



## GAYTON CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

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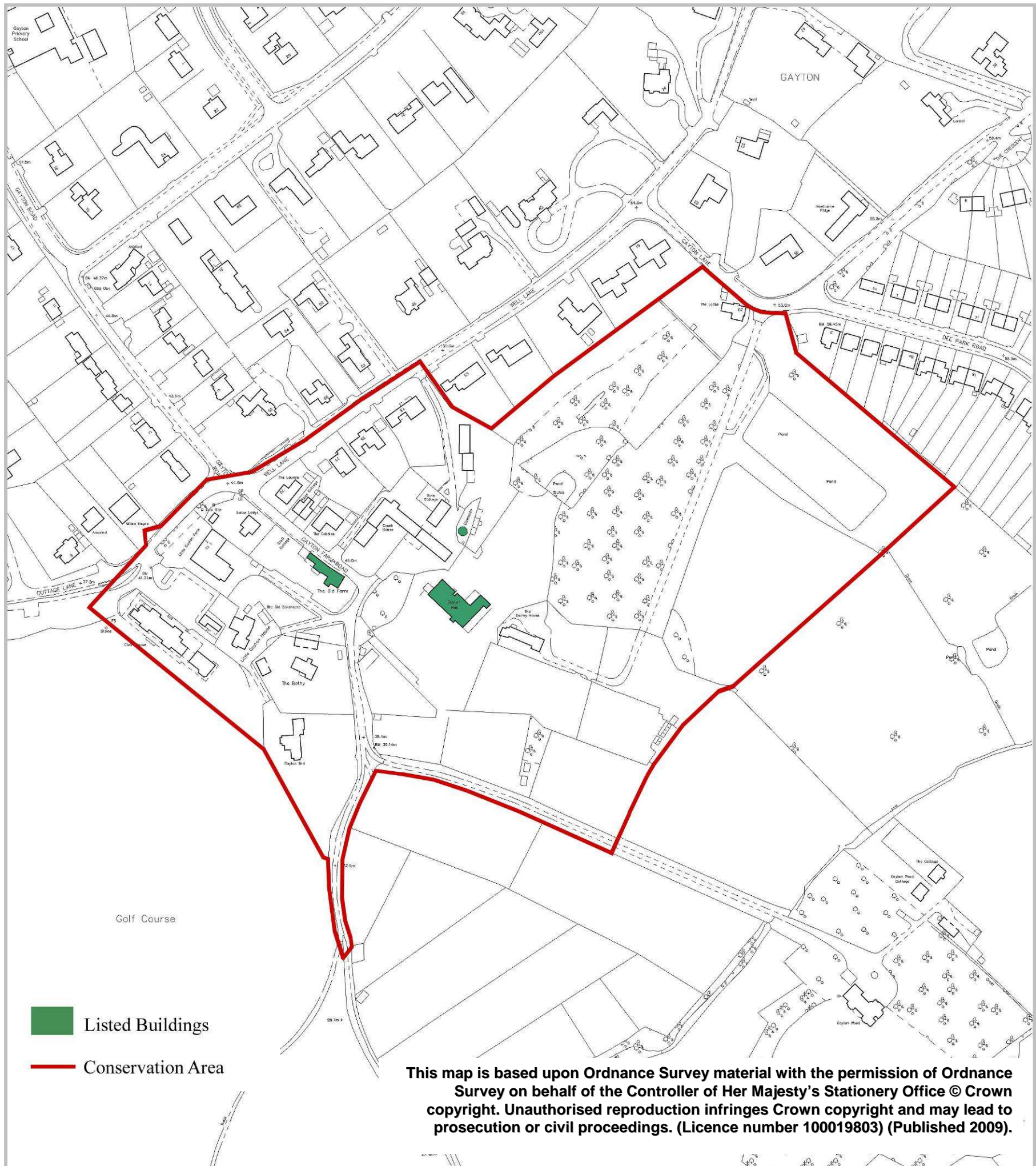
### APPENDICES

