



FRANKBY VILLAGE CONSERVATION AREA CHARACTER APPRAISAL & MANAGEMENT PLAN

2008



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***"Frankby Village Conservation Area
represents a compact, historic, rural village
which despite becoming an essentially
residential community, still retains many
of the historic features of its agricultural past"***

PREFACE

BACKGROUND TO THE STUDY

Wirral Council has prepared this Character Appraisal and Management Plan of Frankby Village Conservation Area. It sets out which features make the area special so that the character of the area can be protected by avoiding harmful change. The Character Appraisal will help to ensure that any changes respect the special qualities, which make up the Conservation Area's character. The Management Plan, which accompanies this Character Appraisal, and which will be adopted separately, sets out the way in which issues identified can be addressed.

This Appraisal complies with:

Planning Policy Guidance Note 15 (PPG15) - Planning and the Historic Environment (September 1994), stresses the need for local planning authorities to make an assessment of the special interest, character and appearance of all Conservation Areas in their district.

English Heritage guidance, published in 2004, also provides detailed advice for Local Planning Authorities (LPA) to use in undertaking the assessments envisaged in PPG15.

WHAT IS A CONSERVATION AREA?

Conservation Areas are defined as areas of special architectural or historic interest, the character of which it is desirable to preserve or enhance. Designation provides the basis for policies designed to preserve or enhance all the aspects of character and appearance that define an area's special interest

THE PURPOSE

The purpose of the Conservation Area Character Appraisal is to "clearly identify what it is about the character or appearance of Frankby which should be preserved or enhanced. The Management Plan sets out the means by which that objective is to be pursued." It is hoped that "clear assessment and definition of an area's special interest and the action needed to protect it will help to generate awareness and encourage local property owners to take the right sort of action for themselves". (PPG15:4.9).

The aim of this character appraisal is a preliminary to positive action to enhance the area. The process is a long term approach, which aims to:

- Improve the understanding of the history and the historical context, of Frankby Village.
- Avoid erosion of the intrinsic character of the Conservation Area.
- Provide residents with a clear idea of what it is about the Conservation Area that should be cared for and preserved.
- Provide residents with a clear idea of what enhancements could be made to the Conservation Area through a Management Plan.

- Provide property owners within the Conservation Area, and potential developers with clearer guidance on planning matters and the types of development, which are likely to be encouraged.
- Provide Wirral Council with a valuable tool with which to inform its planning practice and policies for the area.
- Enable Wirral Council to improve its strategies, policies and attitude towards the conservation and development opportunities and priorities within the Conservation Area.

SCOPE OF THE APPRAISAL

This document draws upon a range of documentary material including: historical maps, other appraisals prepared by private individuals, the Bay Tree Farm Historical Survey and the Frankby Village Conservation Area Advisory Committee (C.A.A.C). The Appraisal's purpose is to provide an overall survey of the area's historical, archaeological, architectural interest and summarise its special character in general terms, pointing out individually significant buildings or structures where necessary to illustrate a particular subject or theme. In accordance with the guidelines the following framework has been used as the basis of this analysis:

- Geographic location
- Topography and geology
- Prevailing usage
- Statutory designation/conservation boundary
- Early history and origins
- Post 19th century development
- Landscape and vistas
- Townscape and principle buildings
- Architecture and materials
- Typical features
- Negative factors

Omission of one building or a group of structure should not be taken to mean that they are not significant or important to the locality's identity. All photographs were taken between the years 2005-2007. It is hoped that future surveys will be undertaken as part of a management plan in order to gauge the effectiveness of conservation policies operating in the locality

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 24 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.
- 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 areas 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.

Local Authorities are now in process of producing *Local Development Frameworks* (LDFs), a portfolio of local development documents which fall into three categories:

- (i) *Development plan documents* (DPDs), which are subject to independent examination and, with the relevant Regional Spatial Strategy (RSS), will form the development plan for a local authority's area.
- (ii) *Supplementary planning documents* (SPDs), which provides further detail of and/or guidance on policies and proposals included in a DPD; SPD do not have development plan status, but must be subject to rigorous community involvement procedures.
- (iii) The local authority's statement of community involvement (SCI) – which sets out standards to be achieved in involving the community in the preparation and review of all local development documents, and in significant development control decisions.

All local development documents must be subject to *Sustainability Appraisal* (SA), incorporating the requirements of the Strategic Environmental Assessment Directive (SEA) and need to be included in the local authority's *Local Development Scheme* (LDS).

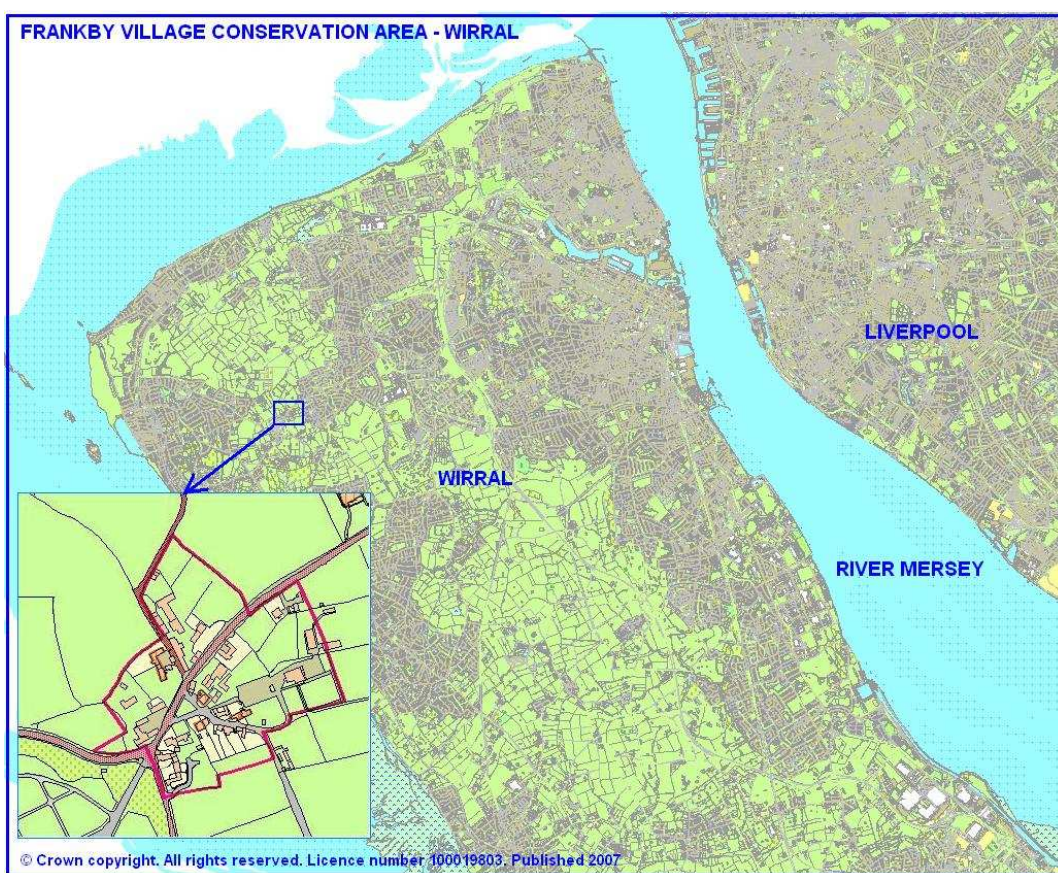
PART 1 – CONSERVATION AREA CHARACTER APPRAISAL

1 LOCATION

1.1 GEOGRAPHIC LOCATION

- 1.1.1 Frankby Village is located within the north western corner of the Wirral peninsula, between the urban centres of Greasby, to the east, and Newton to the west. Birkenhead town centre is about 7 kilometres to the east (fig 1).

