 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.

NO. / NAME	PHOTO REFERENCE	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
<b>Clifton Road (East Side)</b>				
1	0018	House with dual pitched roof. c.1920s		
3 / 5	0016	Orange rendered semi detached house. c1840s	Pair well matching, although some unsympathetic alterations such as concrete pantiled roof and hard landscaped area in front of houses. Odd timber windows. Number 5 with glass louvers within window opening. Part of the attractiveness of the building has been lost although external changes seem reversible.	B
7	0015	Red brick 2 storey detached house. c. 1890	UPVC windows and doors recently installed. Messy injected damp proof course. Generally shabby. Slate roof. Boundary wall in poor condition but original still intact.	B
9 / 11A	0014	Red brick terrace. c.1890	Generally well maintained but some alterations such as UPVC windows. Slate roof. Attractive hedge, wall and original gate posts.	B
11	0013	Grade II listed ashlar villa. c.1845	Generally poor condition but fairly unspoilt. Old timber windows, but probably not original. Stained glass panel above door. Slate roof. Attractive stone garage to r/h side.	A

NO. / NAME	PHOTO REFERENCE	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
Venture Court	0012	Modern flats c.1990	Much lower than surrounding buildings. Tree and lawned area soften impact.	C
Clifton Court	0011	Modern flats. c 1980	Much lower than surrounding buildings. Laurel bushes soften impact.	C
21	0010	Grade II listed detached house. Rendered. c.1845	In good original condition and well maintained. Attractive shrubs and trees. Original wall and gate posts.	A
23 / 25	0009	Grade II listed. Rendered 2 storey semi. c.1843	Both in very poor state of repair but benefiting from original features generally remaining intact. Very fine tripartite sash windows. Both have mature gardens and slate roof.	A
27	0008	Grade II listed. Masonic temple. Ashlar with large projecting cornice. c.1845	Building generally intact but partly spoilt by large tarmaced area of car park, mesh over and vents inserted into windows and fire escape to south side.	A
31 / 33	0007	Grade II listed. Rendered 2 storey. 2 central bays pedimented c. 1840-50	Unsympathetically modified. Poorly proportioned UPVC windows. Concrete pantiles to roof. No. 33 has detracting extension with large patio door, but retains original gate posts. Lawned gardens.	B
35 / 37	0006	Rendered 3 storey. c.1855	Pleasant gardens. No 37 mature trees. Both heavily and unsympathetically modified to the extent that it difficult to work out the building's original form. Fishscale slates on porch indicate similarity to gothic styles of numbers 10 and 42 Clifton Road. UPVC windows and concrete tiles. Most of boundary walls lost except gate posts to 37.	B
39-45	0003, 0005	Red brick terrace 2 ½ storeys. Attractive timber detailing around eaves and verges. c.1890. Pargetted panels on façade of nos. 41 and 43, reputedly from the internationally recognised Della Robbia pottery owned by the	Fair. Conversion into flats has led to large terraced parking areas in front of building and unattractive signage. Fire escape on rh side. Some areas of stone wall remain with some shrubs and trees. Range of colours, finishes (no. 43 has been rendered at gf level) and replacement windows has led to loss of continuity within block.	B

NO. / NAME	PHOTO REFERENCE	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
		Rathbone family in Birkenhead.		
47 / 49	0002, 0004	Listed grade II. Ashlar with sash windows. Decorative CI and stone balustrades on north side, porch on south. Attractive stone boundary wall with gate posts. 1843	Generally good. Signs of internal alteration. Bins very prominent on road side.	A
51 / 53	0001	Two storey brick semi. Brick gf and white rendered ff. Bay windows. c. 1890 51 modern and set back?	Replacement concrete tiles and UPVC windows but otherwise in good condition.	B
<b>Clifton Road (West Side)</b>				
2 / 4 / 2A	0019	Nos 2 and 4 red brick terraced housing c.1890. No 2A recent rebuild or addition.	Fair condition. 2A well built with sympathetic materials. Some painted brickwork.	B
6 / 8	0020	Terraced housing c. 1890	Fair condition. Some painted brickwork.	B
10	0021	Grade II listed. Gothic villa. Dark stained stone. c. 1846. Apparently once a doctors surgery.	Darkness of stone and overgrown garden gives house a sense of mystery, but whole site would benefit from some tidying, maintenance and repair. Timber windows. Slate roof. Wall and gate posts remain intact. Decorative bargeboards missing.	A
12	0022	White rendered detached house, originally part of semi. c. 1850	Generally in good and original condition. Paved garden detracts from attractiveness of building.	B
Clifton	0023	Modern flats c.2000	Scale more in keeping than other flats developments, but still obtrusive. Would benefit from	C

NO. / NAME	PHOTO REFERENCE	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
Gate			more screening by planting.	
20-22	0024	Low level semi-detached houses c. 1950	Out of scale and quite plain, but well kept with attractive gardens.	C
24	0025	Grade II listed, large detached ashlar villa. c.1843	Good condition. Grounds slightly bare. Unflattering timber door. Stone gate posts. Subtle car park, but prominent bin storage	A
Field House	0026, 0086	Modern flats, c.1990	Well hidden by attractive trees	C
30 / 32	0027	Grade II listed, rough-cast rendered semi-detached houses with bay windows. c.1843	Poor quality timber windows; 30 lost decorative mouldings around windows. Slate roof. Would benefit from continuity of colours and materials. no. 32 has well proportioned, but not original, timber windows. Both houses have retained walls and gateposts and planted gardens.	B
34 / 36	0028	Grade II listed semi. Rendered. c. 1840-50.	34 retains fine sash windows and in generally sound condition. Both generally retain original detail except UPVC windows in 36. Pebbledashing of part of 36 spoils symmetry of block.	B
40	0029	Grade II listed ashlar villa, formerly part of a pair. c.1840-50. Formerly used as a school.	Fine condition. Nice sash windows and garden well planted. Some repairs needed around cornice to prevent further deterioration. House currently being build on adjacent site.	A
42	0030/0031	Grade II listed single storey stone house. c.1840-50. Diagonally / fishscale slated roof. Ornate chimneys, window surrounds and balustrading.	2 no rear chimneys lowered. Trees and shrubs around boundary.	A
44	0032	Grade 2 listed (as 1 and 3 Hollybank Road). White rendered detached villa. c.1840-50	Timber sash windows. Generally in good and original condition, except modern wall. Attractive grounds, although car park to Whetstone Road end.	A