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

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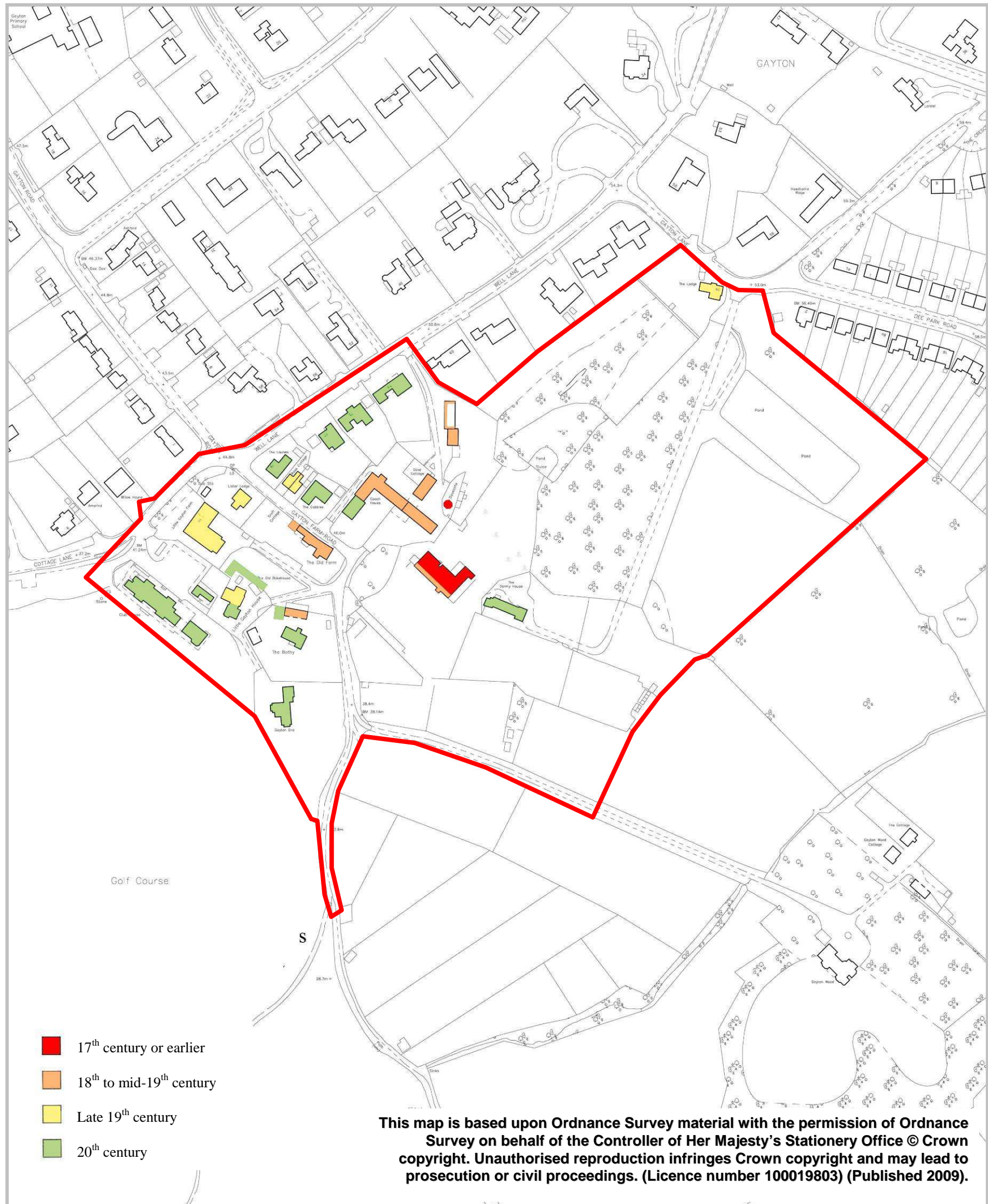


GAYTON CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

APPENDIX A - PLAN SHOWING EXISTING BOUNDARY AND LISTED BUILDINGS

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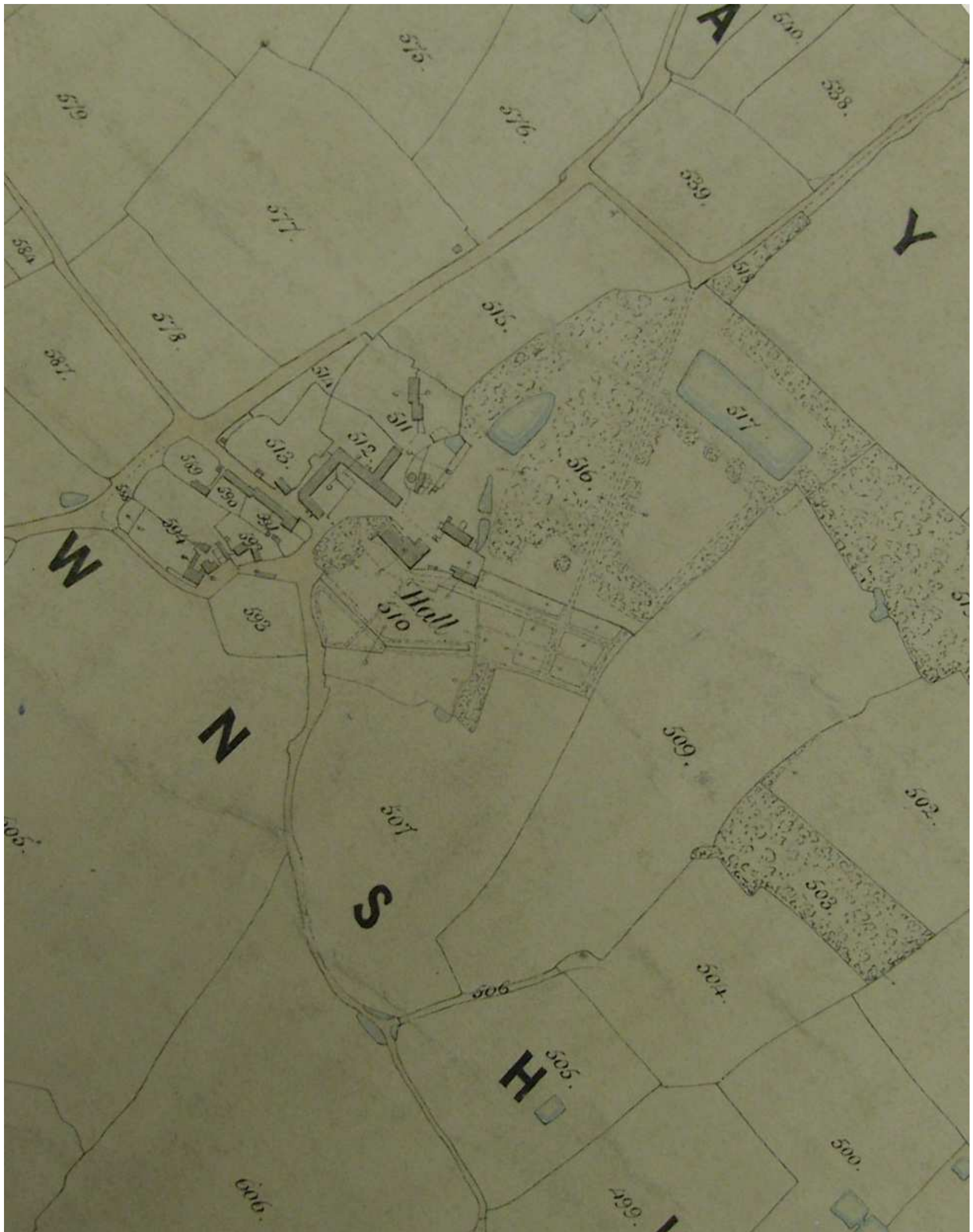


