



## EASTHAM VILLAGE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

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### PART 1 - CONSERVATION AREA APPRAISAL

Prepared for Wirral Council by Donald Insall Associates Ltd, 2007 – Wirral Council 2009

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## PREFACE

### **Background to the Study**

This report has been prepared by Donald Insall Associates Ltd on behalf of Wirral Council. Its purpose is to clarify the designation of the Conservation Area, which will protect and enhance the character of the historic core of Eastham 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 Council has declared 25 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 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 or others.
- 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 area's 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 1 – CONSERVATION AREA APPRAISAL

### **1.0 LOCATION**

#### **1.1 GEOGRAPHIC LOCATION**

1.1.1 Eastham village lies on the far south-eastern point of the Wirral Unitary Authority. It is positioned adjacent to the Mersey Estuary, at the start of the Manchester Ship Canal. Eastham Village lies near to the main Chester to Birkenhead road between Bromborough to the north and Hooton and Little Sutton to the south.

#### **1.2 TOPOGRAPHY AND GEOLOGY**

1.2.1 The area around Eastham Village is largely flat with a gradual fall towards the River Mersey. There are a few slightly raised areas of landscaping giving buildings such as the church additional prominence. The geology consists of Bunter Sandstone and Pebble Beds with boulder clay overlaid over around half the township with alluvial deposits around the estuary near Eastham Ferry.

#### **1.3 GENERAL USAGE (E.G. RESIDENTIAL)**

1.3.1 The village centre has a mix of building uses. There are many houses, but also offices, shops, public buildings such as the church, school and Jehovah's Witness building and commercial buildings such as garages.

#### **1.4 CONSERVATION AREA BOUNDARY**

1.4.1 Eastham Village was designated as a conservation area in 1974. The current boundary follows the A41 to the east, runs along the outer edge of the playing fields to the north and cuts across the parkland setting of Eastham House and Eastham Hall (formerly Hooton Mount) to the south and west. In these latter two directions the conservation area boundary is not defined by physical features. The boundaries are intentionally drawn to include open land around the village to help preserve its setting.

## **2.0 HISTORICAL DEVELOPMENT**

### **2.1 EARLY HISTORY AND ORIGINS**

- 2.1.1 The manor of Eastham was included in the Domesday Survey with Bromborough. In 1152, ‘Estham’ and ‘Brombro’ were given by Randal de Gernons, Earl of Chester to the city’s convent as recompense for damage he had done do their house. When the church which Randall had constructed a few years previously in 1150, was also handed over, the villagers apparently asked the abbot ‘to have care of ye old yew’, which is apparently the one still seen in the churchyard today. The Royal Archaeological Society visited Eastham in 1898 and reported that they were of the opinion that the yew had originally been planted against the east wall of the original saxon timber framed chapel. The current church is believed to date from the late 13<sup>th</sup> or early 14<sup>th</sup> centuries.
- 2.1.2 For a number of centuries a sandstone jetty known as Job’s Ferry, about a mile from Eastham Village, was the point at which farm produce passed between Liverpool, Chester and North Wales.

### **2.2 18TH AND 19TH CENTURY DEVELOPMENT**

- 2.2.1 In the 19<sup>th</sup> century Eastham was well known across the region for its woods and natural beauty and was a popular choice for a day’s outing. In 1816 the steam-packet ‘Princess Charlotte’ started a twice daily return Liverpool to Eastham service. Up to 20 coaches a day connected Eastham to other places such as Chester, Shrewsbury and Holyhead, with Eastham’s inns busy with people resting their journeys.
- 2.2.2 In April 1854, influential American novelist Nathaniel Hawthorne visited Eastham during the time he held the position of United States consul in Liverpool. He wrote the following description of the village:
- ‘Eastham is the finest old English village I have seen, with many antique houses, and with altogether a rural and picturesque aspect, unlike anything in America, and yet possessing a familiar look, as if it were something I had dreamed about. There were thatched stone cottages intermixed with houses of a better kind, and likewise a gateway and gravelled walk, that perhaps gave admittance to the Squire’s mansion. It was not merely one long street, as in most New England villages, but there were several crooked ways, gathering the whole settlement into a pretty small compass. In the midst of it stood a venerable church of the common red freestone, with a most reverend air, considerably smaller than that of Bebington, but more beautiful and looking quite as old.’*
- 2.2.3 To the north of Eastham village is Carlett Park. The original house and gardens were constructed for John Torr (1851-1924), who was Member of Parliament for Liverpool. Later, the house was occupied by the reverend W.E. Torr, who was the vicar of Eastham. The lodges off Ferry Road stand