NO. / NAME	PHOTO REFERENCE	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
<b>Whetstone Road (South Side)</b>				
114 - 136	0040	3 storey red brick terrace. c. 1890	Generally in good condition. An array of replacement roof tiles, windows and doors, but generally still sits well as a whole. Boundary walls and gardens intact and mostly well kept.	B
138	0040	2 storey , 3 bay detached house, c.1890	Later applied coursed stone finish to gf and render to ff. Evidence of polychromatic brick on corner. Attractive house with well maintained garden and boundary. Sash windows and timber door.	B
140 / 142	0039	Grade II listed 2 storey ashlar faced houses. 12 pane sash windows to ff. Stone boundary wall. c.1840	Odd horizontal panes to gf windows	A
144	0038	Grade II listed 3 storey, 3 bay townhouse. Rendered. c.1840	Currently derelict	B
146	0038	2 bay, 3 storey townhouse. Rendered. c.1840	Currently derelict	B
148	0038	2 storey rendered building with shop front. c.1840	Currently derelict	B
150 / 152	0037	2 storey semi-detached houses. Possibly originally one house. c.1840	Attractive cottages. 152: old 12 light sash windows and slate roof. 150: inferior quality timber windows with painted brickwork and concrete pantile roof. Both have attractive planted gardens.	B
154	-	Not known as set back from road	-	-
156 / 158	0035 / 0036	3 storey stone semi-detached villa. c.1840, but likely to have had significant later alterations	Both in poor condition. Many problems with stone. Poor cementitious repairs. 158 has unattractive UPVC replacement windows, but slate roof. 156 has some stained glass to windows, but pantiled roof. Both have painted stone boundary wall.	B
160	0034	2 storey semi-detached	160 painted brick. Both poor windows although retain boundary walls ad gardens.	B

NO. / NAME	PHOTO REFERENCE	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
		houses. Possibly originally one house. c.1840		
<b>Hollybank Road (South Side)</b>				
Brooks Court	0041	3 storey modern flats. c.1990s	Large development, but broken up well with changes in roof line etc. Partly screened with planting.	C
Hawthorn House	0043	3 storey modern flats. c.1990s	Partly screened with planting	C
Woodthorn Primary School	No photo	Modern single storey. Buff brick		C
Former Chamber of Commerce	0045	Grade II listed, Italianate style, formerly 2 villas. c.1840-50	Mesh over windows. In need of a lot of repair. large car park.	A
<b>Hollybank Road (North Side)</b>				
Hollybank Court	0042	Modern apartments. Probably late 1970s	Well kept. Old gate posts retained.	C
6 / 8	no photo	Semi detached houses built between 1928 and 1974	-	C
10-24	0044	Semi-detached houses. Red brick. Relatively plain. c.1890	Various modifications to windows, roofs, doors, boundaries, brickwork etc	B
<b>Lowwood Road</b>				
1		as 11 Circular Road		
3	0070	2 storey large semi-detached house. c.1882	Relatively good condition. Concrete pantiles. Gate posts and wall retained.	B
5	0070	2 storey large semi-detached house. c.1882	UPVC windows. Otherwise as no.3	B



No. / NAME	PHOTO REFERENCE	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
7	0071	2 storey large semi-detached house. c.1882	Wood effect UPVC windows. Blue glossy paintwork detracts from building's features. Loss of other half of building makes no. 7 seem unbalanced and has left an unattractive messy site.	B
9	0061	End terrace c. 1890.	End wall painted. Poor quality timber windows. Modern garden wall.	B
The Moorings	0084	Modern terraced houses. c.1990	-	C
2 / 4 / 6	0085	2 storey terrace c. 1905	Block fairly altered. No. 6 clad in artificial stone with concrete tiled roof. UPVC windows. No. 4 timber casement windows and concrete pantiles. No. 2 UPVC doors and windows. Slate roof. Garden walls shabby but partly original.	C
8	0083	Painted stone villa.	Concrete pantiles. Modern fence.	B
10	0072	3 storey, white rendered semi. c.1855	Generally good condition. Poor quality timber windows. Only stone base remains of old boundary. Lawned areas at front	B
12	0047	Grade 2 listed 2 storey stone detached house. c.1840-50	Attractive mature gardens. Fine timber windows to ff, crude timber windows to gf. Gate posts retained.	A
14-22	0046	2 storey terrace with bay windows and terracotta details. c. 1890	Continuity of block spoilt by the artificial cladding of no. 16. Some UPVC windows and concrete pantiles. Boundary walls remain. Some painted brickwork.	B
<b>Lowwood Grove</b>				
6	0050	1 ½ storey detached post-war house	Stone wall to boundary	C
8	0048	Grade II listed detached house. Brick with stone bays. Polychromatic brick cornice. c. 1850	Beautifully kept. Slate roof. Hedge and stone wall to boundary.	A
5 & 5a	0074	5 c. 1890, 5a more recent extension	Altered. Concrete pantile roof and UPVC windows. Untidy repairs. Brick painted pink at bottom!	B
7-13	0073	Terrace c. 1890	Slightly scruffy in character, particularly as no., 13 derelict with modern garden wall.	B
15	0072	as 10 Lowwood Road	as 10 Lowwood Road	B
<b>Woodlands (South Side)</b>				

NO. / NAME	PHOTO REFERENCE	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
42	0056 / 0057	Grade II listed, formerly known as Fearnley Hall. Stone walls. c. 1843. Brick extension to r/h side c. 1920	Too much tarmac to forecourt, but well planted.	A
44	0055	3 storey brick villa. c.1870.	Brick painted at gf level. No boundary wall. Garden area mostly car park.	B
46-50	0051	Brick terrace c. 1890	Attractive, but most doors and windows replaced. Concrete pantiles.	B
54-60	0076	Semi detached houses c. 1890	Mixed. Continuity lost particularly as 56 rendered. 58 original sash widows.	B
62	0077	Modern, c.1990	Planting helps building to sit well within site.	C
64 / 66	-	Brick terraces c. 1890	-	B
68	-	Brick terrace c.1890	Rendered	B
70	-	Brick terrace c.1890	-	B
72	0080	Stone –semi-detached villa	Condition fair. Concrete pantiles. Poorly rendered front wall.	A
<b>Woodlands (North Side)</b>				
33-37	0058	Pebbledashed terrace. c.1890	Character lost by many alterations.	C
37A	0058	Modern housing c.2000	Slightly odd, but interesting design.	C
39-43	0058	Terraced houses c. 1890	Character lost due to messy alteration e.g. painted brickwork. Most garden wall lost. All gardens hard landscaped.	C
45-51	0054	Terraced houses. 2 storeys with further accommodation in attic served by dormer windows. c.1890	Character generally retained. Curtilage improved by houses being further away from the road therefore giving space for attractive gardens. Mixed amounts of alterations.	B
53 / 55	0053	Grade II listed stone villa, now converted into flats. c.1840	Features generally retained. Tarmac forecourt. Setting could be improved	A
57 / 59	0052	Grade II listed stone	Features generally retained. Lawned garden.	A