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APPENDIX B – PLAN SHOWING RELATIVE AGES OF BUILDINGS  
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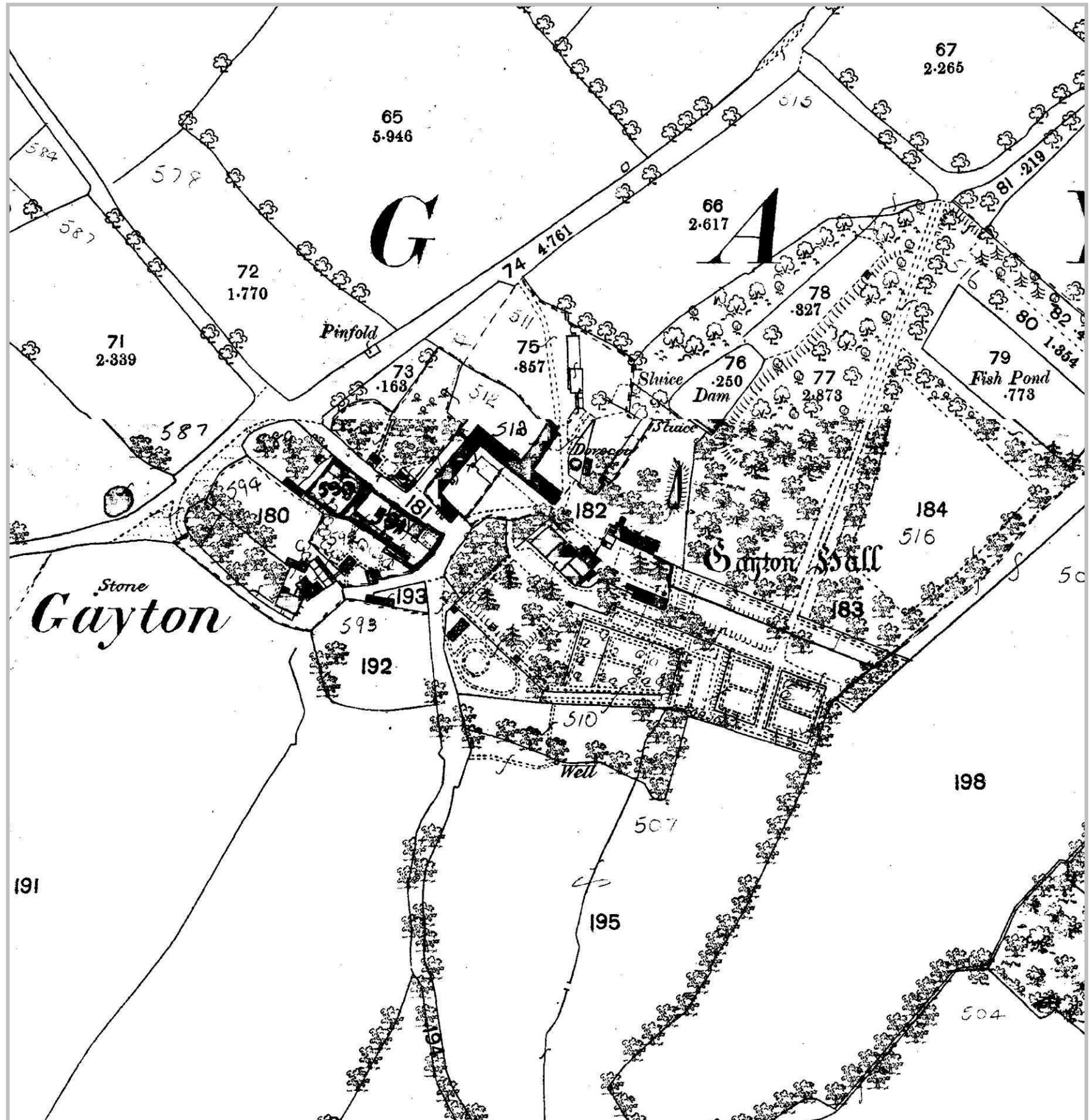