as a reminder to the original connection between Eastham Village and Carlett Park, although they now form the entrance to Torr Recreation Ground.

2.2.4 Nearby Hooton Hall was the ancient seat of the Stanleys. The original hall, which was largely timber framed, was demolished in 1778. A second hall was subsequently built to the designs of prominent architect Samuel Wyatt. The Stanleys built the Eastham Ferry Hotel and shortly afterwards laid out pleasure gardens with an open-air stage, a zoo, tea rooms, a bandstand, ball room, boating lake, water chute and rollercoaster.

2.2.3 Work started on the Manchester Ship Canal in 1885 this led to the industrialisation of some of the area around Eastham.

### **2.3 20TH CENTURY GROWTH AND EXPANSION**

2.3.1 By the 1920s and 1930s, Eastham's popularity was declining. It had become increasingly commercialised and the public houses reportedly rowdy. In 1929 the ferry services stopped and in 1935 the ferry landing stage was demolished.

2.3.2 Torr recreation ground was opened in 1927, presumably at around the time of the construction of the New Chester Road, that bypassed traffic away from the village centre.

2.3.3 By 1949, the great oil-dock project brought back in activity to the area. At that time the Eastham oil dock was the largest in Britain, with large tankers berthed there to unload oil, via the pipe work to the refineries at Stanlow. To accompany the new docks, new housing estates were built and it was feared by some at the time that the woods and fields around Eastham would be lost as a result of this expansion. Norman Ellison wrote in his book entitled 'The Wirral Peninsula' published in 1955:

*'I was there recently and watched giant bulldozers and other mechanical mammoths burying fair green fields under mounds of excavated material; all was noise and bustle; a new housing estate will be built. The writing is on the wall and it is only a question of time before the woods, the glorious woods carpeted with wild hyacinths and still beautiful, are no more.'*

2.3.3 By the 1970s, there was a growing interest in preserving the historic village and its setting. In 1970, the area of woodlands to the north of the village was designated a Country Park and in 1974 the historic core designated a conservation area.



## **2.4 ARCHAEOLOGY**

- 2.4.1 The Merseyside Archaeological Service Historic Environment Record has accounts of sites of interest in and around the Eastham Village Conservation Area. There were no records of below-ground archaeological finds identified as part of this study, however, there are within the HER several papers relating to standing historic buildings within the area, recording investigative work carried out over recent decades.

