

APPENDIX F -

TABLE SHOWING BUILDING DESCRIPTIONS AND PHOTO REFERENCES

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

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

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

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

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

It should be noted that the buildings were only viewed from public areas. Refer to Appendix C for plan showing contribution of buildings to character of area.

ROCK PARK CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN

NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
Rock Park					
Ross Court		004, 269, 274	3 storey, recently constructed flats. Rendered walls marked scribed to imitate sandstone. Rendered gateposts and wall to imitate adjacent villa.	Parapet crude design but apparently incomplete. Oversized compared to existing villas and in dominating position. Large tarmaced forecourt. Obtrusive vents all over façade. Meanly –sized doorway.	D (in its condition at the time of writing)
1		007, 008, 009, 269, 274, 280, 285	(Pair with 2). Grade II listed semi-detached villa. Rendered to imitate ashlar. Decorative carved stonework to window surrounds, doorway, stringer course and eaves. Slate roof. Multi-paned sash windows with margin lights.	Original gateposts and old railing. Modern front boundary wall. Large trees to garden. Some alteration and crude repair to LHS, including additional window at eaves height, piercing original cornice. Dominant bins.	A
2		011, 012, 017, 269, 274, 280, 285	(Pair with 1). Grade II listed semi-detached villa. Rendered to imitate ashlar. Decorative carved stonework to window surrounds, doorway, stringer course and eaves. Slate roof. Multi-paned sash windows with margin lights.	Modern picture windows with artificial leading. Render in poor condition. Older sandstone front boundary wall – possibly original. Attractive railings and gateposts. Later bay window to ground floor.	A
3		013, 017, 018, 269, 280, 284	(Pair with 4). Grade II listed 2 ½ storey sandstone villa. Slate roof. 6 over 6 sash windows. Sandstone front boundary wall with railings and circular gateposts.	Later extension to LHS. Garden to front. Poor repairs to stonework. Insertion of vents into stonework.	A

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NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
4		014, 015, 016, 018, 269, 280, 284	(Pair with 3). Grade II listed 2 ½ storey sandstone villa. Slate roof. 6 over 6 sash windows. Sandstone front boundary wall with railings and circular gateposts.	Site boarded up. Large trees to garden.	A
5		019, 020, 021, 286	(Adjoined to 6). Grade II listed, low, 2 storey sandstone, semi-detached house. Projecting porch with carved head to boss on lintel. Slate roof. Octagonal gateposts. Stone front boundary wall.	Barely visible from road. Large trees to garden.	A
6		021, 022, 286	(Adjoined to 5). Grade II listed semi-detached house. Higher than no. 5 but it is clear that they were built together. Sandstone with slate roof. Octagonal gateposts. Stone front boundary wall.	Attractive garden. Carved cross detail in stonework.	A
7		023, 024, 025, 026, 027	Detached villa. Grade II listed. Pebbledashed render with sandstone quoins. Hoodmoulds to sash windows. Slate roof, with simply rectilinear chimneys. Detached outbuilding.	Later gateposts. Very low sandstone front boundary wall. Replacement stained timber sash windows to ground floor. Porch possibly c. 1900 and although attractive in its own right, unbalances symmetry and design of building.	A
8		028, 290	(Pair with 9). Grade II listed semi-detached house. Rendered with slate roof. Details to cornice and door surround. Sash windows.	Central gateposts originally shared with 9. Possibly later extension / addition to LHS.	A
9		030, 031, 032, 290	(Pair with 8). Grade II listed semi-detached house. Rendered with slate roof. Details to cornice and door surround. Sash windows.	Central gateposts originally shared with 9. Possibly later extension / addition to LHS. Currently undergoing repair programme. Modern roof lights inserted into roof.	A
10		033, 034	(Pair with 11). Grade II listed semi-detached villa. Rendered with slate roof. Simple surround to sash windows. Rustication to ground floor.	Original gateposts and low stone front boundary wall. Untidy pipes on front elevation.	A