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APPENDIX D – HISTORIC PLANS – TITHE MAP

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APPENDIX D – HISTORIC PLAN – 1870S  
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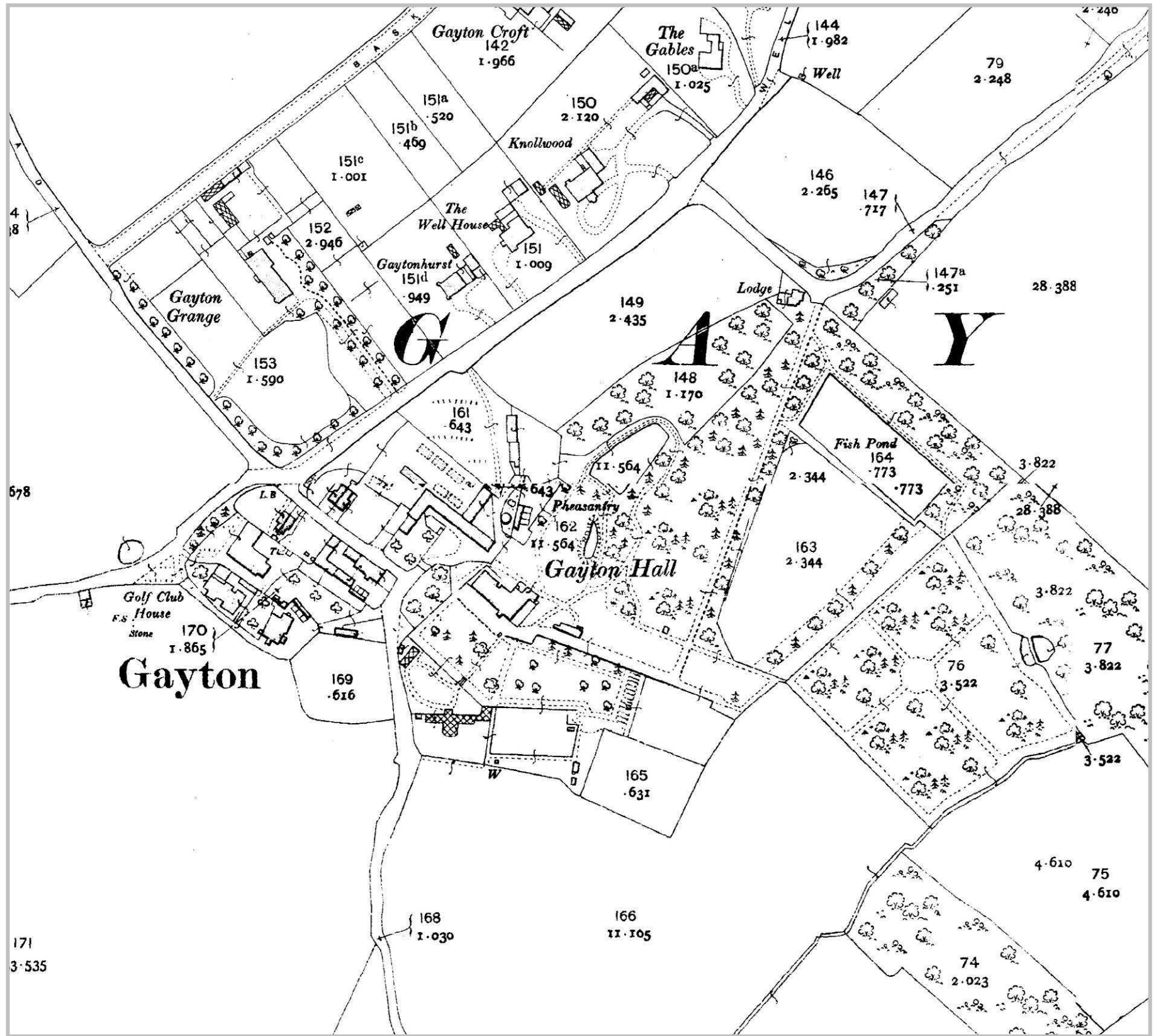