NO. / NAME	PHOTO REFERENCE	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
		villa, now converted into flats. c.1840		
Mitchel court	0075	Modern flats c. 1995	Building's proximity to road and height make it too dominant over older housing	C
61-85	0078 / 0079	Late Victorian terraced housing c. 1890.	Many alterations	B
<b>Circular Road</b>				
2, 4 & 6	0061 / 0062	Buff brick terrace. c.1890	2 & 4 poor quality timber windows and modern timber doors. No. 6 UPVC windows. Concrete roof tiles. Garden walls retained.	B
8, 10 & 12	0063	Buff brick terrace. c.1890	No. 8 poor quality stained timber windows. No. 10 (original?) sash windows and original door. No. 12 original door but UPVC windows. All garden walls retained. Concrete pantiles to roofs.	B
14, 16 & 18	0064	Buff brick terrace. c.1890	No. 14 poor quality timber windows and painted brick, but original door. Cement render to side wall in poor condition. No. 16 poor quality timber windows. Some painted brick. Poor timber door. Garden wall retained. No. 18 timber windows and original door. All concrete pantiles.	
18A / 20A	no photo	Modern bungalows behind old stone walls. c.1970	Attractive gardens. Particularly attractive cast iron gateposts.	C
20 / 22	0067	Semi detached houses c. 1920	No. 22 painted ground floor. No. 20 applied stone details. Both concrete pantiles and UPVC windows and little character. Originally likely to have been bay windows. Stone garden wall.	C
24 / 26	0068	Semi detached houses c. 1920	Large picture windows give houses little architectural quality. Originally likely to have been bay windows. Both painted brick at gf with modern pebbledash at ff. Concrete pantiles. UPVC windows. Stone garden wall.	C
1	no photo	Vacant site. Recently demolished	-	-
3	0065	Semi detached house c. 1890	Polychromatic brick painted. Timber windows, although no original, generally of the right proportions. Modern garden wall. No garden. Concrete pantiles.	B
5	0065	Semi detached house c. 1890	Pebbledashing and stained timber replacement windows detract significantly from architectural character. Porch extension. Modern garden wall.	B
7	0066	Semi detached house c.	Generally more intact than 3 & 5, but UPVC windows and modern wall. All brick	B

NO. / NAME	PHOTO REFERENCE	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
		1890	unpainted, but bay window surround painted.	
9	0066	Semi detached house c. 1890	Timber casement windows. Fairly good condition, although some brick painted. Stone gate post, but modern wall.	B
11	0069	2 ½ storey semi detached villa. c.1880	Polychromatic brick details. Replacement timber windows. Large tarmaced are of drive. Attractive bargeboards.	B
<b>Brookland Road</b>				
2-14	0082	Terrace with polychromatic brick walls. c. 1890.	No. 12 brickwork painted. Most original doors and windows lost together with about 50% of garden walls and stone gate posts.	B
<b>Fearnley Road</b>				
18-36 (even)	0059	2 storey terrace, c.1890	Pleasant. No 36 painted brickwork. Most garden walls remain. Only 1 house with original windows. Concrete pantiles.	B
23-29 (odd)	0060	2 storey terrace, c.1890	Generally similar to above.	B

**APPENDIX B –****LISTING DESCRIPTIONS**

Location : BIRKENHEAD, WIRRAL, MERSEYSIDE  
 Photographer : Dr Geoffrey Court  
 IoE number : 389158  
 Date listed : 28 MAR 1974  
 Date of last amendment : 10 AUG 1992

BIRKENHEAD

SJ3288SW  
 789-1/15/47  
 28/03/74

CLIFTON ROAD  
 (West side)  
 No.10

GV

II

Includes: No.72 THE WOODLANDS. Pair of houses. Dated 1846. By Walter Scott. Ashlar-faced with Welsh slate and concrete tiled roof. Asymmetrical grouping in picturesque gothic style. No.72 The Woodlands is 2-storeyed with main range of 2 units with central door, and projecting gabled block to the left. 4-centred arched doorway with stepped hood mould over flanked by mullioned windows of 3- and 2-lights on each side, with hood moulds over ground floor windows. Trefoiled window over door, and crow-stepped gable corbelled out above. Smaller square block to left has 2-light mullioned windows with stepped hood moulds on each floor and stack on side of gable. No.10 Clifton Road is at right angles to this, and comprises 2 parallel gables: small central gable over porch with stilted arched door and hood mould, similar window over, and fretted bargeboards to gable. Wide left-hand gable has canted bay window to ground floor with round arched mullioned lights. Single storey castellated block to right of porch abuts rear of No.72. To left short length of wall has ogee-arched doorway with stepped coping over, and the date, 1846. The houses form part of the original development of Clifton Park, laid out by Scott as a villa estate.

Location : BIRKENHEAD, WIRRAL, MERSEYSIDE  
 Photographer : Dr Geoffrey Court  
 IoE number : 389159  
 Date listed : 28 MAR 1974  
 Date of last amendment : 28 MAR 1974

BIRKENHEAD

SJ3288SW  
 789-1/15/48  
 28/03/74

CLIFTON ROAD  
 (East side)  
 No.11

GV

II

House. c1845. By Walter Scott. Ashlar faced with low pitched roof not seen behind parapet. 2 storeys, symmetrical 3 bays articulated by pilasters, and with central entrance. Door in moulded architrave with bracketted entablature carrying scroll decoration. Tripartite sash windows each side in pedimented cases. 2-light sash windows above. Moulded cornice and parapet with blocking above. End and rear wall stacks. The house forms part of the original development of Clifton Park, laid out by Scott as a villa development.

Location : BIRKENHEAD, WIRRAL, MERSEYSIDE  
 IoE number : 389160  
 Date listed : 28 MAR 1974  
 Date of last amendment : 28 MAR 1974

BIRKENHEAD

SJ3288SW  
 789-1/15/49  
 28/03/74

CLIFTON ROAD  
 (East side)  
 No.21

GV

II

House. c1845. By Walter Scott. Stucco with Welsh slate overhanging hipped roof. 2-storeyed, 3-window range double-depth plan with central entrance. Part glazed door with overlight and side lights in pedimented case with engaged columns. Flanking ground floor windows are canted bays. Upper windows 12-pane sashes in stressed architraves with continuous sill band. The house forms part of the original development of Clifton Park, laid out by Scott as a villa estate.

Location : BIRKENHEAD, WIRRAL, MERSEYSIDE  
 IoE number : 389161  
 Date listed : 28 MAR 1974  
 Date of last amendment : 28 MAR 1974

BIRKENHEAD

SJ3288SW  
 789-1/15/50  
 28/03/74

CLIFTON ROAD  
 (East side)  
 Nos.23 AND 25

GV

II

Pair of houses. c1843. By Walter Scott. Stucco with Welsh slate roof. 2-storeyed, each a 2-room double-depth plan with side entrance. Symmetrical 4-window range with projecting flat porches to each end (with entablature to vertical panelled round-arched doorway up steps) Wide advanced outer gables, with canted bay window with heavy moulded cornice and parapet to ground floor, and sash window with entablature above. Inner bay of rusticated stucco has 4-light sash window with ornate wrought mullions and round arched lights (replaced in right hand window). Hood mould and swag motif over. 16-pane sash window to first floor. Clifton Park was laid out as a planned villa estate.