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NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
11		034, 036	(Pair with 10). Grade II listed semi-detached villa. Rendered with slate roof. Simple surround to sash windows. Rustication to ground floor.	Original gateposts and low stone front boundary wall. Bare front garden. Detached garage to RHS.	A
12		037, 038, 039, 040, 041	(Pair with 13). Grade II listed semi-detached house, gothic in form. Rendered with steeply pitched slate roof. Attractive carved highly decorative bargeboard to side gable. Margin lights to casement windows. Decorative chimneys.	Front bargeboards surprisingly plain and therefore are presumably replacements. Painted stone gateposts and low front boundary wall.	A
13		040, 041	(Pair with 12). Grade II listed semi-detached house, gothic in form. Rendered with steeply pitched slate roof. Margin lights to casement windows. Decorative chimneys.	Different colour to 12. Later conservatory porch and extension to RHS. Original / early windows and door to main part of building. Painted stone gateposts and low front boundary wall.	A
14		042, 043, 044	(Pair with 15). Grade II listed semi-detached villa. Rendered with slate roof. Simple surround to sash windows. Rustication to ground floor. Similar to 10/11.	Original / early stone gateposts and low front boundary wall. FF windows converted to casements.	A
15		044, 045	(Pair with 14). Grade II listed semi-detached villa. Rendered with slate roof. Simple surround to sash windows. Rustication to ground floor. Similar to 10/11.	In a poor state of repair. Second floor window blocked up. Other windows now casements.	A
16		046	(Pair with 17). Grade II listed semi-detached villa. Sandstone with slate roof. Projecting porch bay with pyramid roof and lead finial.	Evidence of alteration to ground floor. Gate posts missing. Modern sandstone wall.	A
17		047, 048	(Pair with 16). Semi-detached villa. Sandstone with slate roof. Projecting porch bay with pyramid roof.	Finial lost to pyramid roof. Original gateposts. Side wall rendered.	A
18		048, 049, 050	Grade II listed detached villa. Sandstone with slate roof. Slightly later extension to side upsets symmetry.	Structural movement to later extension. Garden tarmaced. Chimneys probably altered. Later gateposts except at far ends of front boundary. Alteration to side window.	A

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NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
19 The Coach House		051, 052	Grade II listed stone villa with smaller brick houses appended to it. Some of houses rendered.	Gatepost probably later.	A
20		053	(Pair with 21). Grade II listed semi detached villa. White painted render with slate roof.	Window openings altered. Mostly UPVC windows. Modern tiling to steps. Original gatepost and low boundary wall.	A
21		054	(Pair with 20). Grade II listed semi detached villa. White painted render with slate roof.	No rustication to ground floor. Bay extensively altered with all detail removed. Basic timber windows. House largely concealed behind trees within garden.	B
28 The Coach House		119	Rendered two storey house, presumably early 19 th century. Slate roof.	Many modern alterations and openings. Modern timber casement windows. Fairly old stone boundary wall and gateposts. Large conservatory to RHS.	B
31		102, 103	Grade II listed detached house, originally part of a pair. Gothic style 2 ½ storeys plus inhabited basement. Sandstone walls with steeply pitched slate roof.	Sash windows. Reclaimed gateposts – originals apparently lost.	A
32 Albert House		104, 105, 106	(Pair with 33). Grade II listed semi-detached villa. Original stonework painted.	Prominent secondary glazing. Front boundary wall probably rebuilt. Original gateposts. Sash windows.	A
33		107	(Pair with 32). Grade II listed semi-detached villa. Original stonework painted.	Sash windows. Original gateposts and front boundary wall.	A
33a		108	Slightly later detached villa. Original stonework painted. Slate roof. Faux-timber framing to gables.	Prominent half-round gutter on cornice. Stained casement windows. Original gateposts. Part of front boundary wall rebuilt.	B