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APPENDIX D – HISTORIC PLAN – 1890s  
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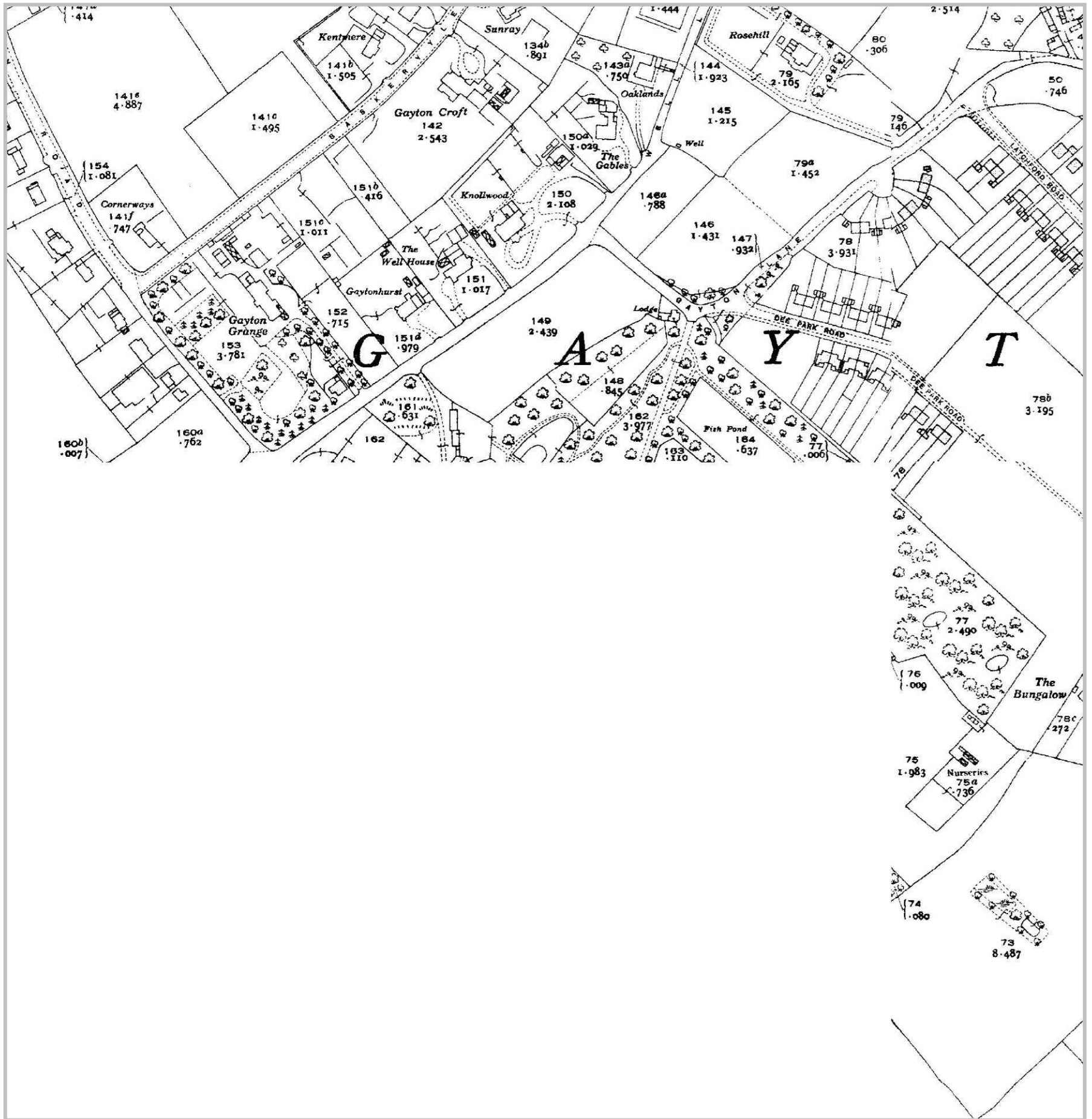




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APPENDIX D – HISTORIC PLAN – 1910S

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APPENDIX D – HISTORIC PLAN – 1930S  
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## **APPENDIX E -**

### **GAZETTEER: 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 make a positive contribution to the character of the conservation area. These may be historic buildings with some alterations but where the original character is still prominent. There are also some modern buildings that have been designed with sensitivity to their context and have some features of architectural merit.
- C: (Green) – Neutral - Either modern buildings of little interest or buildings where character has been lost beyond 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 individually neutral buildings the interest of the area could be diluted, therefore they would have an overall detrimental effect. The prominence of a building is also considered as a poorly designed building can have a limited impact if it is generally hidden from view but a major negative impact if prominently located.

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 improvement.

Where buildings' features are thought to be in their original form, they may be described for the sake of brevity as being original. Clearly modern or unsympathetic elements are identified where they are considered to be detrimental to the overall character of the area or to a particular building. In a study of this depth it is not possible to state categorically the date of any given element or its date in relation to a building's original construction.