Figure 1: Location of Frankby Village Conservation Area



1.2 TOPOGRAPHY & GEOLOGY

- 1.2.1 Frankby stands between Greasby Brook to the east and a tributary of the same to the west. The land rises gradually southwards towards the summit of Thurstaston Hill.
- 1.2.2 In common with most of the western side of the Wirral peninsula, the underlying bedrock at Frankby is dominated by the Permo-Triassic red sandstones. The soils derived from this parent material consist of brown earths and greyed brown earths of the Clive Association. In antiquity these soils would have been under a continuous arable regime, although the crops would have been prone to drought because of their sandy texture (Hall and Folland, 1970).

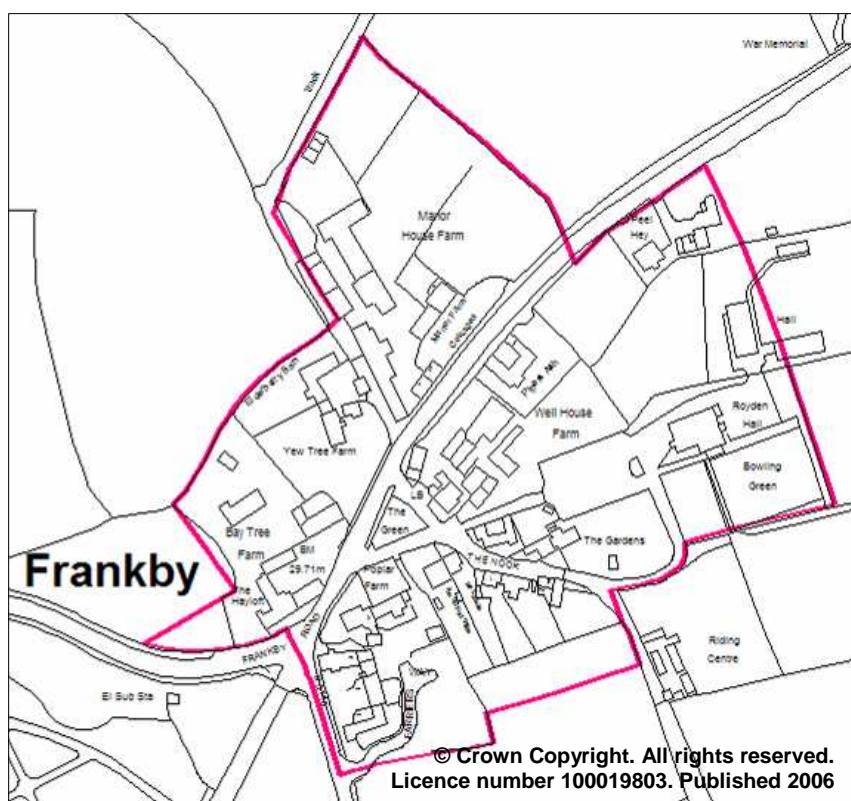
1.3 PREVAILING USAGE

- 1.3.1 The general use of the buildings in Frankby is mainly residential. There are five farms in the area only two are still active. There used to be a convenience store and a post office which were part of Well House, but they are now closed. The only other active business in the village is Peel Hey Guest House, located on Frankby Road.

1.4 STATUTORY DESIGNATIONS & CONSERVATION AREA BOUNDARY

- 1.4.1 Frankby was designated as a Conservation Area in October 1974. The village is a compact settlement and the boundaries of the Conservation Area have been drawn fairly tightly around the curtilage of the built-up area. The exception is the inclusion of the fields to the immediate north-east of Manor Farm.
- 1.4.2 The Conservation Area focuses on Frankby Green and those roads that immediately surround it (figure 2). It is bounded on the north by a footpath that runs along the rear of Manor House Farm. The boundary to the east runs around the edge of the Royden Hall and bowling green. The sandstone wall of Hill Bark Road and Frankby Road shapes the curtilage of Frankby Cemetery and is the southern edge of the Conservation Area.

Figure 2: Frankby Conservation Area Boundary



- 1.4.3 There are five grade II listed buildings within the village: Yew Tree Farm, Old Post Office, The Half Inn House & 4 The Nook (one building, now divided into two residents) and Well House Farm. These listed buildings can be viewed in the context of the conservation area boundary in appendix A.

2. HISTORIC BACKGROUND

2.1 EARLY HISTORY AND ORIGINS OF THE SURROUNDING AREA

Early History

- 2.1.1 During the Roman period (43-409AD) the main administrative centre in the North West was nearby Chester. There is evidence of Roman influence within Wirral. The port at Meols was used to supply the army. A number of Roman artefacts and remains have been found throughout Wirral, including a Roman brooch discovered at Frankby Mere.

The Viking Heritage

- 2.1.2 There is evidence that Vikings from Norway colonised north Wirral in the 10th century. The great exodus of Norsemen followed the unification of Norway from 890AD onwards. They travelled west to northern Britain settling in the Isle of Man, Ireland and along the North West coast, including Wirral. Some Norsemen were expelled from Ireland and one group led by Ingrimund were granted land in Wirral by a local ruler in 902AD. (Harding, S. 2000).
- 2.1.3 Recent research confirms that Vikings settled in large parts of west Lancashire and Wirral. The sampling of the DNA of men indicates that more than expected have Viking blood. The “by” suffix, included in the neighbouring place names such as Greasby, Irby and Pensby, applies to settlement believed to be Viking in origin.

Medieval

- 2.1.4 The place name of Frankby does not occur in the Domesday Book (1066). However the reference in the Domesday survey to a Frenchman, with a sergeant, who possessed two ploughs within Robert of Rhuddlan’s manor of Calders is understood to be a reference to Frankby. The name is variously given as *Frankeby* (1230), *Frankbi* (1346) and *Frankbye* (1539-47) and the original meaning was ‘Frenchmen’s Farm’. This is derived from ‘*Franke*’ meaning ‘a Frenchman, a Frank’ and ‘*By*’ meaning ‘a farmstead’ (Dodgson, 1970).

Post Medieval

- 2.1.5 Throughout the 16th, 17th and 18th centuries Frankby remained a rural agricultural township. The Township of Frankby formed part of the manor of Upton until the beginning of the 17th century, and passed through a number of families in quick succession. This was until 1625 when it was purchased by Peter Daa (or Day) and remained with the family for over a century. Later transfers again were just as rapid as previously, until John Robin of West Kirby.Esq., bought the estate in 1818 and became lord of the manor. The manor gradually became divided among many freeholders.(Sulley 1889) In 1847 the manor and township of Frankby was 433 acres in extent and had 125 inhabitants all engaged in agricultural pursuits. (Mortimer, 1847). ‘There are three or four large and tolerably respectable houses in the village, which otherwise presents the ordinary appearance of the hamlets of this part of the

hundred. The greater of the land is very inferior. (Mortimer, 1847).

- 2.1.6 Frankby has remained a distinct small village for a number of centuries. This is shown by the number of buildings still standing, which comprise datestones of the 17th century, if not. This can be supported by the historic maps that date back to the tithe map of 1844 on page 10. The landholdings almost certainly reflected the medieval holdings of a small nucleated settlement.
- 2.1.7 Frankby village comprises several post-medieval buildings (figure 4 & 5) which remain here today.
- a) Old Post Office: 1740 (datestone)
 - b) Yew Tree Farm: 1710 (datestone)
 - c) Well House Farm: 1730 (datestone)
 - d) Poplar Farm: c.18th century
 - e) Manor Farm: 1731 (datestone)
 - f) Half Inn House: 1675 (datestone)
 - g) Bay Tree Farm: located on the Burdett's map of Cheshire 1777.
- 2.1.8 It must be emphasised that the datestone on a building does not necessarily indicate the date of construction. It can be very misleading. The datestone on a building can mean one of many things: date of marriage, date of new owner(s), and date of a new extension or of an alteration to the building. It may not even be related to the particular house at all, having come from another property - maybe an earlier dwelling standing on the same site. Datestones could also commemorate the builder or owner, and not necessarily the first occupant. Only sometimes is it used as the date of original construction. They should therefore be treated with caution. For example, Yew Tree Farm was probably built between 1600 -1680 as there are a number of Wirral buildings dating from this time with very obvious similarities in style. Yet the datestone is of 1710 and probably celebrates a newly wed couple, as there is a heart shape in the middle of two initials.