## **3.0 LANDSCAPE AND VISTAS**

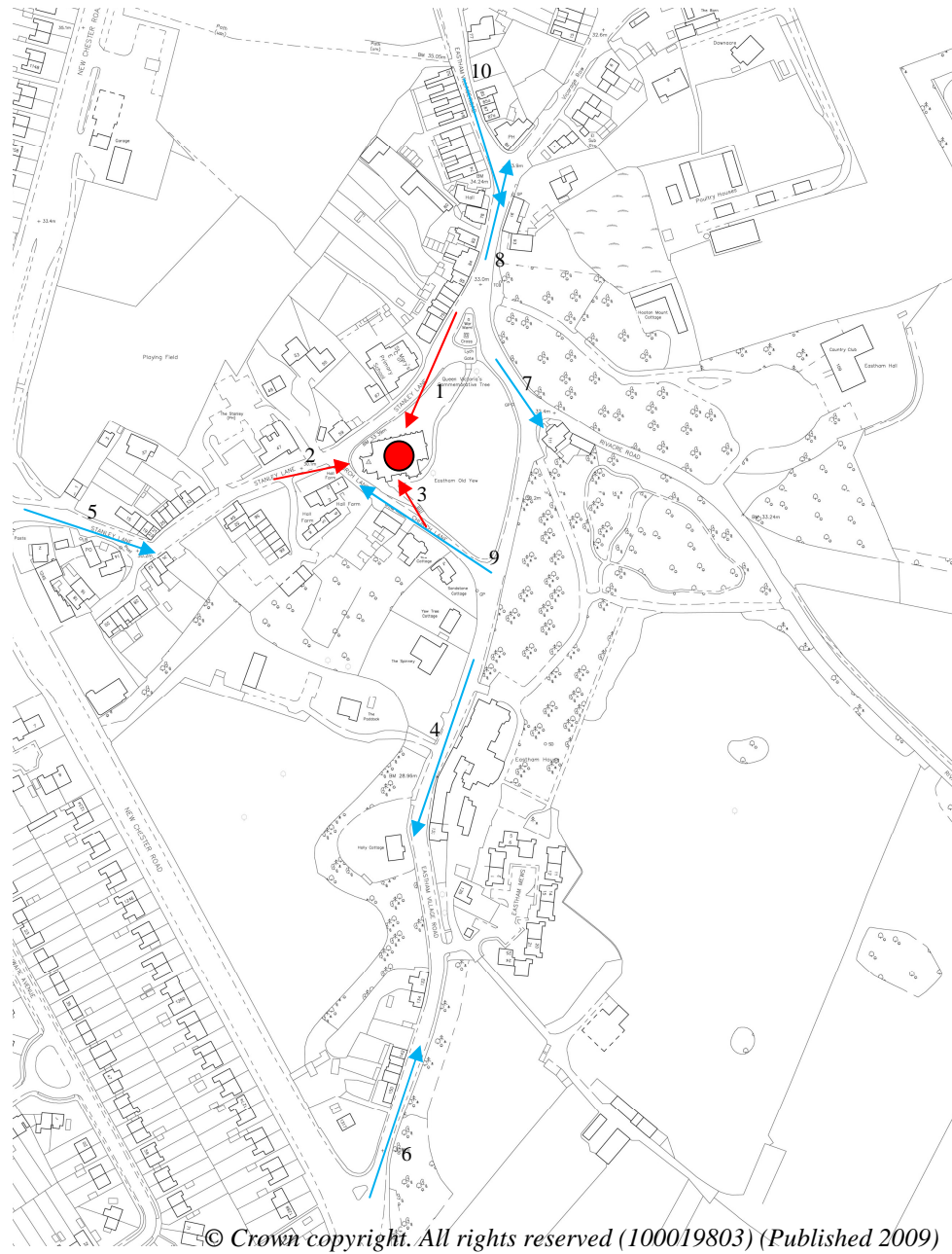
### **3.1 SETTING AND RELATIONSHIP WITH THE SURROUNDING AREA**

- 3.1.1 Unlike many places on the Wirral, Eastham Village has successfully maintained a degree of separation from neighbouring built up areas. The Green Belt surrounding the village has helped in maintaining this separation. Playing fields provide a break to the north and west and the grounds of Eastham House and Eastham Hall to the south and east. There are agricultural areas beyond to the south and east. The oil storage depot is a significant feature adjacent to the Mersey Estuary. The A41, running along the western boundary of the conservation area, was built as a by-pass to the village and separates the historic village from the heavily populated suburban areas of housing built in the mid to late 20<sup>th</sup> century. The railway and motorway lie approximately 1 mile from the village centre.
- 3.1.2 To the north-east of the conservation area, Eastham Country Park and the public houses at Eastham Ferry are popular with visitors.
- 3.1.3 Due to their close proximity, Eastham shares facilities with neighbouring Bromborough, Spital and Bebington. These areas have the larger shops and facilities such as schools.