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NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
<b>Gayton Lane</b>					
39, The Lodge		1070089 1040779 1040800 1040801 1040806	Late 19 <sup>th</sup> century gate lodge. One and a half storeys. Red pressed brick ground floor with segmental arches to window heads. Painted brick and smooth render to upper storey including decorative pargetting. Plain red clay tile roof. Prominent red brick chimneys. Small paned painted timber casement windows. Boarded front door with glazed panel, in painted timber. Low stone wall and picket fencing to boundary. Timber five bar and picket gates.	A good example of the Domestic Revival style. Forms a group with the decorative splayed stone walls and elaborate painted timber gates formerly leading to Gayton Hall, now leading to Dormy House. House appears occupied and well maintained.	A
The Dormy House		-	Large 20 <sup>th</sup> century detached house within former grounds of Gayton Hall.	The house itself cannot be seen from the public realm and was not inspected during this study. It is located close to the listed Gayton Hall and the grounds contain numerous archaeological features noted on the Historic Environment Record. Its entrance gates, adjacent to The Lodge, are an important part of the conservation area. *The status of Dormy House and its impact on the historic environment should be reviewed in the light of any future development proposals.	C
<b>Well Lane</b>					
Dove Cottage		1070091	18 <sup>th</sup> century or earlier cottage, probably a former agricultural building. Two storey, handmade red brown brick. Slate roof between coped parapets to gable ends. Small paned painted timber casement windows. Sits in a loose courtyard arrangement with other former	An attractive historic building forming part of an important historic group with the Dovecot, former barn range now known as the Coach House and Gayton Hall and smaller ancillary buildings. Appears occupied and in good condition.	A

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NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
			agricultural buildings in a wooded setting to the rear of Gayton Hall. Approached via gravel drive		
Dovecot		1070900 1070901	Octagonal dovecot dated 1630 on lintel. Handmade red / brown brick and slate roof. Stone string course, cornice, base, lintel and quoins. Round openings for birds, entrance door. Sits in a loose courtyard arrangement with other former agricultural buildings in a wooded setting to the rear of Gayton Hall. Approached via gravel drive	Listed Grade II. An attractive historic building forming part of an important historic group with Dove Cottage, former barn range now known as the Coach House and other attached buildings, Gayton Hall and smaller ancillary buildings. Redundant but in fair condition.	A
73		1040815 1040816 1040819	Modern bungalow. Smooth rendered walls and grey interlocking concrete tile roof. Stained timber casement windows. Low stone wall and mature evergreen trees to boundary.	The house was under construction at the time of survey.	D
75		1040820 1040821	Mid 20 <sup>th</sup> century bungalow. Smooth render and split faced stone cladding. Grey concrete tile roof. Modern small paned uPVC windows. Low stone wall to boundary.	A typical suburban bungalow that does not relate to the character of the village. Occupied and in good condition.	D
77		1040823	Mid 20 <sup>th</sup> century bungalow. Smooth render and split faced stone cladding. Grey concrete tile roof. Modern small paned uPVC windows. Low stone wall to boundary.	A typical suburban bungalow that does not relate to the character of the village. Occupied and in good condition.	D
79, The Laurels		1040824 1040825 1040834	Modern, mainly two storey house. Single storey range to rear. Red brick with grey interlocking concrete tile roof. Single slender brick chimney. Small paned painted timber casement windows. Elevation to Gayton Farm Lane is two bay with half timbered dormers over upper windows. Medium height stone wall to boundary backed by a laurel hedge.	The house reflects many design features of the adjacent pair of Victorian semidetached houses and the design broadly fits into the character of the area. Occupied and in good condition.	B



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NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
<b>Cottage Lane</b>					
1 – 3, Little Gayton Farm		1040859 1040907 1040909 1040950	Two storey L shaped former agricultural building. Red brick with slate roof. Red ridge tiles, no chimneys, modern rooflights and some vent stacks. Segmental arches to door and window openings. Diamond pattern ventilation holes. Numerous pitching eyes / round windows to upper floor. Modern stained timber casement windows and doors. Modern reclaimed brick and slate garages attached to east. Cobbled courtyard. Main access via gravel drive off Gayton Farm Lane. Five bar gate and mature privet hedges to drive.	This residential conversion has successfully maintained the agricultural character of the buildings. The cobbled courtyard setting has avoided the introduction of incongruous domestic landscaping. Forms part of a historic group with Little Gayton House. Occupied and in good condition.	A
Heswall Golf Club		1040928 1040934 1040946	Two storey club house and ancillary structures. Originally built in 1926 to the Italianate design of Herbert Rowse, replacing an earlier club house. Now substantially altered. Smooth render and profiled red/brown interlocking concrete tile hipped and gabled roof. Four Mediterranean style render and tile chimneys. Large modern picture windows, original mullioned windows and glazed viewing balcony to front (southwest) elevation. Brick terrace with glass balustrade to front. Parapet to rear (northeast) roof. Single storey flat roofed extension to southeast. Car park to rear. Golf course to west and south.	A well maintained and busy club house. Although the design of the building does not relate to its historic context the golf club has been part of Gayton for over a century. The club house not particularly visible from within the conservation area. It is however highly prominent from the golf course and forms the setting of the village when seen from outside the conservation area. The golf course itself forms an essential part of the setting for the conservation area and view out from it.	C
Little Gayton House		1040933 1040854	Two storey detached house, originally late 19 <sup>th</sup> century with 20 <sup>th</sup> century additions. Original part red brick, later parts smooth render, all under slate roof. Two brick chimneys. Modern small paned uPVC windows. Lean-to porch. Accessed via gravel drive to rear of Golf Club House. Boundary to golf course is a mature beech hedge.	Although much altered this house still retains a broadly traditional feel and forms part of a historic group with 1-3 Little Gayton Farm. The house only partially visible from within the conservation area. It is however highly prominent from the golf course and forms the setting of the village when seen from outside the conservation area.	B (original) C (extension)