Figure 4: Frankby Tithe Map 1844 (Merseyside Archaeological Service)

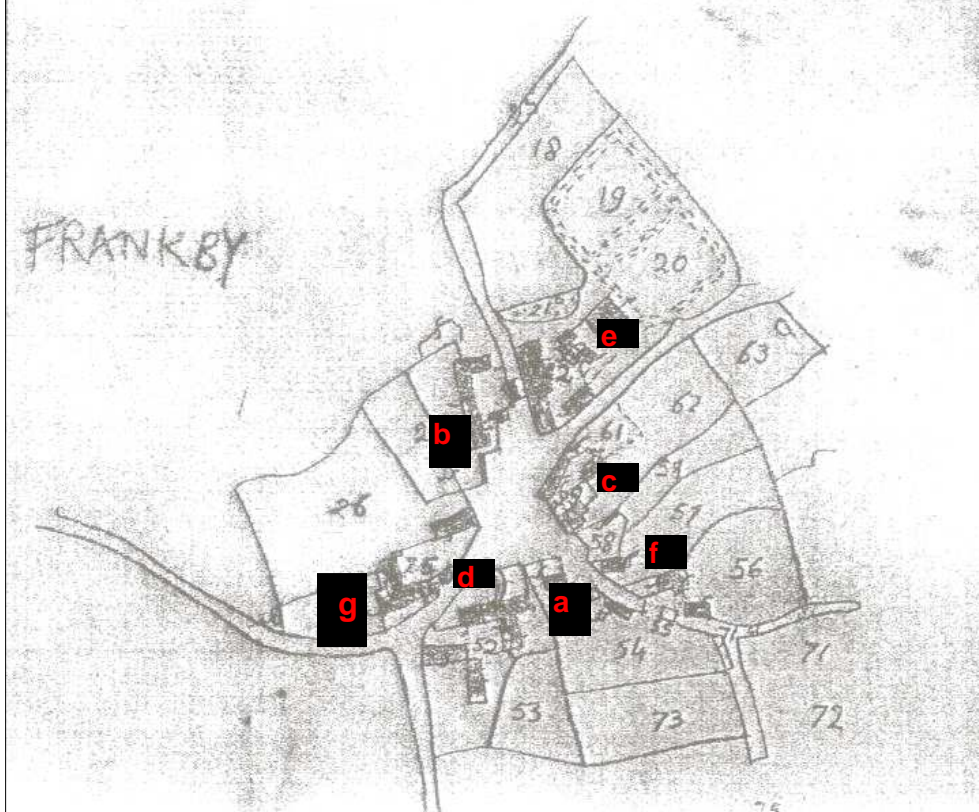


Figure 5: Frankby Map 2006 (© Crown Copyright. All rights reserved.
Licence number 100019803.)



2.2 POST 19TH CENTURY DEVELOPMENT

2.2.1 The tithe map of 1844 (figure 4) shows that both the field pattern, and the way in which the holdings were scattered throughout the township, had become fossilised in the post-medieval period, despite the effects of early 19th century enclosure. Some of the ancient fields were managed in strips. “The field immediately to the north west of Bay Tree Farm can in certain lights still show parallel ridges” (Brownbill, 1928). Field enclosure took place gradually, but the medieval ridge and furrow is still evident in the field patterns. (Roberts, S. 2002).

2.2.2 The historical maps of Frankby dating from 1844 to 2007, highlight little change has occurred. There have been a few buildings built since the middle of the 20th century and a fair few barns converted into residential units.

2.2.3 The map of 1891 (figure 6) illustrates three further buildings to Frankby village:

- 1) The house, barn and surrounding land to the far north east, known as Peel Hey Nurseries were originally built in 1885. The Halliwell family lived there until the last remaining daughter Eleanor died in 2001. Today the nursery has been converted into a Guest House called ‘Peel Hey’.
- 2) The building annotated on the map as ‘Lodge’ located at the east entrance of Frankby cemetery.
- 3) The structure located immediately adjacent to Poplar Farm is a free standing outbuilding.

These three buildings (highlighted in red) are also recorded on the 1912 map (figure 7) of Frankby.