### **3.2 CHARACTER AND RELATIONSHIP OF SPACES**

- 3.2.1 The village has a distinctly medieval street pattern with roads set around the 14<sup>th</sup> century church. Roads are generally narrow and irregularly winding. Eastham Village Road is the principal thoroughfare through the conservation area, together with Ferry Road forking off, leading towards Eastham Ferry.
- 3.2.2 The character of the village is set by the mix of building types. Small terraces of cottages are interspersed amongst larger, more opulent villas. The varying footprint and setback of buildings along the meandering roads creates some attractive, informally arranged groups of buildings.

3.3 VIEWS AND VISTAS WITHIN THE AREA



3.3.1 Although there are a number of groups of buildings forming attractive visual compositions, most views and vistas within the conservation area focus on the church, with the spire highly visible above the roofs of the much lower buildings surrounding it. A short range, there are a couple of very attractive views including the church as a focal point:

- View from the north with the school in the foreground (1)
- View with Hall Farmhouse in foreground (2)
- View from Church Lane (3)



*(left) View of the church with the school in the foreground; (right) view towards 91 Eastham Road*

3.3.2 There are a few secondary vistas, which instead of having a single point of focus, are attractive because of the composition of smaller buildings, features and landscaping. These include:

- View south with Eastham House, Holly Cottage and sandstone boundary wall. (4)
- View on entry into conservation area from New Chester Road, terminating on 32/34/36 Stanley Lane. (5)
- View on entry into conservation area from New Chester Road, featuring 142-50 Eastham Village Road. (6)
- View along Eastham Village Road towards the Old Post Office. (7)
- View north along Eastham Village Road towards Hooton Arms. (8)
- View along Church Lane. (9)
- View of 91 Eastham Village Road (10)

3.3.3 Perhaps the most significant view within the village is looking south down Eastham Village Road with the church, group of terraced houses, war memorial, sundial and churchyard within the composition (see photo below).



*View along Eastham Village Road*

3.3.4 The occasional views of the oil refinery, just outside the conservation area boundary visually link the relative tranquillity of the village to the large industrial area along the banks of the River Mersey.

### 3.4 GREEN SPACES AND PLANTING

3.4.1 Despite the suburbanisation of much of the Wirral in the 20<sup>th</sup> century, in particular around Bebington, Bromborough and Eastham, Eastham Village has remained distinctly separated, both from the large areas of mass housing and the industrial areas of along the river, partly due to its location in the Green Belt. The green area acts as a buffer, both hiding the less attractive areas, such as the oil refinery, and providing a break in the townscape, making the transition between the areas all the more apparent.

3.4.2 There are three types of green space within the village:

- Agricultural areas, consisting of fields and hedgerows. These are to the southern and eastern edges of the conservation area.
- Playing fields and recreation grounds. These are largely grassed, with trees and shrubs around the perimeter. Torr Recreation Ground is to the north and Old Anselmans Rugby Ground to the west.
- Landscaping / grounds of old houses and other buildings. Eastham Hall and Eastham House both have fairly extensive landscaped grounds. These landscapes are particularly important to Ferry Road and the southern half of Eastham Village Road. Some of the detached houses in the village also have attractive gardens that contribute to its character. The planting within the churchyard is particularly attractive and the large number of mature trees (most notably the old yew) provides the village with a green core, which is critical to its character.

3.4.3 A number of individual trees enhance the setting of historic buildings and help frame views. These trees can be as important to the conservation area as the buildings themselves.



*Torr Recreation Ground and the Churchyard*



## 4.0 TOWNSCAPE AND PRINCIPAL BUILDINGS

### 4.1 GRAIN, SCALE, REPETITION AND DIVERSITY

4.1.1 As with many villages that have grown up gradually over a period of centuries, Eastham Village has little distinct grain. There are both small terraces and larger detached houses on almost all of the roads within the village. The intensity of buildings increases towards the centre. Buildings are generally within irregular shaped plots and there is little regularity in the gaps between them or in their set back from the road.