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NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
				Appears occupied and in good condition.	
<b>Gayton Farm Road, north side</b>					
Rose Cottage		1040833	Two storey semi detached Victorian cottage. One bay. Red brick with moulded brick string course, drip mould, plinth and chimney banding. Stone sills and lintels. Slate roof with red ridge tiles. Central shared chimney stack. Half timbered dormer to upper window. Modern small paned painted timber casement windows. Single storey extension to side. Medium height stone boundary wall backed by laurel hedge.	A modest but attractive mid to late 19 <sup>th</sup> century cottage. Incorporates traditional features such as low pitched slate roof with projecting verge detail. Replacement window details not authentic. Forms a pair with Croft Cottage. Laurel hedge not fully in keeping with rural character. Occupied and in good condition.	A
Croft Cottage		1040833	Two storey semi detached Victorian cottage. One bay. Red brick with moulded brick string course, drip mould, plinth and chimney banding. Stone sills and lintels. Slate roof with red ridge tiles. Central shared chimney stack. Half timbered dormer to upper window. Modern small paned painted timber casement windows. Medium height stone boundary wall backed by privet hedge.	A modest but attractive mid to late 19 <sup>th</sup> century cottage. Incorporates traditional features such as low pitched slate roof with projecting verge detail. Replacement window details not authentic. Forms a pair with Rose Cottage. Occupied and in good condition.	A
The Cobbles		1040838 1040835	Late 20 <sup>th</sup> century dormer bungalow. L shaped plan with large gable to front elevation. Buff machine made brick. Profiled interlocking concrete tile roof. Chimney to side gable. Small paned uPVC windows, bow window to front. Two small gabled dormers to front roof slope. Medium height stone wall to boundary backed by a privet hedge. Panelled timber gates.	A typical suburban bungalow that does not relate to the character of the village. The traditional boundary treatment maintains an important element of the street scene in the heart of the conservation area. Occupied and in good condition.	D



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NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
The Coach House		1040890 1040839	18 <sup>th</sup> or early 19 <sup>th</sup> century former agricultural building. L shaped plan. Red / brown brick and slate roof with projecting verge detail to gable and grey ridge tiles. Small chimney on rear roof slope. Flat roofed extension abutting front gable. Single original opening to front gable with segmental brick arch. Inserted windows with metal frames and modern porch roof. Set well back from the lane behind medium height stone wall topped by timber fencing.	Forms part of the same building as attached buildings on Well Lane and Gayton Farm Road. The basic form of the barn has been retained in this residential conversion but the design and pattern of inserted windows extensions and additions has had an adverse effect on its character. This historic building forms part of an important historic group with Dove Cottage, the Dovecot, attached buildings accessed from Well Lane, Gayton Hall and smaller ancillary buildings. Appears occupied and in good condition.	A/B
<i>Name unknown at time of survey</i>		1040889 1040844 1070091	18 <sup>th</sup> or early 19 <sup>th</sup> century former agricultural building. Red / brown brick and slate roof with grey ridge tiles. Two wide arched carriage openings now partially blocked. No chimneys. Large inserted dormer window with catslide roof. Modern small paned painted timber casement to dormer. Painted timber screens and doors to original openings. Insubstantial car port / porch across front elevation of profiled sheet material. Modern garage in reclaimed brick and slate to front. Set well back from the lane and accessed via a drive paved with artificial sets between high red / brown brick walls	Forms part of the same building as the Coach House and other attached building on Well Lane. The basic form of the barn has been retained in this residential conversion but the design and pattern of inserted windows and additions has had an adverse effect on its character. This historic building forms part of an important historic group with Dove Cottage, the Dovecot, the Coach House ????, Gayton Hall and smaller ancillary buildings. The artificial sets create a hard and excessively uniform appearance to the front drive/courtyard. Appears occupied and in fair condition.	A/B
Gayton Hall		1040975 <i>Access not available at time of survey</i>	Three storey nine bay manor house with imposing Georgian façade to earlier structure. Brick with stone parapet, cornice, string course, key stones, quoins, base and Ionic doorcase with broken segmental pediment. Low pitched hipped and gabled slate roof. Three brick chimney stacks. Small paned vertical sliding sash windows with exposed sash boxes, in painted timber.	Listed Grade II*. Gayton Hall is the most important building in Gayton Village. The majority of historic buildings in the conservation area formerly served the Hall and its estate. The land around the Hall (and Dormy House, see Gayton Lane), contains a wealth of archaeological sites recorded on the Merseyside Historic Environment	A