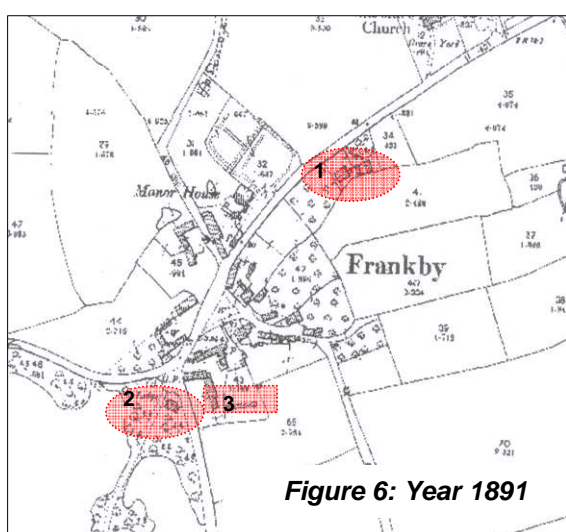


Figure 6: Year 1891

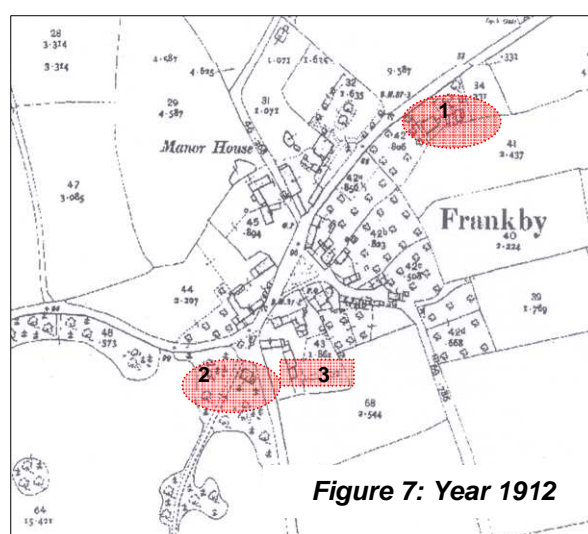
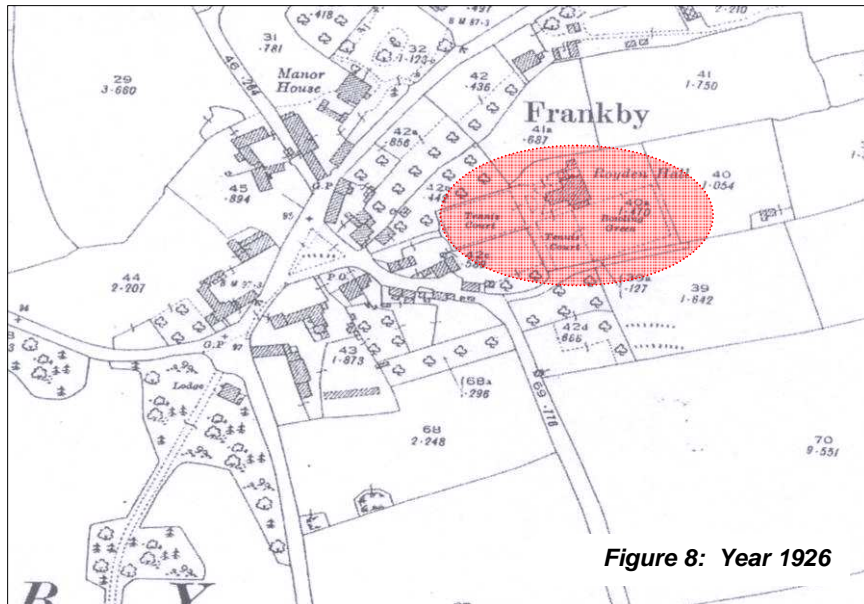
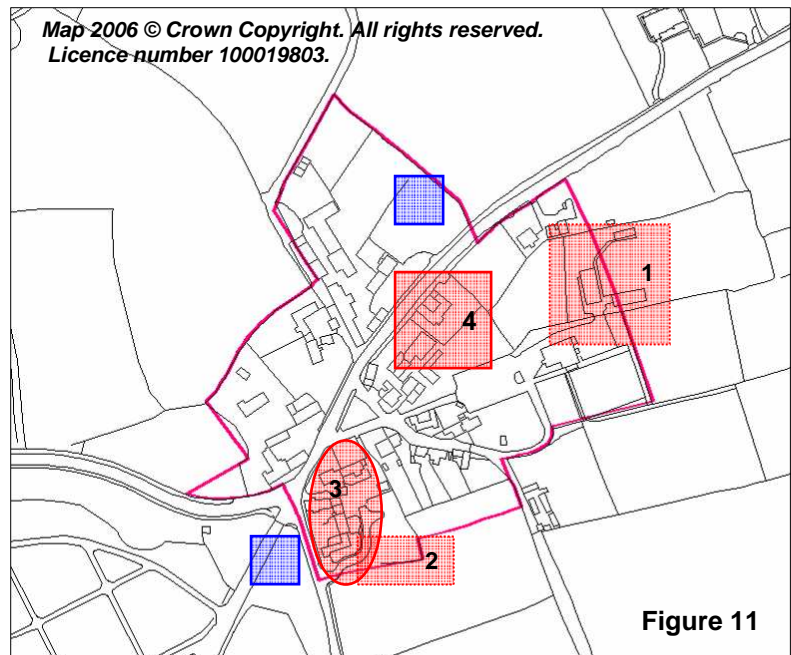
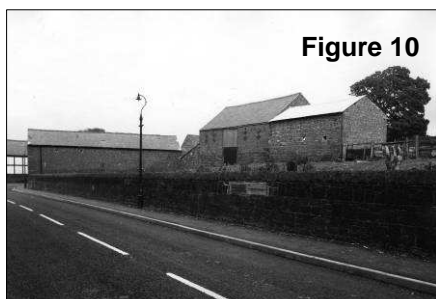
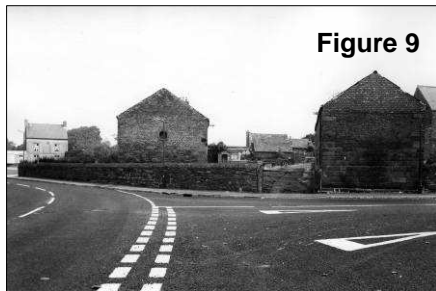


Figure 7: Year 1912

2.2.4 The map of Frankby 1926 (figure 8) shows the addition of Royden Hall, two tennis courts and a bowling green, Sir Thomas Royden donated them to the community in 1921. Peel Hey Guest House, the 'Lodge' and the Poplar Farm outbuilding still remain.



2.2.5 Since 1926 there have only been a further four new developments within the conservation area: (1) The land to the north east of Royden Hall - the erection of a 1.5 storey hall used for the Scouts in 1982. (2) An outbuilding which was located on the land adjacent to Poplar Farm was demolished in 1987. (3) The conversion of barns at Poplar Farm (figure 9 & 10) into four dwellings and garages (known as Farriers Way). (4) Pipers Ash – located within the land to the rear of Well House Farm (figure 11).



2.2.6 Only two buildings of any significance have disappeared from the 1926 plan. The sandstone Lodge (figure 12) which stood at the entrance gates to Frankby Hall was demolished in the 1960s. The imposing sandstone Frankby Manor farmhouse (figure 13) was demolished and replaced by a modern building (exact date unknown).

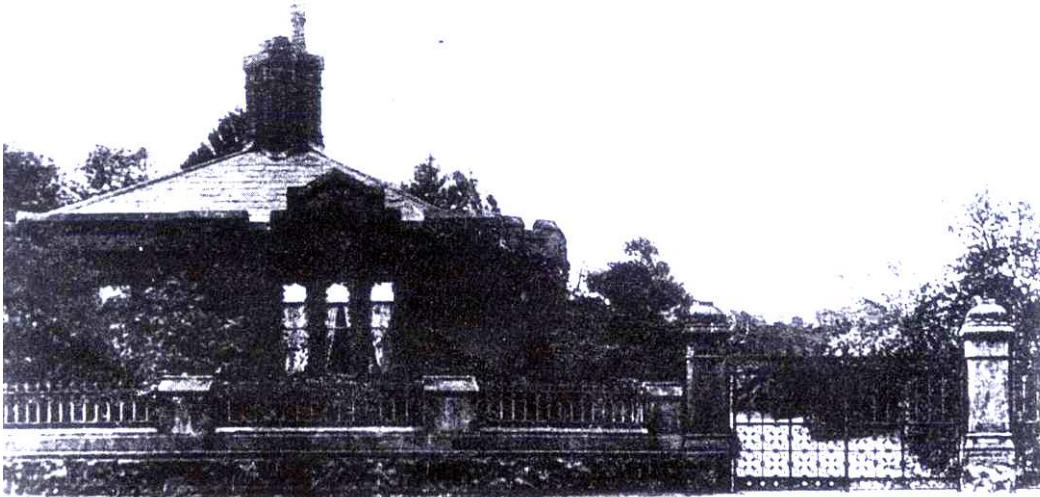


Figure 12: Lodge at the entrance to Frankby Hall

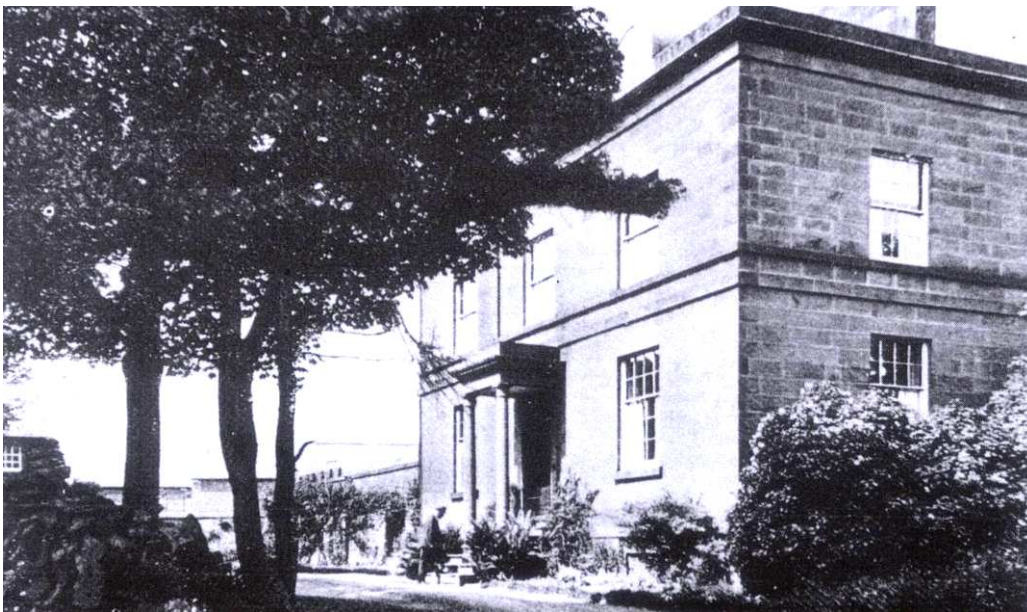


Figure 13: Frankby Manor farmhouse

2.3 ARCHAEOLOGICAL SIGNIFICANCE

2.3.1 SCHEDULED ANCIENT MONUMENT

2.3.2 The Merseyside Sites and Monuments Record (SMR) lists ancient monuments in Frankby, as shown on the map in appendix B, for instance here are three examples:

2.3.3 *Yew Tree Farm* (also a listed building) dated 1710, was a red brick with stone quoins, the attractive brick work has now been painted white. The farmhouse which is now a privately own house is of two storeys with attics. The early 19th century windows show alteration, but has been described as being in good condition with a pleasant setting. The farm also contains brick and sandstone outbuildings; one barn (Elderberry Barn) now converted into a residential property.

2.3.4 Within the site *Manor Farm*, of the present farmhouse approximately 30 years old there have been at least three houses. However, the holding includes extensive brick work and sandstone outbuildings with slate roofs bearing dates of 1727 and 1731. These buildings have been described as being much altered but in good condition. Manor Farm continues to be used as a working farm today.

2.3.5 *5 The Nook* has a datestone of 1826. It is a two storey sandstone dwelling, but was extended to the rear in the 1980s. This led to part of the lane having been cut back to allow construction of the two storey extension.

2.3.6 In addition to these examples there are numerous sites on the Merseyside SMR, the majority of these are outlined in the 'Focal Building', section 4.3, as follows. The SMR also makes reference to the general fields of the area, which it states was made up of Holme Field to the north, Town field to the west and Brook Field and Heath Field to the south. The rest of the field area seems to have been divided into several heys including New Hey and Rye Hey. The totality of the village's agricultural archaeology is important because of:

- The number and variety of farm holdings
- Their preservation and unspoilt setting
- The historic formation of the village and its functions.

2.3.7 These points raised demonstrate that Frankby was previously a nucleated hamlet, isolated from surrounding area and active in agriculture. It is evident that the characteristics of the past still remain today. However the present settlement or land use of Frankby is a much more residential setting, along with numerous converted farm buildings.

3 LANDSCAPE AND VISTAS

3.1 SETTING & RELATIONSHIP WITH SURROUNDING AREA.

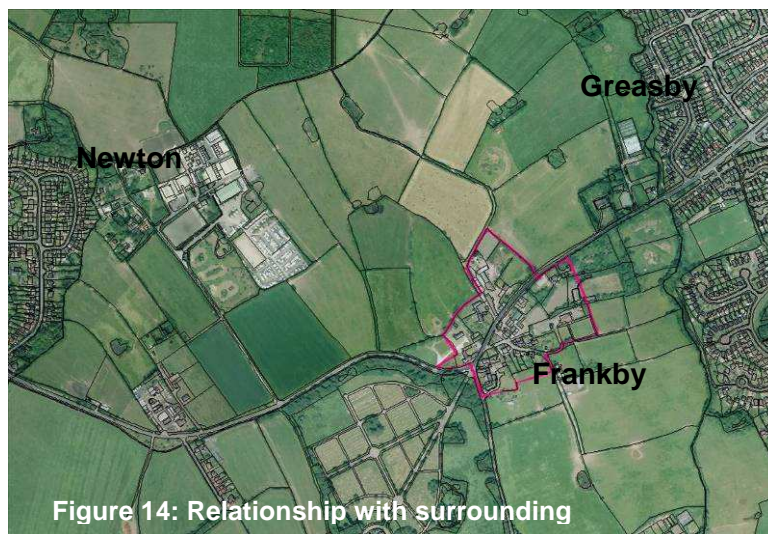


Figure 14: Relationship with surrounding

- 3.1.1 The rural setting of the historic village has remained due to the agricultural use of Manor Farm and Well House Farm situated near to Frankby Green. The large working fields of Manor Farm and the Green Belt policy have helped to keep the village isolated from the developing townships of Greasby and Newton (figure 14). The open fields act as a frame around the village and help maintain the agricultural setting of the historic village. In 'The Search for Old Wirral' by David Randall it is stated that the 'Wirral Rural Fringes Survey Report' of G. Chitty observed that Frankby Village "is surrounded by one of the best preserved open field enclosure patterns that remain in the district."
- 3.1.2 Neighbouring Greasby and West Kirby serve the local population of Frankby which is benefit of village facilities.
- 3.1.3 Frankby Road is the principal thoroughfare through the conservation area, travelling from the north-east to the west across the village. From Greasby before the village the road narrows and can be very constricted due to the tall, thick hedges. By entering the village it curves sinuously threading past isolated buildings and red sandstone walls. There is then a sudden contrasting openness of the village green before the road passes through towards Newton down the bending road with its tall pine trees and the curving sandstone walls.

3.2 CHARACTER AND RELATIONSHIP OF SPACES

- 3.2.1 The character of Frankby is distinctly that of a small rural village that has gradually grown up over a number of centuries. Buildings are all built around Frankby Green which is the main focus of the village. The fast, busy Frankby Road acts as a physical barrier. Leading off from Frankby Green there are two unadopted lanes. The first serves as an access to Royden Hall which is sited between Well House Farm and Christmas Cottages. The second is sited south of to this, is known as 'The Nook' and is situated between the other side of Christmas Cottages and Ivy Cottage.
- 3.2.2 Anecdotal evidence (which in the light of the Viking heritage background of the village) suggests that the farms were grouped in a defensive circle around the green and the village well. The well was on the edge of the green at the end of the stone barn and is capped off with steel plates. The junction and location is celebrated in the name of Well House Farm nearby.

3.3 VIEWS AND VISTA WITHIN THE AREA

- 3.3.1 There are limited views within the conservation area as it is relatively small. The initial focus is the village green and its immediate surrounding buildings, all facing inwards. The majority of buildings are set back from the green with small front gardens bounded by local red sandstone walls. The agricultural character of the village is retained through the continuous use of agricultural buildings which over the years have been converted into residential units.

Bay Tree Farm (figures 15 & 16) forms an important visual focal point, due to its size and position. It is clearly visible and recognisable from two main views (approaching Frankby Village from Newton and Royden). Bay Tree Farm acts as a gateway building for Frankby Village.



Figure 15



Figure 16

The views (figures 17-19) leading out of the village demonstrate how isolated and rural Frankby is.



Figure 17



Figure 18



Figure 19

3.4 GREEN SPACES

- 3.4.1 Frankby Green is the main public space and has an important role. It is critical to creating the ambience of a rural village and complements its surrounding buildings (figure 20).
- 3.4.2 The open land (figure 21) around the Conservation Area is a key feature in the character of a traditional rural village, which maintains Frankby's individuality. These fields in agricultural production separate Frankby from its near neighbours. They are protected by Green Belt Policy. It is crucial that this feature is preserved.
- 3.4.3 The complement of urban green space has been extended by the 20th century development of Farriers Way (figure 22). Here an open field has been incorporated into the development to create green space that enhances the character of the conservation area.
- 3.4.4 The area around Royden Hall includes a well maintained bowling green (figure 23) which provides a place for community activity.