Location : BIRKENHEAD, WIRRAL, MERSEYSIDE  
 Photographer : Dr Geoffrey Court  
 IoE number : 389162  
 Date listed : 28 MAR 1974  
 Date of last amendment : 28 MAR 1974

BIRKENHEAD

SJ3188  
 789-1/11/51  
 28/03/74

CLIFTON ROAD  
 (West side)  
 No.24

GV

II

House. c1843. By Walter Scott. Ashlar faced, rusticated to ground floor, with low pitched Welsh slate roof. 2 storeys, symmetrical 5-window range, deep pile plan. Central entrance in Doric portico flanked by round-headed sash windows in arched recesses. Upper 12-pane sash windows in stressed architraves with entablatures, and pediment on console brackets over central window. Moulded cornice and blocking course with shallow central pediment. End wall stacks. The house forms part of the original villa estate of Clifton Park, laid out by Scott c1843. (The Buildings of England: Pevsner N and Hubbard E: Cheshire: Harmondsworth: 1971-).

Location : BIRKENHEAD, WIRRAL, MERSEYSIDE  
 Photographer : Dr Geoffrey Court  
 IoE number : 389163  
 Date listed : 28 MAR 1974  
 Date of last amendment : 28 MAR 1974

BIRKENHEAD

SJ3288SW  
 789-1/15/52  
 28/03/74  
 Masonic Temple

CLIFTON ROAD  
 (East side)  
 No.27

GV

II

Masonic temple, originally dwelling. c1845, but remodelled on change of use. By Walter Scott. Ashlar-faced, roof not seen behind parapet. 2 storeys, 4 symmetrical bays divided by full-height pilasters with egg-and-dart capitals. Side entrance up steps in projecting hipped roofed lean-to porch. Heavy plain architrave to doorway. 4 renewed wood mullioned and transomed windows to lower storey. Principal storey at first floor level has windows in moulded architraves with scrolls each side of keyblock. Heavy modillion cornice over with panelled parapet and urn finials at angles above. 2 conical metal vents in roof, and rear wall stacks. The house formed part of the original development of Clifton Park, laid out by Scott as a villa estate.

Location : BIRKENHEAD, WIRRAL, MERSEYSIDE  
 Photographer : Dr Geoffrey Court  
 IoE number : 389164  
 Date listed : 28 MAR 1974  
 Date of last amendment : 28 MAR 1974

BIRKENHEAD

SJ3188  
 789-1/11/53  
 28/03/74

CLIFTON ROAD  
 (West side)  
 Nos.30 AND 32

II

Pair of houses. c1843. By Walter Scott. Stucco, part now rough cast rendered, with Welsh slate roof. 2 storeys, symmetrically planned, each house of 2-unit and double-depth plan with side entrances. Outer pedimented gabled bays advanced with angle pilasters with low relief decoration. Canted bay windows to ground floor, the parapets enriched with low relief carved griffins. Upper windows renewed in original stressed round arched architraves. Inner bays have renewed windows, the stressed architraves removed from No.30. Entrances in return elevations each side, in advanced gable. Paired doors with fanlights in moulded architraves. Paired round headed windows renewed in original openings above with mask keyblocks, lion corbels and swags. Solid balconies carried on corbels with low relief panels. Side wall and axial stacks. The houses form part of the original development of Clifton Park, laid out by Scott as a villa estate.

Location : BIRKENHEAD, WIRRAL, MERSEYSIDE  
 Photographer : Dr Geoffrey Court  
 IoE number : 389165  
 Date listed : 28 MAR 1974  
 Date of last amendment : 28 MAR 1974

BIRKENHEAD

SJ3188  
 789-1/11/54  
 28/03/74

CLIFTON ROAD  
 (East side)  
 Nos.31 AND 33

GV

II

Pair of houses. c1840-50. By Walter Scott. Stucco with concrete tiled roof. 2-storeyed, each house a double-depth 2-room plan subordinate to the overall symmetrical design. Symmetrical 4-window range, the centre bays projecting and pedimented, with recessed side wings, gabled to end elevation. Added lean-to porches against the rear range on each side. Two 2-pane sash windows in the pedimented central block and a single 2-pane sash in each narrow bay. Heavy pediment and cornice with acanthus frieze. The houses form part of the original development of Clifton Park, laid out by Scott as a villa estate.



Location : BIRKENHEAD, WIRRAL, MERSEYSIDE  
 IoE number : 389166  
 Date listed : 28 MAR 1974  
 Date of last amendment : 28 MAR 1974

BIRKENHEAD

SJ3188  
 789-1/11/55  
 28/03/74

CLIFTON ROAD  
 (West side)  
 Nos.34 AND 36

II

Pair of houses. c1840-50. By Walter Scott. Stucco, part now pebbledashed with Welsh slate roof. 2 storeys, symmetrically planned with side entrances and 4-window range to main elevation, comprised of 2-unit plan to each house. Outer bays advanced, each with canted bay window with parapet to ground floor, and 12-pane sash-type windows renewed in original openings with entablature carried on brackets above. Central bays of rusticated stucco to ground floor with tripartite sash windows with cast-iron fluted colonettes, and renewed 12-pane sash type windows in original stressed architraves above. Moulded cornice and parapet over. Side entrances in moulded architraves with pediments carried on heavy brackets. The houses form part of the original development of Clifton Park, laid out by Scott as a villa estate.

Location : BIRKENHEAD, WIRRAL, MERSEYSIDE  
 Photographer : Dr Geoffrey Court  
 IoE number : 389167  
 Date listed : 28 MAR 1974  
 Date of last amendment : 10 AUG 1992

BIRKENHEAD SJ3188 CLIFTON ROAD 789-1/11/56 (West side) 28/03/74 No.40 (Formerly Listed as: CLIFTON ROAD (West side) Nos.38 AND 40) II House, formerly one of a pair, the other now demolished. c1840-50. By Walter Scott. Ashlar-faced, rusticated to ground floor, with Welsh slate roof. 2 storeys, classical style of 2 principal rooms, double-depth plan and side entrance. Street front: outer (left-hand) block advanced with 12-pane sash window with margin lights flanked by round-arched niches set in segmental bay to ground floor, 16-pane sash window with fanlight and recessed stone panel over to first floor, flanked by pilasters. Cornice and blocking course above. Inner (right-hand) bay to main street front has tripartite sash window to ground floor, and 12-pane sash window in round-arched architrave with entablature and cast-iron balcony above. Cornice and blocking course. Entrance elevation of 3 bays divided by 6 pilasters. Central doorway with architrave and stressed entablature carrying a carved lion. Flanking sash windows with stressed voussoirs and 3 upper 12-pane sash windows, all with margin lights. Balustraded parapet with raised central blocking. The house forms part of the original development of Clifton Park, laid out by Scott as a villa estate.