*The difference in scale between lower and higher status buildings in the village*

4.1.2 Buildings within Eastham Village are predominantly two-storeyed. Occasionally buildings have either 1 or 3 storeys. Floor to ceiling heights of buildings vary according to the original status of the building. Most houses would have originally have been farm workers accommodation and therefore they have very low elevations. The first floor windows are particularly low with the eaves of the building immediately above them. The earlier high status houses (e.g. Grove House and Ormiston) are noticeably higher and more generous in their proportions. Visually, the greater height of the building is further enhanced by cornices at eaves level. Later in the 19<sup>th</sup> century the fashion for gothic styling led to steeper and larger roofs, again showing the wealth of the occupant.

4.1.3 Within the historic buildings of Eastham Village, exact repetition is only found within terraces. Many of the older buildings are similar, however, with common simple detailing such as window and door openings and treatment at roof level. Although the buildings of Eastham have some degree of diversity in their styling, they are united in their materials, with red sandstone and brickwork used widely.

## **4.2 PRINCIPAL BUILDINGS AND FEATURES**

4.2.1 The following is a list of principal buildings which are important to the character and / or history of the conservation area:

- Church of St Mary – built between the 13<sup>th</sup> and 15<sup>th</sup> centuries and restored in the 1870s. (Grade II listed)
- No. 3 and Grove House, Church Lane (Grade II listed)
- The Old post Office (111 Eastham Village Road) – early 19<sup>th</sup> century lodge (Grade II listed)
- Ormiston, Eastham Village Road – early 19<sup>th</sup> century house (Grade II listed)
- 31-35 (odd) Stanley Lane – date stone of 1699 is likely to be misleading. The stone was thought to have been found in the garden and placed in its current position only at the start of the 20<sup>th</sup> century. (Grade II listed)
- Hall Farmhouse, Stanley Lane (Grade II listed)
- St Mary’s Primary School - built by Sir Thomas Stanley in 1853. Growth in the population of the village forced enlargement in 1884. (Grade II listed)
- Village Cross - erected in the memory of J. A. Tobin, who was a resident of Eastham and a well known platform speaker. It is inscribed ‘Fear God’, ‘Honour the King’ and Work while it is yet day’. It is dated 1891. (Grade II listed)
- Village Sundial – dated 1798 (Grade II listed)
- Eastham Hall – parts of the fabric of the older Hooton Mount remain, although virtually unrecognisable. Original building built around 1846. (Unlisted)
- Eastham House – interesting architectural form, but significantly altered. Reported to date back to 17<sup>th</sup> century in parts. Shown on 1840 tithe map in slightly smaller, but recognisable form. (Unlisted)
- The Stanley Arms – important for being where American novelist Nathaniel Hawthorne began his Eastham visit, however it was later rebuilt. The stone stag’s head embedded in the wall above the door comes from the original Hooton Hall. The building has a late 19<sup>th</sup> century front, however, the original 18<sup>th</sup> century farmhouse is understood to exist in part to the rear. (Unlisted)

## **4.3 BOUNDARIES AND SURFACES**

4.3.1 A large number of buildings in the conservation area are positioned directly onto the street, with no front garden. Where buildings are set back from the road, the front boundary is generally defined by a sandstone wall, approximately 1 metre in height. There is some very subtle variation to these walls; some are of regularly coursed large square-cut blocks, others are less coursed and more random. The copings also vary from neatly dressed apex stones to random rubble castellations. Gate posts are plain largely uncarved stones, with only simple dressing on the top. Many simpler houses appear

not to have had gate posts. Only the highest status houses have large, ornamental gateposts.



4.3.2 There are very few brick or rendered walls in the village. The consistency of the front boundary walls, are therefore a critical component of the character of the village. These walls are often enhanced by hedging or attractive trees and shrubs behind.