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NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
34 / 35		109	Grade II listed semi-detached villa, now converted into flats. Rendered with slate roof. Attractive FF balcony.	Crude timber windows replacing sashes. Old front boundary wall and gateposts. Forecourt almost completely tarmaced. Crude modern bargeboards.	A
36		114, 115, 116	(Pair with 37). Grade II listed semi detached villa. Rendered with slate roof. Attractive double ground floor windows with margin lights. Hoodmoulds to all windows on front elevation.	Gateposts very simple. Front boundary wall brick with simple stone cap.	A
37		114, 115, 116	(Pair with 36). Grade II listed semi detached villa. Rendered with slate roof. Attractive double ground floor windows with margin lights. Hoodmoulds to all windows on front elevation.	Gateposts very simple. Front boundary wall brick with simple stone cap.	A
38 / 39		117, 118	Grade II listed semi-detached villa, now converted into flats. Rendered with slate roof. Simple, elegant detail to window surrounds and pilasters.	Clumsy modern rooflights. Garden mostly tarmaced. Old front boundary wall and gateposts.	A
40		120, 121	(Pair with 41). Grade II listed painted sandstone semi-detached villa with slate roof. Simple canopy over door. Very simple gateposts. Stone front boundary wall.	Presumably some changes to windows. Garage to LHS.	A
41		122	(Pair with 40). Grade II listed painted sandstone semi-detached villa. Simple canopy over door. Very simple gateposts. Stone front boundary wall.	Incongruous casement windows with top=hung coloured leaded lights. Pantile roof.	A
42		124, 125	(Pair with 43). Grade II listed rendered semi-detached villa. Modern pantiles to roof. Probable large extension to rear.	Fishscale slates over bay. Unattractive downpipe prominent on porch. Casements appear to be modern. Old gateposts and front boundary wall.	A
43		126, 128	(Pair with 42). Grade II listed rendered semi-detached villa. Modern pantiles to roof.	Fishscale slates over bay. Casements appear to be modern. Old gateposts and front boundary wall.	A
Rock Park Road					

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NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
Toftcombs		057, 058, 059, 060, 062, 095	Grade II listed painted sandstone villa with a steeply pitched slate roof. Gothic style. Tall, octagonal chimneys. Fleur-de-lis ridge tiles. Finials on gable parapets.	In poor condition. Basic quality modern railings. Windows later sashes and in need of repair and redecoration.	A
Nova House		061, 063	Modern, low 2 storey detached house.	UPVC windows. Very obtrusive garage. Low pitched pantile roof. Orange fence to road boundary.	B
Oaklea		064, 094	Grade II listed sandstone villa with slate roof.	Later gateposts. Rendered extension to RHS.	A
Ashlea		065, 066, 074, 089, 093	(Pair with Park End). Pebbledashed 2-3 storey semi-detached villa.	Original or good replacement painted gateposts.	A
Park End		056, 066, 074, 089, 093	(Pair with Ashlea). Pebbledashed 2-3 storey semi-detached villa.	Extension to RHS. Sash windows replaced with casements.	A
Delta Road East					
1 / 2 Rock Cottages		088, 090	Presumably old cottages. Painted sandstone or scribed render. Old, low sandstone boundary wall.	Modern timber casement windows. Pantile roof. Fairly old gateposts.	B

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NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
The Nook		068, 091, 092	Rendered detached house. Probably older building crudely converted.	Very high stone gateposts. Large picture window dominates.	B
The Dell					
85		086	Late 20 th century brown brick house with concrete tiled roof.	Remnants of a sandstone boundary wall.	C
87 – Dell House / Summerhill		069, 070, 085, 087, 088	Pair of semi-detached villas, now converted into flats. Painted sandstone walls with modern pantile roof.	Extensive alterations are highly detrimental to the building's original character. Crude alterations to gable and eaves detail. Modern casements replacing sashes. Modern reclaimed brick front boundary wall. Pantile roof. Large tarmaced car park.	B
Rock Lane East					
3		202, 203, 204, 205, 206	Grade II listed detached villa. Sandstone and scribed render. Slate roof. Original gateposts. Sash windows.	Elevation only recently painted. Rooflights. Poor quality boxed-in soffit. Chimneys altered. Obtrusive rainwater goods and waste pipes. Broken window panes.	A
5		207, 208,	Grade II listed detached villa. Extensively altered. Sandstone with concrete tile roof. Very plain wing projecting towards road. Principal elevations to RHS and garden. Later porch / canopy to side.	Single storey outbuilding to LHS. Poor quality timber soffit. Some UPVC. Parts of elevations painted. New gate inserted into sandstone wall. Large trees to garden. Some original gateposts.	B (visible elevations – garden elevation may be more significant)
7 – Rock House		209, 210, 211,	Grade II listed detached villa. Sandstone / scribed render. Carved stone detail to eaves.	Altered windows. Original gate posts and front boundary wall. Poor stair / fire escape to RHS, indicating internal subdivision.	A