Figure 20



Figure 21



Figure 22



Figure 23

4. TOWNSCAPE & PRINCIPAL BUILDINGS

4.1 GRAIN, SCALE, REPETITION AND DIVERSITY

4.1.2 Frankby Village is dominated by old agricultural buildings are mainly sited around a green. There is some repetition of styles in barn conversions and small cottages. Nearly all the buildings in the village, both unlisted and listed, although having had some alterations such as windows, have retained the village's original traditions and features. Although they do not follow a typical pattern of design continuity, this should not be seen as a negative factor. The individuality of the buildings reflects the different eras. Their positioning in an uneven fashion creates angles and irregular spaces. This notable feature of Frankby gives the village a quirky personality and unique feel. The village is isolated from urbanisation by surrounding fields and the protection of the Green Belt Policy. Buildings within Frankby Village are predominantly two-storeyed of varied size.

4.2 PRINCIPAL BUILDINGS

4.2.1 Historically, the village structure was based on five farms and outbuildings; Poplar Farm, Yew Tree Farm, Bay Tree Farm, Well House Farm and Manor Farm. Only Well House Farm and Manor Farm still remain as working farms. The others have passed out of agricultural use. However many of the farmhouses and their ancillary buildings have been converted into residential use.

4.2.2 To the east of Frankby Green the entrance to The Nook is an inviting junction, which leads to more dwellings. The houses/cottages are of a smaller scale (see figure 24). Towards the end of the lane there are riding stables whilst the other lane twists and turns so that its end is out of sight (see figure 25).



Figure 24



Figure 25

4.3 FOCAL BUILDINGS

4.3.1 The most dominant buildings in the Conservation Area are:

Well House Farm
Bay Tree Farm
The Old Post Office
Yew Tree Farm

4.3.3 Well House Farm (figure 26) is one of the two surviving farms. It is grade II listed, located north of the Frankby Green and has a datestone of 1730. It is likely that this building was constructed in brick with a projecting string course and has been rendered with pebble-dash at a later date. Its offset centre door suggests it could date back even earlier. The steep roof indicates that it may have been thatched. Original windows have been replaced. Its front boundary wall has a coping with a roll mould and it is believed to be 18th Century. Both house and garden wall are grade II listed.



4.3.4 Bay Tree Farm (figure 27) acts as a gateway and striking building of the Conservation Area. It is a brick built structure of two bays and three floors. The building was rendered white with black painted strips to give the impression of Tudor style timber framing. This was probably undertaken during the late 19th or early 20th centuries and unfortunately gives the impression that the structure is relatively modern, concealing fabric of a much earlier period. The majority of the windows appear to have been replaced, probably during the mid 20th century and it has undergone extensive interior modernisation and window alteration in recent years.



4.3.5 The Old Post Office (figure 28) is a grade II listed building and was originally the village Post Office. It is situated on the south side of Frankby Green (the white house in figure 28) and displays a datestone of 1740. The string course suggests that it is from this time period, but with its original windows replaced, makes it difficult to judge confidently its exact date. Apart from this alteration the building has been preserved well making it one of the most attractive buildings in the village.



4.3.6 Yew Tree Farm (figure 29) has a datestone of 1710, but the building was probably constructed before this date. Yew Tree Farm is a grade II listed building of painted brick. It is the most original looking building in Frankby. It has many attractive architectural features, including its stone gables and quoins, half dormer windows and slate roof. The sandstone boundary wall is typical of the area. Its tidy and simple exterior makes it one of Frankby's most prominent properties.



5. ARCHITECTURE AND MATERIALS

5.1 PROMINENT STYLES

5.1.1 Frankby is dominated by different groups of agricultural buildings (figure 30 & 31) and small cottages (figure 32).

5.1.2 Agricultural buildings: constructed from locally sourced materials and often extended or altered in an 'ad-hoc' manner. Their forms are simple and rectilinear and the buildings have relatively low pitched roofs, openings tend to be original with the exception of some with modern glass double doors at ground floor level. The converted barns generally have a 'robust' character.

5.1.3 Small cottages: Frankby has a number of small groups of housing, all of which differs and therefore gives the village its varying characteristics. It is the fact that they are in clusters which allows the village to have different styles of groups of housing, without it looking disjointed. For example The Nook shows a traditional cottage character. The buildings appear to have kept their historic appeal understated charm. Whereas the group of converted outbuildings (to Poplar Farm) in Farriers Way, built in the same time period as 'The Nook' have been altered considerably, and assume a more modern persona.

5.1.4 The cottages located on The Nook are mostly painted white, whatever the material of construction. The Nook's rough unmade ground surface makes an important contribution to the rural aspect and character of the Conservation Area.

5.2 MATERIALS

5.2.1 Red sandstone is the most visually prominent material seen within the conservation area. The sandstone would have most probably been quarried locally. Red brickwork is also a characteristic of the village, seen more commonly in slightly later buildings when access to stone became limited. Brick was also used as a later alteration (for instance chimneys, later storeys or extensions) to a stone building. There are also a few instances of the use of rendering. Most historic buildings and roofed in Welsh slate and some of the 20th century buildings have concrete tiles.



Figure 30



Figure 31



Figure 32



Figure 33: Slate roof



Figure 34: Rendered facade

5.3. TYPICAL FEATURES

- 5.3.1 **Boundary walls:** The predominant boundaries in the Conservation Area consist of red sandstone walls with a triangular or rounded coping (figure 35 & 36) to a medium height. Some of the properties near to the edge of the Conservation Area have timber fencing on top of the sandstone wall (figure 38). A more favoured treatment would be to plant extra vegetation (figure 37).



Figure 35



Figure 36



Figure 37



Figure 38



5.3.1 **Traditional gateposts and farm gates:** A few of the dwellings, for instance Bay Tree Farm (figure 39), the Peel Hey Guest House (figure 40) and Yew Tree Farm (figure 41) have quite grand entrances with gate posts. Unfortunately, the original ball ornaments atop the gateposts (figure 42) which were such a notable feature of Yew Tree Farm have been stolen in recent years.

- 5.3.2 The smaller dwellings possess much simpler traditional gates (figures 43 & 44). Manor Farm has traditional farmer's 5-barred gates (figure 45) and this has been replicated on cottages where there has made modification to the external landscape of the property (figure 46).



Figure 43



Figure 44



Figure 45



Figure 46

- 5.3.3 **Greenery:** Trees and shrubs play an important part in the street scene and in the setting of the Conservation Area (figures 47 & 48). They help create and maintain the rural character of the village. Trees and shrubs provide colour variations and interest throughout the year. They soften the impact of the built environment on the rural setting.



Figure 47



Figure 48

5.3.4 **Surfaces:** Surfaces are mainly tarmac or gravel, although cobbles and setts occur around the edge of Frankby Green (figure 49) and in the track that leads off The Nook (figure 51). Cobbles are successfully replicated in Farriers Way (figure 50). These provide richness to the floorscape in parts of the village.



Figure 49



Figure 50



Figure 51

5.3.5 **Street lighting:** There is a limited number of street lights within the area and none on "The Nook". This level of lighting helps to reduce the visual and physical clutter on the pavements and also assists in retaining the rural character of the area at night.

6. NEGATIVE FACTORS & UNSYMPATHETIC ALTERATIONS

6.1 OVERVIEW

6.1.2 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 section summaries some of the most apparent examples and key problems within the conservation area as a way of encouraging an understanding and awareness of these issues.