4.3.3 Most of the roads and pavements within the conservation area have a modern tarmac surface, however these are enhanced by the old granite / limestone kerbs. The pavements to Church Lane and some limited other areas have attractive Yorkstone flags with 3 rows of setts defining the edge of the road. There are some modern concrete paving slabs and kerb stones on the northern most half of Eastham Village Road.



*Paving on the corner of Eastham Village Road and Church Lane*

4.3.4 Although the tarmac surface seen generally throughout the village does nothing to enhance the setting of the historic buildings in the way that high quality natural stone paving / setts would, neither does it detract from them in the manner that poor quality modern paving could do. The quality and maintenance of the tarmac surface is key.

- 4.3.5 Some of the small unadopted areas of roads and driveways have loose gravel surfaces. This type of material is much more visually appropriate to the setting of the historic buildings as it is most similar to the likely historic treatment of the road surface.

## **5.0 ARCHITECTURE, MATERIALS AND DETAILS**

### **5.1 PROMINENT STYLES**

- 5.1.1 Eastham Village Conservation Area has no overriding architectural style. Most of the earlier buildings were constructed simply with the most available materials and to the most basic layout, without architectural aspirations. The local landowners would have had the greatest influence on architectural styles with classical forms and proportions generally chosen on buildings constructed around the turn of the 19<sup>th</sup> century, such as the Old Post Office and Ormiston.
- 5.1.2 By the second half of the 19<sup>th</sup> century fashions began to swing back to gothic and more vernacular forms. The steeply pitched roof of the school, which was built in 1853, reflects that of the church. The fashion for vernacular architecture can be seen in the largely rebuilt Stanley public house and the lodge that stands at the entrance to Torr Recreation Ground.
- 5.1.3 Although Eastham does have a range of architectural styles within its important historic buildings, it is the simplicity of the lower status buildings, probably associated with agricultural workers that is most striking and of greatest contrast to much of the rest of the Wirral.

### **5.2 KNOWN ARCHITECTS AND DESIGNERS**

- 5.2.1 From the limited research carried out as part of this study, none of the designers of the buildings within the conservation area have been identified. Should further research bring forward the names of any prominent architects, this may enlighten the significance of the buildings they designed
- 5.2.2 Well respected Chester architect John Douglas was known to have worked at neighbouring Carlett Park, as he designed the chapel there in 1887. It is possible, therefore, that he may have also worked on the lodge, that now forms the entrance to Torr recreation ground, but would have once been at the start of a driveway to the main house. Although stylistically the building follows the vernacular designs favoured by Douglas and it is of a possible date, it does not have any of the trademark Douglas features that would link it to the architect with any degree of certainty.

### **5.3 MATERIALS**



- 5.3.1 Red Cheshire Sandstone is the most visually prominent material seen within the conservation area. It is used in the elevations of the majority of the village's buildings. In a number of instances, buildings are largely rendered, but sandstone is visible at the base. It is possible that a large number of these buildings are constructed of sandstone, but as it weathered they were later rendered. Similarly, many stone buildings are painted, presumably following on from a history of lime-washing.
- 5.3.2 Brickwork is seen more commonly in slightly later buildings. It is often used as a later alteration (for instance additional storey) to a stone building. The bricks generally have a subtle, attractive variation in colour, and their overall appearance sits very comfortably alongside the red sandstone. A few 18<sup>th</sup> century buildings are built of brick which may have been used to symbolise the wealth of the occupants, as it that time brick was probably more expensive than stone. Most brick buildings use stone for dressings and details to openings, although a number of the earlier examples have projecting string courses of brick headers.
- 5.3.3 Only buildings built within the latter half of the 19<sup>th</sup> century and early years of the 20<sup>th</sup> century have brickwork detailing. There are polychromatic and ventilated details seen on the terraced houses on the northern half of Eastham Village Road, for instance.
- 5.3.4 There are a small amount of buildings with timber framing as a feature to their elevations. All of these buildings (or at least their external envelopes) appear to date from either the late 19<sup>th</sup> or early 20<sup>th</sup> centuries. It is likely that there would have been older buildings in the village built of timber framing, but none appear to exist today. The original Hooton Manor would have been partly timber framed and many examples still survive on the Wirral.
- 5.3.5 Most historic buildings in the village have Welsh slate roof coverings. Many buildings have now got concrete tiles to their roofs and a few buildings, mostly built in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries have plain clay tiles. It is likely that many earlier buildings would have originally have been thatched, until the improved transport system of the 19<sup>th</sup> century meant that slates were easily imported. Many of the slate roofs are laid out to diminishing courses.