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NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
		212			
6		215	Part of terrace, c. 1900. Red brick and concrete tile / slate roof. Good terracotta detailing.	Original front boundary wall. Rebuilt gateposts. Combination of sash and UPVC windows.	B
8		215, 216	Part of terrace, c. 1900. Red brick and concrete tiled roof.	Modern wall. Gateposts missing. UPVC windows.	B
10		216	Part of terrace, c. 1900. Red brick and concrete tiled roof.	Stained timber windows. Modern wall.	B
12		217, 218, 219, 223, 224	Grade II listed detached villa. White render and steeply pitched slated roof. Mostly sash windows. Curvy bargeboards.	Chimneys reduced. Original stone FBW and octagonal gateposts. Some obtrusive rainwater goods.	A
14		220, 221, 222	Grade II listed detached villa. White render. Later, contrasting porch (1890s) – timber framed and leaded lights.	Rooflight. Sash / leaded casement windows. Boxed in eaves. Old wall and gateposts in very poor state of repair and fence behind.	A
Mersey Lane South					
St Margaret's		225, 226, 227, 228, 229, 234,	Grade II listed detached villa, until recently used as a convent. Sandstone with slate roof. Majority of Mersey Lane frontage later and of inferior proportions, although of matching materials to earlier, previously semi-detached villas. Victorian red brick extension and ancillary buildings to LHS and recent buff brick extension in front,	Boarded up but site unsecured so prone to vandalism. Basic quality alterations to entrance door. High sandstone wall to right front and around corner onto Manor Lane. Lower sandstone balustraded wall to entranceway and drive. Recent damage to gateposts.	A & B

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NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
		235, 236, 237			
28 – The Lodge		237, 238, 243	Red brick and slate roof two storey building. Late 19 th century. Simple design.	High brick / sandstone boundary wall and gateposts linking building with St. Margaret's. Modern stained timber windows and door.	B
30		239, 240, 242, 243	Red brick and slate roof two storey building. Late 19 th century. Impressive side wall with sweeping coping around gate.	UPVC windows. Modern boundary wall immediately in front of building.	B
32		245	Part of terrace, c. 1900. Red brick and slate roof.	UPVC door and windows. Original front boundary wall and gateposts.	B
34		245, 244, 246	Part of terrace, c. 1900. Red brick and slate roof.	Original windows, door, front boundary wall and gateposts.	B
36		246	Part of terrace, c. 1900. Red brick and slate roof.	Poor timber windows but original door, front boundary wall and gateposts.	B
38		247	Part of terrace (other houses on Rock Lane East) c. 1900. Red brick and slate roof.	Original windows, door, front boundary wall and gateposts.	B
Bedford Road East					

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NO. / NAME	WIRRAL UPRN	PHOTO REF.	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
Derelict building		260, 261	Derelict 20 th century building. Red brick, flat roof.	Windows smashed and ground floor blocked up. An eyesore.	D
2 Public House		258, 259, 260	Rendered mostly single storey building. High parapet above timber cornice.	Windows altered, but timber. Later vertical extension to right hand end and later painted brick boundary wall to LHS. Flush door.	B
4 Tranmere Sailing Club		256, 257	Modern buff brick building, set well back from road.	Red sandstone front boundary wall. Remnants of old gateposts.	C
8/10 Royal Mersey Yacht Club		248, 249, 250, 251	Grade II listed detached villa, used for over 100 years as a yachting club. Red brick with sandstone details. Slate roof.	Large trees to garden. Sash windows. Bars over windows to ground floor. Sandstone boundary wall largely intact but gateposts presumably missing. Untidy area to LHS.	A