Location : BIRKENHEAD, WIRRAL, MERSEYSIDE  
 Photographer : Dr Geoffrey Court  
 IoE number : 389168  
 Date listed : 28 MAR 1974  
 Date of last amendment : 28 MAR 1974

BIRKENHEAD

SJ3188  
 789-1/11/57  
 28/03/74

CLIFTON ROAD  
 (West side)  
 No.42

II

House. c1840-50. By Walter Scott. Ashlar-faced with Welsh slate roof. Single-storeyed, but full basement storey to rear of sloping site, asymmetrically planned in gothic style. Elevation to Hollybank Road has advanced gabled wing to the left with traceried Perpendicular style window with ogival hoodmould, and quatrefoil lancet on inner face. Quatrefoil panels in gable bargeboards. Stressed gable over doorway to right: paired panelled arched doors up steps with octagonal piers and fretted stone parapet. Elevation to Clifton Street has gable to left with shallow canted bay window with trefoiled lancets and hipped roof. Axial and side wall stacks, enriched with reeded flues, barley sugar swags and heavy octagonal caps. The house forms part of the original development of Clifton Park, laid out by Scott as a villa estate.

Location : BIRKENHEAD, WIRRAL, MERSEYSIDE  
 IoE number : 389169  
 Date listed : 28 MAR 1974  
 Date of last amendment : 28 MAR 1974

BIRKENHEAD

SJ3188  
 789-1/11/58  
 28/03/74

CLIFTON ROAD  
 (East side)  
 Nos.47 AND 49

GV

II

Pair of houses, now in institutional use. c1843. Walter Scott. Ashlar with Welsh slate roof. 2 storeys over basement taking account of sloping site. North elevation of 5 bays. 6-pane sash windows with margin lights to first floor and projecting fretted stone-work balcony carried on square columns which form divisions for 2-tripartite sash bay windows at ground floor level. Cast-iron acanthus decoration to ground floor balcony. Secondary door in plain architrave in side elevation. Heavy overhang to roof carried on moulded wood brackets. Main entrance in centre of 3 bay upper elevation. Doric porch with paired shafts and balustraded parapet flanked by segmentally arched tripartite sashes with ornate cast-iron colonettes, stressed quoins and vousoirs. End wall stacks. Clifton Park was laid out as a planned villa estate.

Location : BIRKENHEAD, WIRRAL, MERSEYSIDE  
 IoE number : 389228  
 Date listed : 28 MAR 1974  
 Date of last amendment : 28 MAR 1974

BIRKENHEAD

SJ3188  
 789-1/11/91  
 28/03/74

HOLLYBANK ROAD  
 (South West side)  
 Nos.1 AND 3

GV

II

Pair of houses. c1840-50. Possibly by Walter Scott. Stucco with Welsh slate roof. 2 storeys, 4-window range with symmetrical s-window side entrances. Central door with overlight in moulded architrave up steps in each side elevation, and flanking tripartite windows divided by plain pilasters. Elevation to Whetstone Lane divided into 3 bays (1-2-1) by full-height pilasters. 12-pane sash windows; architrave and stressed entablature to ground floor windows of lower left-hand unit. Pilasters carry deep entablature below overhanging eaves. The houses form part of the original Clifton Park development, laid out by Scott during the 1840's.

Location : BIRKENHEAD, WIRRAL, MERSEYSIDE  
 IoE number : 389229  
 Date listed : 28 MAR 1974  
 Date of last amendment : 10 AUG 1992

BIRKENHEAD SJ3188 HOLLYBANK ROAD 789-1/11/92 (South West side) 28/03/74 Former Birkenhead Chamber of Commerce (Formerly Listed as: HOLLYBANK ROAD (South side) Birkenhead School of Commerce) GV II Former Chamber of Commerce, originally a pair of houses, and now in use as offices. c1850. Possibly by Walter Scott. Coursed and squared stone with Welsh slate roof. Italianate style, 2 storeys, symmetrically planned. Elevation to Hollybank Road has advanced outer pedimented gables with squared bays to ground floor each with 3-round arched lights and fretted parapet over cornice. Triple round-arched windows to first floor. Central 2 window range with full-height round arched windows to ground floor, and 2-light casements above with stone balconies. Entrance porches project each side. Single-storeyed porch with fretted parapet over cornice and round arched doorways. Elevation to Whetstone Lane of 4 bays, with paired central pedimented gables each with triple round headed windows to ground and first floor. Vermiculated voussoirs and keystones to ground floor windows, stressed architraves to first floor. Single round-arched window on each gable apex with cast-iron balcony carried on stone brackets. Flanking blocks face SE and NW, with outer pedimented gables and canted bay windows to ground floor. Axial stacks with stressed quoins. The building forms part of the Clifton Park estate, laid out by Walter Scott during the 1840's.

Location : BIRKENHEAD, WIRRAL, MERSEYSIDE  
 IoE number : 389244  
 Date listed : 10 AUG 1992  
 Date of last amendment : 10 AUG 1992

BIRKENHEAD

SJ3188  
 789-1/11/96  
 No.8

LOWWOOD GROVE  
 (West side)

GV

II

House. c1850. Brick with hipped Welsh slate roof. 2 storeys, 3-window range with central entrance beneath advanced pedimented gable. 6-panelled door with overlight in stone architrave flanked by stone canted bay windows with cast iron parapet and 36-pane sash windows. Upper windows are 24-pane sashes. Decorative brick eaves cornice. Axial stacks towards rear. Part of the original development of Clifton park laid out by Walter Scott during the 1840's and 1850's.

Location : BIRKENHEAD, WIRRAL, MERSEYSIDE  
 IoE number : 389245  
 Date listed : 21 JUL 1987  
 Date of last amendment : 10 AUG 1992

BIRKENHEAD SJ3188 LOWWOOD ROAD 789-1/11/97 (North side) 21/07/87  
 No.8 (Formerly Listed as: LOWWOOD ROAD (North side) No.8 Laurel Villa)  
 GV II

House. c1840. Probably by Walter Scott. Lined out stucco with concrete tiled roof. 2 storeys, L-plan with advanced full-height gabled porch in the angle. Crow-stepped gable to porch with Tudor arched doorway with hood mould continuous over flanking lancet lights. 2-light mullioned window above with hood mould. Stone shield and finial at gable apex, said to be the crest of Lord Baden Powell. Projecting gabled wing to left has full-height canted bay window with sashes divided by mullions to first floor, the larger lower sash window inserted in the later C19. Coping to gable above. Coped gabled range to right has full height squared bay with 2- and 4-light mullioned windows. Side and rear wall stacks. Interior said to contain open string stair with stick balustrade and moulded newels, and sky-light above stair with painted glass panel depicting rural scene of cows by river. The house forms part of the original Clifton park development, laid out by Scott during the 1840's.