## 5.4 TYPICAL FEATURES AND DETAILS

5.4.1 **Windows** to the simpler workers housing within Eastham Village appear to have originally have been horizontally sliding sashes. It is likely that many of these were replaced with similarly proportioned casement windows in the 19<sup>th</sup> century. Higher status buildings built in the 18<sup>th</sup> and early 19<sup>th</sup> centuries had much larger, vertical sash windows. Even this latter type of building generally has little or no decoration to their window surrounds. There are only a few buildings in the village with ornate windows or window surrounds. These include; the church, the school, the vicarage and Holly Cottage. These are highly attractive as individual examples, but do not represent the general character of the conservation area. All traditional windows in the conservation area are timber and have either a white or black painted finish.



*Windows within the conservation area. (1) and (2) show horizontal sliding sash windows, (3) vertical sliding sash windows and (4) leaded windows to the vicarage.*

5.4.2 **Doors** within the conservation area are often simply constructed with vertical boarding. Many of these doors now have a small, central window. In the higher status houses there are often 6 panelled doors. In both of these cases doors are generally painted in a dark colour. Very few buildings have door surrounds.



*Doors and door surrounds in the conservation area. (1) and (2) are simple boarded doors, (3) is a 6 panelled door, probably altered slightly from its original arrangement. (4) is the classical door surround to The Old Post Office with a modern door.*

5.4.3 **Chimneys** within the conservation area are generally very simple and of a functional character. Most are square or rectilinear in plan and plain except for perhaps a projecting course near the top. Most chimneys are of brick, but some are of stone and others are painted / rendered. The lodge to Torr Recreation Ground is unusual in having a chimney as a feature in its architectural form. The extent of survival of historic chimney pots varies across the area, although few appear to be older than late 19<sup>th</sup> century, when pots were mass-produced, but they are nonetheless attractive and contribute to the skyline character of the village



*Chimneys in the conservation area: (1) and (2) plain types of chimney seen extensively; (3) unusually decorative chimney on Eastham Village Road; (4) elaborate chimney to the Torr Recreation Ground lodge.*

5.4.2 **Eaves, gables and verges** are also typically simple. Roofs generally have very little overhang with gutters fixed directly to the wall. At verges the extent of the overhang varies between none and a small overhang supported on protecting purlins. Barge boards exist to some buildings, but these are generally plain, except to a few, more decorative late 19<sup>th</sup> century buildings. There are few parapet gable details.

## **6.0 NEGATIVE FACTORS**

### **6.1 OVERVIEW**

6.1.1 A study of this nature cannot attempt to highlight every part of the built environment that has a detrimental impact on the character or setting of the conservation area; instead this report summarises the most apparent of examples and key problems within the conservation area as a way of encouraging an understanding and awareness of these issues.

6.1.2 Appended to this document is a plan showing the contribution of buildings to the character of the conservation area. The plan was produced as a tool to gain an understanding of the significance of different parts of the village and to inform as to the appropriateness of the boundary. This plan categorizes each building, or group of buildings into the following groupings:

- 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.

### **6.2 RECENT DEVELOPMENT**

6.2.1 There were relatively few houses built in Eastham Village in the late 20<sup>th</sup> century and these are in positions that do not affect the character of the village centre. The largest two groupings of modern housing are Eastham Mews at the southern extremity of the conservation areas and Vicarage Row on Ferry Road.