6.1.3 The overall condition of the major part of the conservation area is good. Frankby Village has largely escaped development pressures and has not suffered like other conservation areas. The village has remained isolated retaining many of it original features. The main elements are as follows: (not in any significant order):

- Individual buildings in poor condition
- Individual buildings which are detrimental due to poor design
- Poor landscaping
- Inappropriate use of plastic windows
- Fast and large volumes of traffic

6.2 **Buildings in poor condition:** The vast majority of Frankby's buildings are well maintained and in good condition. However there are isolated cases of poor maintenance. Of some concern is the condition of Well House Farm (figure 52) a grade II listed building and Royden Hall (figure 53), which are both poorly maintained.



Figure 52



Figure 53

Buildings in poor condition

Royden Hall: is one of the more modern buildings in the village (1921), however it has since been unsympathetically altered. For example the rendering has been left to fall into disrepair, only some of the original windows remain and the replacements are not in keeping with its original design, adding to the overall irregular look. The deterioration of the building is a characteristic of what has happened to it through poor management and negative development. In the 1920s it was an attractive building, Royden Hall is an important part of the history of Frankby as it was donated to the village by Thomas Royden. This donation reflects the landowners concern for the villagers, as it added to the community spirit.

- 6.3 **Buildings that are detrimental due to poor design:** Frankby's older buildings display good design standards but some of the 20th century additions make a neutral or negative contribution. The Scout Hut (figure 54) is a utilitarian concrete construction which makes a negative contribution. It does not take into account the design and style of the rest of Frankby. Its construction of breeze block makes it unattractive and ugly, and undermines the beauty found elsewhere in the village. The Scout Hut is in an isolated location which means that its impact is softened. However any further development of this poor quality would be detrimental to the character of the area. Piper Ash (figure 55) is a bungalow development where efforts have been made to interface the buildings into the street scene by the use of stone cladding gables but the result is not as successful as the Farriers Way development, which is in keeping with the historic character.



Figure 54



Figure 55

Poor design

- 6.4 **Poor landscaping:** The landscaping located around Royden Hall and the Scout's Hut although hidden by trees and from the core of the village is poor and unwelcoming. The parking area is extensive, untidy and uneven, full of pot holes. There is a great need of some soft landscaping. This area, including Royden Hall and the Scouts Hut, is on the whole the worst part of Frankby Village Conservation Area. The area is in need of general repair and attention.
- 6.5 **Modern windows:** The main disfigurement to the village is the vast of amount of original windows lost and the increasing number of uPVC replacements (figures 56). Modern windows can easily spoil the appearance of the building and the character of an area. Most types of modern window are only appropriate in modern buildings.



Figure 56

- 6.6 **Traffic:** Frankby Road acts as a physical barrier and splits the conservation area. Also the considerable flow of traffic particularly during peak times on Frankby Road is detrimental to the character of the area.
- 6.7 **Dumping ground:** Although technically the 'dumping ground' area is located outside the border of the conservation area on the Green walkway into the village, its impact is negative. There are large amounts of waste disposed there creating an unwelcoming gateway for those entering by foot. It detracts greatly from the character of the conservation area.

PART 2 – CONSERVATION AREA MANAGEMENT PLAN

1.0 Summary of Special Character

1.1 Frankby Village Conservation Area's special character can be summarised as follows:

- A well maintained rural village of early origin, isolated from neighbouring settlements.
- Well preserved open field enclosure pattern, which are protected by UDPs Green Belt Policy.
- Well presented gardens, substantial greenery and local sandstone boundary walls lining the roads.
- Well maintained decorative gate posts.
- Winding unadopted lanes with enclosed character.
- High quality construction and good use of traditional materials.
- A mixture of construction materials and finishes, such as stone, brick, render and painted brick.
- A good range of agricultural buildings and layouts.

2.0 Role of the Management Plan and Implementation

2.1.1 The Management Plan at this stage of the process is an agenda for future action and consideration. This part of the document relies on the analysis contained within the appraisal to set out the issues and negative factors affecting the both the private and public realms. It is a first professional assessment made by Wirral Council Conservation Section as to the issues which need to be addressed and makes suggestions for policy, guidance and investment. This agenda needs to be considered against budgetary and staff capacity in future years. As such it is the first stage in a management plan process which will refine the plan through further consultation, joint officer working and budgetary request.

2.1.2 It is recommended that the Appraisal as an audit of the Conservation Area is adopted by Wirral Council and used as a material consideration in determining any planning applications within, or visually affecting, the conservation area. The Management Plan should be accepted for the time being pending further consultation with the local Conservation Area Advisory Committee and further review. In accordance with the English Heritage guidance, the Appraisal and Management Plan should be reviewed every 5 years. This review process may be tied into that of the key Local Development Framework documents to ensure consistency in approach and referencing.

3.0 ISSUES, POLICIES AND RECOMMENDED ACTIONS

3.1 Unitary Development Plan and other existing planning policy

The parts of the UDP relevant to Conservation Areas in the Wirral has been saved by the Secretary of State until replacement by the LDF. As a result of the appraisal there are issues regarding existing policies and the quality of new development.

Green Belt Land Designated in the Conservation Area	
Issue	Location
The green belt use of land throughout the conservation area has helped preserve the settings of the rural village and positively contribute to its historic character.	Throughout
Policy Guidance	
All new development within the conservation area should comply with policies GB2, GB3, GB4, and GB5.	
Action	Priority
It is vital that these policies are continued in order to sustain their positive impact on the conservation area.	On-going

Application of Existing Heritage & Conservation Policy	
Issue	Location
Existing policies CH1, CH2 and CH12, together with the guidance in PPG15 has been adequately enforced in relation to recent development within the conservation area, resulting in a number of changes that have helped to maintain the rural character of the area.	Throughout
Policy Guidance	
All new development within the conservation area should comply with policies CH1, CH2 and CH12 and should comply with the relevant sections of PPG15.	
Action	Priority
It is vital that these policies are continued in order to sustain their positive impact on the conservation area.	On-going

3.2 New Development and Alteration to Existing buildings and Sites

Quality of New Development	
Issue	Location
Some buildings constructed within the conservation area in the 20th century are not of an acceptable standard to retain or enhance the character of the conservation area.	Pipers Ash, Scout Hall & Royden Hall
Policy Recommendations	
In the unlikely event of any new development, including agricultural buildings, there should be a strong presumption in favour of using traditional materials such as natural sandstone, red brick and slate together with any distinctive local details. Traditional materials should be sympathetic to the character of the conservation area.	
Any new buildings should match the quality of materials and architectural quality of the original buildings, although some simplification of the detailing and ornament may be acceptable.	
The use of contrasting modern materials of the highest quality may be appropriate if it can be satisfactorily demonstrated that they do not have an adverse effect on the setting of neighbouring existing buildings.	
The use of imitation materials such as reconstituted stone or slate should not be permitted.	
New buildings must be no higher than existing buildings within their immediate vicinity in terms of both their eaves and ridge heights.	
New buildings should match the floor-to-ceiling heights and general proportions of existing neighbouring historic buildings.	
New buildings must respect the footprint sizes of existing neighbouring buildings and their relationships with each other (spacing), the road and their site boundaries.	
Action	Priority
Promote an understanding of the special qualities of the conservation area. Use more stringent design criteria in determining future planning applications and insist that all applications are accompanied by relevant design details including site sections and landscaping	Immediate

Landscaping	
Issue	Location
Most parts of the conservation area have well designed and maintained landscaping. However the land around the Scouts Hall and Royden Hall is untidy and detrimental to the character of the conservation area.	Scouts Hall & Royden Hall
Landscaping around new buildings/agricultural buildings needs to be preserved within the conservation area.	Throughout
Policy recommendations	
The only policies that would promote improved landscaping apply to new development or extensions to existing buildings.	
New buildings/agricultural buildings should preserve existing areas of mature trees and other landscaping. Where any trees are removed, they should be	

replaced with semi-mature trees or the same or more appropriate species (e.g. native).	
Action	Priority
Promote voluntary schemes to treat and improve relative areas.	
Promote an understanding of the special landscape qualities of the conservation area. Use more stringent design criteria in determining future planning applications and insist that all applications are accompanied by full landscaping schemes.	Immediate