Location : BIRKENHEAD, WIRRAL, MERSEYSIDE  
 IoE number : 389360  
 Date listed : 28 FEB 1975  
 Date of last amendment : 10 AUG 1992

BIRKENHEAD

SJ3188  
 789-1/11/149  
 28/02/75  
 Fearnley

THE WOODLANDS  
 (South side)  
 No.42

GV

II

Formerly known as: Fearnley Hall THE WOODLANDS. House, now subdivided. Dated 1843. By Walter Scott. Ashlar-faced with Welsh slate roof. 2 storeys with attics, the plan comprising one long range with a shorter parallel front range and gabled wing. Entrance in angle of rear range and wing, a gabled canted porch with 4-centred arched doorway with hood-mould and decoration in the spandrels. Tier of windows in side wall of wing, with stepped hood mould over 3-light mullioned window of first floor and traceried window in dormer above. Expressed chimney corbelled out on gable wall, with date in shield and 3 diagonal flues. 3-window range to front range, with 2 bays expressed by gabled dormers over, each with 3-light mullioned window, and a narrower bay against the wing. Return elevation to Fearnley Street has 4-light mullioned and transomed window on each floor beneath gabled dormer, and octagonal lantern turret over. Forms part of the original development of Clifton Park, laid out by Scott in the early 1840's.

Location : BIRKENHEAD, WIRRAL, MERSEYSIDE  
 IoE number : 389361  
 Date listed : 28 MAR 1974  
 Date of last amendment : 28 MAR 1974

BIRKENHEAD

SJ3188  
 789-1/11/150  
 28/03/74

THE WOODLANDS  
 (North side)  
 Nos.53 AND 55

GV

II

Pair of houses. c1840. Possibly by Walter Scott. Ashlar-faced with Welsh slate roof. 2 storeys, each unit a 3-bay plan with end entrance. Projecting single-storey porch each end with door in stressed architrave up steps. Rusticated ground floor with 15-pane pivotal windows replacing sashes in original openings with stressed voussoirs. Similar 9-pane windows above, in stressed architraves with aprons and pediment over central window. Continuous sill band. Moulded eaves cornice, overhanging eaves and axial stacks. Forms part of the original Clifton Park development, laid out by Scott from the early 1840's.

Location : BIRKENHEAD, WIRRAL, MERSEYSIDE  
 IoE number : 389362  
 Date listed : 28 MAR 1974  
 Date of last amendment : 28 MAR 1974

BIRKENHEAD

SJ3188  
 789-1/11/151  
 28/03/74

THE WOODLANDS  
 (North side)  
 Nos.57 AND 59

GV

II

Pair of houses. c1840. Possibly by Walter Scott. Ashlar-faced with Welsh slate roof. 2 storeys, each unit a 2-bay plan with side entrance. Projecting single-storey porch each side with round-arched doorways up steps. Rusticated ground floor with segmental arched 16-pane sash windows arched windows with stressed voussoirs and recessed panels below. 9-pane sash windows above, in stressed architraves with entablatures carried on brackets. Continuous sill band. Moulded eaves cornice, overhanging eaves and axial stacks. Forms part of the original development of Clifton Park, laid out by Scott in the early 1840's.

Location : BIRKENHEAD, WIRRAL, MERSEYSIDE  
 Photographer : Dr Geoffrey Court  
 IoE number : 389158  
 Date listed : 28 MAR 1974  
 Date of last amendment : 10 AUG 1992

BIRKENHEAD

SJ3288SW  
 789-1/15/47  
 28/03/74

CLIFTON ROAD  
 (West side)  
 No.10

GV

II

Includes: No.72 THE WOODLANDS. Pair of houses. Dated 1846. By Walter Scott. Ashlar-faced with Welsh slate and concrete tiled roof. Asymmetrical grouping in picturesque gothic style. No.72 The Woodlands is 2-storeyed with main range of 2 units with central door, and projecting gabled block to the left. 4-centred arched doorway with stepped hood mould over flanked by mullioned windows of 3- and 2-lights on each side, with hood moulds over ground floor windows. Trefoiled window over door, and crow-stepped gable corbelled out above. Smaller square block to left has 2-light mullioned windows with stepped hood moulds on each floor and stack on side of gable. No.10 Clifton Road is at right angles to this, and comprises 2 parallel gables: small central gable over porch with stilted arched door and hood mould, similar window over, and fretted bargeboards to gable. Wide left-hand gable has canted bay window to ground floor with round arched mullioned lights. Single storey castellated block to right of porch abuts rear of No.72. To left short length of wall has ogee-arched doorway with stepped coping over, and the date, 1846. The houses form part of the original development of Clifton Park, laid out by Scott as a villa estate.

Location : BIRKENHEAD, WIRRAL, MERSEYSIDE  
 Photographer : Dr Geoffrey Court  
 IoE number : 389170  
 Date listed : 28 MAR 1974  
 Date of last amendment : 28 MAR 1974

		BIRKENHEAD
SJ3188		CLIFTON ROAD
789-1/11/59	Gate piers to Nos. 47 and	49
28/03/74		
GV		II

Pair of gate piers. c1847. Ashlar with incised decoration of panels and shallow pyramidal caps.

Location : BIRKENHEAD, WIRRAL, MERSEYSIDE  
 IoE number : 389246  
 Date listed : 10 AUG 1992  
 Date of last amendment : 10 AUG 1992

		BIRKENHEAD
SJ3188		LOWWOOD ROAD
789-1/11/98		(North side)
No.12		
GV		II

House, formerly vicarage. c1840-50. Coursed and squared rubble with ashlar dressings and hipped Welsh slate roof. 2 storeys, 2-unit double pile plan with central entrance. Symmetrical 2-window range. Paired part-glazed doors in stressed architrave with acanthus frieze. Renewed squared bay windows each side and tripartite sashes with cast-iron colonettes to first floor with entablatures carried on console brackets. Moulded string course. Paired side wall stacks.

Location : BIRKENHEAD, WIRRAL, MERSEYSIDE  
IoE number : 389374  
Date listed : 10 AUG 1992  
Date of last amendment : 10 AUG 1992

BIRKENHEAD

SJ3188  
789-1/11/157  
Nos.70 AND 72

WHETSTONE LANE  
(South West side)

II

Includes: Nos.1 AND 3 PARK GROVE. Group of 4 houses. c1850. Brick with concrete tiled roof. Deeply overhanging eaves throughout. 2 storeys, with narrow 6-window range to Park Grove, 6 to Whetstone Lane. 2 projecting porches with 4-panelled doors, and 2-light windows (one now blocked) to Park Grove elevation. Elevation to Whetstone Lane has advanced tall central gable with wide architrave to tripartite casement window with margin lights. 2-light mullioned and transomed windows with flat-arched heads and cast-iron balconies above and 2 segment-headed windows to attic. Flanking blocks each side each of 2 bays with tall casement windows, and doorway in left-hand block. End wall stacks.

Location : BIRKENHEAD, WIRRAL, MERSEYSIDE  
Photographer : Dr Geoffrey Court  
IoE number : 389376  
Date listed : 10 AUG 1992  
Date of last amendment : 10 AUG 1992

BIRKENHEAD

SJ3188  
789-1/11/159  
No.144

WHETSTONE LANE  
(South side)

II

House. c1840-50. Stucco over brick with Welsh slate roof. 3 storeys, 3 bays with entrance to left. 8-panelled door in round archway with recessed Doric engaged columns and traceried blind painted fanlight. 2 round-arched 4-pane sashes to ground floor in stressed architraves. 2-pane sash windows above, with blind central windows. End wall stacks.