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NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
			<p>Main elevation dates from around 1750, the main part of the house however is 17<sup>th</sup> century. Family home of the Gleggs until the 19<sup>th</sup> century.</p> <p>The sides and rear of the Hall are not visible from the public realm.</p> <p>Set back from Gayton Farm Lane behind high brick walls (buttressed in places), mature trees and gardens. Modern vertically boarded timber gate. Original wooded parkland and formal drive now in the separate ownership of Dormy House.</p>	<p>Record.</p> <p>The Hall is occupied and in good condition.</p>	
<b>Gayton Farm Road, south side</b>					
Lister Lodge		1040826	<p>Pair of two storey semi detached Victorian cottages, now converted to a single dwelling. Two bays. Brown brick with moulded red brick string courses, sills, plinth and chimney banding. Brown brick dentil course and segmental brick arches to window openings. Slate roof with red ridge tiles. Central shared chimney stack. Brick dormers to upper windows with decorative barge board details. Small paned painted timber casement windows, possibly original. Open gabled canopy on corbelled brackets to front door, which is vertically boarded in painted timber.</p> <p>Medium height stone boundary wall backed by mixed hawthorn hedge.</p>	<p>A modest but attractive mid to late 19<sup>th</sup> century cottage. Incorporates traditional features such as medium pitched slate roof with projecting verge detail. Occupied and in good condition.</p>	A
The Old Farm and attached Barn		1040837 1040843 1040852 1040976 1040977 1040978 1040980	<p>Two storey 18<sup>th</sup> century farmhouse and attached agricultural building. Handmade red / brown brick. Segmental brick arches to some windows. Slate roof with grey ridge tiles and projecting verge. Two gable end brick chimneys.</p> <p>House has central front door with small corbled stone canopy. Date stone of 1761. Windows are a variety of small painted timber casements, horizontal and vertical sliding</p>	<p>Listed Grade II. A very attractive and well preserved range of buildings which are fundamental to the character of the conservation area and Gayton Farm Lane. In turn, the cobbled surface of the lane is an essential component in the setting of The Old Farm. Appears occupied and in good condition. Not clear if the house and barn form one dwelling or two.</p>	A



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			<p>sashes with exposed sash box, mainly original. Window openings are in roughly symmetrical arrangement to front and end gable but irregular to rear elevation. Original front door with six raised and fielded panels. Small brick and slate lean-to at rear.</p> <p>Former barn now also a house with stepped roofline. Same brick and slate roof. One gable end stack. Irregular arrangement of possibly inserted window openings with small paned painted timber casements to front and some metal framed to rear in larger openings with concrete lintels. Small brick and slate lean-to at rear. Garage with slate gabled roof to side.</p> <p>The house and barn front directly onto Gayton Farm Lane. Gardens are to the sides and rear behind stone walls of varying height, sometimes backed by a hedge or picket fence. The garden to the south is clearly visible and highly attractive with a parterre or knot garden design. The house and barn are extensively covered in climbing plants to the front and south end.</p>		
The Old Bakehouse		1040857 1040858	<p>Modern house of one and two storeys. Main range is single storey in reclaimed brick with a slate roof. Squat brick chimney. Painted timber large paned windows. To the rear is a two storey block in smooth render with a slate roof. Round windows.</p> <p>Sits at a low level behind a low brick retaining wall. Large expanse of gravel to front. Accessed via track shared with 1-3 Little Gayton Farm.</p>	<p>A new building roughly on the site of a modest ancillary building.</p> <p>While traditional materials have been used the form and detailing fails to reflect the inherent characteristics of vernacular buildings in Gayton village.</p>	C
The Willows		1040850	<p>Converted single storey ancillary building and two storey domestic extension. Brick, horizontal timber boarding and stone open fronted shed with monopitch slate roof. Inserted</p>	<p>A rather curious conversion of a modest older structure of the sort that is so often demolished. The materials and details of the extension are generally well chosen</p>	B (original) C (extension)

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NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
			<p>small paned painted timber windows with top hung opening lights. Vertical boarded door. Two storey rubble stone extension with gabled slate roof. Single brick chimney. Variety of small paned painted timber windows. Set behind a medium height stone wall. Five bar gate (possibly access to The Bothy) and small picket gate within the wall. Redundant gateway with modern stone piers.</p>	<p>but its small square footprint is unlike local traditional buildings. Appears occupied and in fair condition.</p>	
The Bothy		1040861 1040863	<p>Late 20<sup>th</sup> century detached house. Light red brick. Grey profiled interlocking concrete tiled roof. Set behind high stone walls mounted with timber fencing. Mixed immature hedging above retaining wall to lower part of Gayton Farm Lane.</p>	<p>Little can be seen of The Bothy from the public realm due to the boundary treatment. It appears to be a typical suburban house that does not relate to the character of the village. The boundary treatment is somewhat intrusive and the new hedge planting is not of species appropriate to the rural setting. The high walls however are very characteristic of Gayton village. *The status of Dormy House and its impact on the historic environment should be reviewed in the light of any future development proposals.</p>	C
Gayton End		1040865 1040866 1040871 1040872	<p>Late 20<sup>th</sup> century detached house. Mainly smooth render walls with some areas in brown brick. Plain tile roof. Two brick chimney stacks. Variety of window shapes and sizes including arched heads and projecting bays, all with large paned uPVC frames. Set behind medium height stone wall backed by hedging, mixed trees and shrubs. Gravel drive. Extensive lawned gardens with some mature trees, subdivided with simple post and rail fence. Five bar gate to lower garden/ paddock area.</p>	<p>This detached house is well screened from most of the public realm by the traditional boundary treatment. The gardens have a rural rather than suburban character. The house is however prominent from the golf course and forms the setting of the village when seen from outside the conservation area.</p>	C