BIRKENHEAD

SJ3188 WHETSTONE LANE  
789-1/11/158 (South West side)  
28/03/74 Nos.140 AND 142  
with railings, wall and gatepiers to  
front

GV II

Pair of houses. c1840-50. Probably by Walter Scott.  
Ashlar-faced with Welsh slate roof. 2 storeys with basement.  
Each house a 2-unit plan with central entrance. ymmetrical  
6-window range. Rusticated ashlar to ground floor. Doorways up  
steps with cast-iron spear head railings. Deep-fielded  
8-panelled doors and rectangular overhead in stressed  
architraves with entablature. Flanking tripartite sash windows  
with decorative cast iron colonettes, the panes divided only  
horizontally. Rosette frieze over ground floor. 12-pane sashes  
in architraves with stressed entablatures to first floor.  
Recessed panelled aprons below all windows. Enriched cornice  
and modillions to eaves. Gable and axial stacks. Low stone  
wall with gate piers to front of properties.

Listing NGR: SJ3190388049

**APPENDIX C –****EXTRACT FROM ‘THE HUNDRED OF WIRRAL’, BY WILLIAM WILLIAMS MORTIMER, 1845**

200

## THE HUNDRED OF WIRRAL.

The most striking feature of Tranmere is Clifton Park, situated on the western side of the hill by which the township is intersected. Within the last few years this has been converted from a large plot of waste land into a favourite place of residence, and it is now studded with villas, generally of handsome and attractive elevations. The park, which is private property, has been laid out by Mr. Walter Scott, of Birkenhead, from whose designs most of the houses in it have been built. They exhibit a most studied diversity of character, the whole forming a splendid ornament to the neighbourhood.

The town is supplied with gas from the Birkenhead and Claughton Gas Company, who by the provisions of the act of parliament for their incorporation, have power to carry mains for the supply of Gas and Water to the greater part of the townships in the lower division of the hundred.

**APPENDIX D –**

TEXT BY THE VICTORIAN SOCIETY, 1976

## THE VICTORIAN SOCIETY

### LIVERPOOL GROUP

#### BIRKENHEAD. CLIFTON PARK WALK. Monday 7th June 1976.

Meet at 7.30 p.m. outside Central Station, Birkenhead. "Merseyrail" trains from Liverpool, Rock Ferry line; buses from many parts of Wirral, alight at Central Station; cars may be parked in Argyle Street South or nearby in Clifton Road.

The following notes are by Edward Hubbard.

#### Background.

The 19th and 20th century history of Birkenhead, and the creation of residential suburbs in the town and elsewhere in Wirral is closely bound up with the development of improved communications with Liverpool. In 1824, however, Birkenhead began its existence as a town in its own right, for in that year the Scotsman William Laird established a boiler factory, soon expanded into a ship-building yard on the shore of Wallesey Pool, and also employed the Edinburgh architect James Gillespie Graham to prepare a scheme for the laying out of a new town. The resulting rectangular street plan is one of the most ambitious instances of 19th century town planning anywhere in Britain. Construction of Hamilton Square was begun in 1825 to designs by Gillespie Graham, and it would seem that the intention was for the entire town to consist of stone-faced buildings of high architectural quality.

The celebrated Birkenhead Park, designed by Joseph Paxton, was begun in 1843, and the following year, when the prospects of the town were at their most promising the foundation stone of the docks was laid, accompanied by the utmost rejoicing and festivity. This enthusiasm was repeated in 1847, when the first stage of the docks and also the Park, were opened. By then, however, difficulties had set in, and a depression, originating in 1846, soon led to the suspension of work on both town and docks. With the eventual return of prosperity, architectural aspirations were abandoned, and the streets of the gridiron layout were for the most part slowly built up in mean and crowded fashion. Distinguished buildings (such of them as survive) erected prior to the revulsion of the mid-'40s, remain isolated amid inferior neighbours.

Birkenhead Park combines public open space with residential suburb, and further suburban development took place at this time, complementing the purely urban Hamilton Square and the rectangular plan. Most notable are two villa layouts planned respectively by the two best architects working in Birkenhead during its boom period --- at Cloughton by Charles Reed (later Charles Verelst) and Clifton Park by Walter Scott.

#### Layout and Buildings.

Clifton Park, once enclosed within its own (long-vanished) lodge gates was begun c. 1843. Clifton Road is long and straight, and rises up the slope of Tranmere Hill. Adjoining, to the W. is a series of shorter, curving roads, in the informal manner of villa suburbs of the period. The layout was never fully built up as intended --- it is said that fumes from the not too distant gasworks were a deterrent to the class of residents for which it was planned --- and much of the W. part consists of later and indifferent housing. Clifton Road itself, though, was almost built up complete in the early years.

All the early houses are of high architectural quality, some of them of quite exceptional excellence. Most or all (and certainly all the best) may confidently be attributed to Walter Scott, who was certainly responsible for designing houses, in addition to supplying the layout plan. Many are faced in high quality ashlar, of white Storeton sandstone --- like most of Birkenhead's buildings in the days of its architectural idealism. A variety of styles are represented, with version of Italianate, Gothic or Elizabethan. All which are classical or Italianate in affinity are symmetrical, whether single villas or semi-detached pairs, and irregular picturesque grouping is reserved for Gothic. Nevertheless, the influence of J. C. Loudon comes to mind. As with buildings of the period with which Paxton was associated (e.g. the Birkenhead Park entrance lodges or the Chatsworth estate village of Edensor), the feeling is of romantic eclecticism developing (or in this case really having developed) characteristics of Victorian boldness. Detailing is of a very high order, with many elements which may be recognised as characteristically Scott's own. Rich and heavy, but most emphatically not coarse. This applies also to the interiors of at least some of the houses, which contain features of interest.

Scott was a prolific local architect. His work may be traced into the 1860s, and he seems to have been rather less at home in the more earnest architectural climate of the mid-Victorian era. With his domestic work of the 1840s being of such major importance, however, he is of more than purely local significance. It would be desirable to know more about his career; both he and Reed present fit subjects for investigation.

Not only was Clifton Park never completed as intended; it has long been in a state of shabbiness and gradual decay. Piecemeal demolition has over the years taken place, but only within the last five years has erosion and dereliction reached alarming proportions. Clifton Road is now so mutilated as almost to have lost its coherent group value, and the walk will be a depressing experience for Victorian Society members. What can either the new local authority or amenity societies do in such circumstances with a view to conservation? The comments of members will be awaited with interest.

#### Perambulation.

Clifton Road. No. 1. Demol. Seems to have been one of the early Gothic houses, but much altered in its latter years. Nos. 3 & 5. Unremarkable at first sight, but more interesting when it is known that they are not stucco, but ashlar, ill-advisedly painted. Also, doorways simple but characteristic Scott. Battered doorcases (Graeco-Egyptian) with paterae. No. 10 (with No. 72 The Woodlands). Gothic. Semi-detached, but completely asymmetrical and irregular. Originally with several fanciful curly bargeboards. Quite heavy stone mouldings at doorways. Nos. 12 & 14. Of this semi-detached pair No. 14 is demol. No. 11. One of the best. Two-storey, three bay, rusticated ashlar, pilasters, etc. Pedimented tripartite ground-floor windows, with slender ornamented cast iron mullions. Emphasis on central doorway. Doorcase with paterae, heavy consoles, scrollwork top. Door also of heavy character itself with paterae, etc. Nos. 16 & 18. No. 18 utterly derelict, as is a quite recent pair beyond, suggesting the site to be earmarked for redevelopment. Nos. 17 & 19. Demol., and a new building now going up in the site. Was brick, with stone dressings, and Scott's liking for heavy enrichment manifested in scrolly Jacobean strapwork. The loss is particularly unfortunate, as one of the pair was Scott's own house. (In the 1860s he designed a larger house for himself in Reed's Cloughton layout).

No. 24. An unusual rectangular block with stone frontage (now painted) having no readily-identifiable Scott characteristics. Two storeys and basement, five bays, with some of the feeling and elements of the town-centre commercial or residential buildings. No. 21. Two-storeyed, three bays. Nos. 26-28. Demol. Was brick and stone, Elizabethan rather than Gothic. Near-symmetrical frontage to Clifton Road, and near-symmetrical, but different, frontage to Lowwood Road. Nos. 23 & 25. Generally a fairly ordinary type of Early Victorian Italianate semi-detached pair, but not cast iron mullions of tripartite windows, here very beefy. Nos. 30-32. Fairly similar sort of type. Recent rendering of one of the two



houses shows the damage visually which "Maintenance" or "improvement" can do. Masonic Temple. Apparently a former pair of houses, but the grand four-bay frontage, with a giant order of pilasters, is larger in scale than any of the others. Its car park represents the site of No. 29 which was one of the Gothic villas. Nos. 34 & 36. Another Italianate pair. No. 36 at present boarded up --- what does this portend?

Nos. 38 & 40. An Italianate pair of wonderful quality. Ashlar, partly rusticated. In the form of end pavilions and a lower central link, the latter having an iron-balustraded balcony on big scrolly brackets. End blocks with pilastered upper storey and parapet partly pierced with balustrading. Shallow segmental ground floor bow windows flanked by niches and with balustrades. Symmetrical three-bay return elevations with very characteristic Scott doors and doorcases. Multi-panel doors with concentric mouldings planted on the panels, producing an effect of great richness and solidity. Alas, No. 38 is sadly decayed, and conversion of No. 40 to flats has involved such delectable touches as the removal of original gatepiers and (of all things) the mutilation of the door. No. 42. No less remarkable, though more light-hearted in spirit. Gothic, and a picturesque group of intersecting axes. Single-storeyed on the entrance front, but larger than it appears due to ramblings at the rear and the fall of the ground. Fretted bargeboards, traceried windows (one of four lights beneath an ogee hood-mould) and a gorgeously entertaining chimneystack which owes not a little to Rosslyn Chapel. Doorway very heavily moulded, and door itself with the concentric mould patterns. The family home of F. E. Smith, Lord Birkenhead.

Nos. 31 & 33 and Nos. 35 & 37 are semi-detached pairs with varying degrees of mutilation. Nos. 39-45, Late Victorian, worth a glance, and presumably built on what was part of the garden of the present Nos. 47 & 49. Originally one house. Large, square (it has a central hall) of considerable quality, and with recognisable Scott elements and details. Bracketed eaves. An extra storey on the garden front due to the fall of the ground, and a fine loggia extends along the full length. Entrance front has projecting porch with columns in antis.

Whetstone Lane. Outside the Clifton Park layout, but worth the excursion for Nos. 140 & 142. A flat-fronted classical pair, obviously by Scott, and exemplifying many of his favourite motifs. In this region fine views over the town centre to Liverpool.

Hollybank Road. One of the set of roads forming the W. part of the layout. Nos. 1 & 3. Italianate semi-detached pair, four bays, with giant order of pilasters. Not stucco, but stone, unfortunately painted. Doorways (that of No. 3 apparently re-set in a later addition) suggest the hand of Scott. Nos. 5-9. Demol. Was a grander conversion, comprising three houses, and of palazzo character with enfilade of first floor pedimented windows. No. 11. Three-bay two-storeyed frontage to a rectangular block. Shape suggests comparison with 24 Clifton Road, and the internal planning is unusual, but as the Clifton Road house has been reconstructed internally, no further comparison is possible. Terrace with arcaded ground floor fenestration. Style and details not recognisably Scott-like. All these houses have (or had) frontages to Whetstone Lane and long garden approaches from Hollybank Road. Hints remain of former attractive landscaping. New building now going up on the site of Nos. 2 & 4, an Italianate pair, now demol. The former Birkenhead Institute School, with its frontage to Whetstone Lane, was a late 19th century interloper, and seems to have involved the demolition of at least one villa of the Hollybank Road group. Present School of Commerce. An ashlar, Italianate semi-detached pair. Good, but quite un-Scott-like --- lighter, and more delicate in the scale of its detailing, and with much use made of Loudonish round-headed windows. Roof been reconstructed --- originally lanterns rose over the staircases.

The Woodlands. No. 42. New Y.W.C.A. Undoubtedly Scott. Gothic and Elizabethan elements. Larger and less playful than 42 Clifton Road, but very varied in grouping. Entertaining touches, particularly mock bell-cote. Characteristic Scott doorway. No. 40. One of the few later Victorian houses in the layout with

character, though now compromised by new windows. Nos. 52 & 55 and Nos. 57 & 58. Both stone, classical semi-detached pairs, worthy of study. No. 72. See 10 Clifton Road.

Lowwood Grove. No. 9. A simple, unassuming and pleasing brick and stone house, with the Georgian tradition still apparent. No. 15 (with No. 10 Lowwood Road). A tall, stuccoed and mildly Gothic pair, one of them now ominously bricked.

Elsewhere in Lowwood Road, No. 12 is presumably Scott's despite rather squat proportions. The detailing seems unmistakable, however, even though the door is original and unfortunate bay windows have been added. No. for sale and boarded up. No. 8. Another misguided instance of stone being painted. Gothic, and the name suggests Scott, but here all is fairly simple and sober.

Circular Road is just that --- a little ring, though part of this effectively rescue device is formed by part of Lowwood Road. The potential of Circular Road itself was never realised, with no houses of character materialising there.

**APPENDIX E –**

PHOTOGRAPH OF NO.S 5-9 HOLLYBANK ROAD, NOW  
DEMOLISHED