Extensions to unlisted buildings	
Issue	Location
Extensions to unlisted buildings within the conservation area may detract from the significance of the individual building and the character of the rural village.	Throughout
Policy Recommendations	
Extensions should only be permitted where it can be satisfactorily demonstrated that the additional structure has limited impact on the character of the area and has very little or no impact on the principal elevations	
The choice of the materials of the extension should be considered so as to provide the minimum visual distraction away from the original structure; generally it should be assumed that materials should match in terms of colour and texture. Traditional and/or natural materials such as sandstone, brick, timber and slate should be used to preserve the rural character of the area.	
Where a building has existing detrimental features, the opportunity should be made to undertake improvements as part of the new building work.	
Action	Priority
Promote an understanding of the special qualities of the conservation area. Use more stringent design criteria in determining future planning applications.	Immediate

Alterations to historic Fabric	
Issue	Location
Alterations to the historic fabric of a building, such as replacement windows, chimneys and roofs can lead to the loss of some of its visual history and aesthetic value and can be detrimental to the rural character of the area as a whole.	All pre-war buildings
Policy Recommendations	
Where replacement of existing fabric is proved necessary it should always be done on a like-for-like basis where possible, not exchanging materials for modern alternatives.	
Alterations should be chosen that require the least possible degree of permanent loss of or change to historic fabric. For instance, secondary glazing should be installed in preference to the wholesale replacement of existing traditional windows.	
Action	Priority
Promote an understanding of the special qualities of the	Immediate

conservation area. Use stringent design criteria in determining future planning applications and insist that all applications are accompanied by relevant design details.	
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Existing building features	
Issue	Location
Alterations to or loss of specific features on historic buildings can be detrimental to the character of the individual building and the area as a whole.	All pre 19th century buildings
Policy Recommendations	
Existing features should be retained if at all possible. Repair rather than replacement is always desirable. Where their replacement is necessary, it should be on a like-for-like basis in terms of materials and design. Any changes to primary features such as windows, doors, chimneys and boundary walls should be agreed with the local authority.	
Action	Priority
Promote an understanding of the special qualities of the conservation area. Use more stringent design criteria in determining future planning applications and insist that all applications are accompanied by relevant design details. Prepare guidance leaflets for local residents. Take enforcement action where appropriate.	Immediate

Installation of new fixtures	
Issue	Location
The installation of new fixtures, such as aerials, satellite dishes, rooflights and ventilators, generally detracts from the character of the individual building and the area as a whole.	All buildings
Policy Guidance	
The installation of rooflights into existing roof slopes should not generally be permitted unless it can be demonstrated that they are not visible from public areas or adversely affect the setting or other buildings. Any rooflights installed must be of a 'conservation' type and fixed flush with the roof covering.	
The installation of aerials and satellite dishes shall not be permitted unless it can be demonstrated that they are not visible from public areas or adversely affect the setting or other buildings.	
Ventilators and other fixtures should not generally be permitted onto roof slopes or prominent elevations. Where they are absolutely necessary their visual impact should be minimised in terms of their number, size and design.	
Action	Priority
Promote an understanding of the special qualities of the conservation area. Use more stringent design criteria in determining future planning applications and insist that all applications are accompanied by relevant design details. Prepare guidance leaflets for local residents. Take enforcement action where appropriate.	Short term

Boundary Walls and Gateposts	
Issue	Location
The loss or alteration to boundary walls, gates and gateposts would alter the character of the conservation area.	Throughout
Policy Recommendations	
All existing and modern sandstone replica boundary walls, gates and gateposts should be retained. Alteration should only be permitted in the most exceptional circumstances and when fully justified and mitigated. Appropriate planting is preferable to elevation boundary walls with fencing or railings when additional security or noise protection is required.	
Action	Priority
Promote an understanding of the special qualities of the conservation area. Prepare guidance leaflets for local residents. Take enforcement action where appropriate.	Immediate

Changes of use and consequential incremental changes	
Issue	Location
Changes of use of an existing building (e.g. conversion into residential units/ offices) can result in a number of incremental changes which result in an adverse effect on the conservation area.	All buildings
Policy Recommendation	
Currently the Housing Interim Policy protects the character of the conservation area, in terms of an application for residential units. However, if and when this policy comes to an end the Council should impose strict conditions on the design of refuse storage, waste pipes, ventilation fixtures, satellite dishes and aerials, signage, car parking and landscaping.	
Action	Priority
Promote an understanding of the special qualities of the conservation area. Use more stringent design criteria in determining future planning applications and insist that all applications are accompanied by relevant design details.	Immediate

3.3 General Guidance and Improvements

This section puts forward the case for considerable investment in the area to achieve public realm repair and improvements. These professional recommendations will need to be assessed and prioritised and cases made to the Council and other funding bodies to achieve implementation in the medium to long term.

Unauthorised alterations to listed buildings	
Issue	Location
There are a number of instances of detrimental changes to listed buildings, such as insertion of replacement windows. These are not only detrimental to the appearance of the individual buildings and their immediate setting, but they are also setting a poor precedent to other building owners.	Listed buildings
Policy Recommendation	
Owners of listed buildings should be notified of unauthorised changes to their buildings. Where evidence is available, (e.g. in the form of dated photographs) enforcement should be taken to ensure the reinstatement of the original fabric unless retrospective consent can be given.	
Action	Priority
Carry out a survey of all buildings, photographing them and noting any changes. Notify building owners of unauthorised changes and take necessary enforcement action. Where changes are unenforceable and not attributed to the current owners, the potential for grant-funded reinstatement should be investigated.	Short to mid-term.

Detrimental changes to unlisted buildings	
Issue	Location
There are a number of instances of detrimental changes to un-listed buildings, such as insertion of replacement windows, boundary walls and roof coverings. These are not only detrimental to the appearance of the individual buildings and their immediate setting, but they are also setting a poor precedent to other building owners.	Un-listed buildings which contribute to the conservation area
Policy Recommendation	
Through example and encouragement promote reinstatement of historic features	
Action	Priority
A guidance leaflet should be issued explaining the benefits of reinstatement works.	Mid-term

Road & Pavement surfaces	
Issue	Location
The existing variety of road and pavement surfaces contributes to the character of the area. There is a danger that excessive modernisation would be detrimental.	Around the village green.

Policy Recommendation	
There should be minimal interventions to retain the informal character of the road and pavement surfaces. Where the opportunity occurs, roads and pavements should be restored to their original historic state.	
Action	Priority
Minimal intervention except in the interests of health and safety.	Long-term

Traffic on Frankby Road	
Issue	Location
Frankby Road acts as a physical barrier and splits the conservation area. Also the considerable flow of traffic particularly during peak times on Frankby Road is detrimental to the character of the area.	Frankby Road
Policy Recommendation	
To introduce measures that would address the issues without being detrimental to the character of the conservation area.	
Action	Priority
Signing and lining has helped the situation but further action is not programmed because other locations in Wirral take priority in terms of personal injury accident figures. However, if additional funding were to come available, further investigation into measures to assess safety for pedestrians crossing the road and the impact of the road on its immediate local amenity could be instigated.	Long-term

4.0 Recommendations for Boundary Amendments and provision of Article 4 Directions

4.1 Boundary Amendment

- 4.1.1 The current boundary roughly follows the extent of the historic village and covers all buildings of interest within the immediate area. The boundary is fairly clearly defined by the roads and ownership boundaries, wherever it is practical to do so. It is therefore recommended that the boundary does not change.

4.2 Article 4 Directions

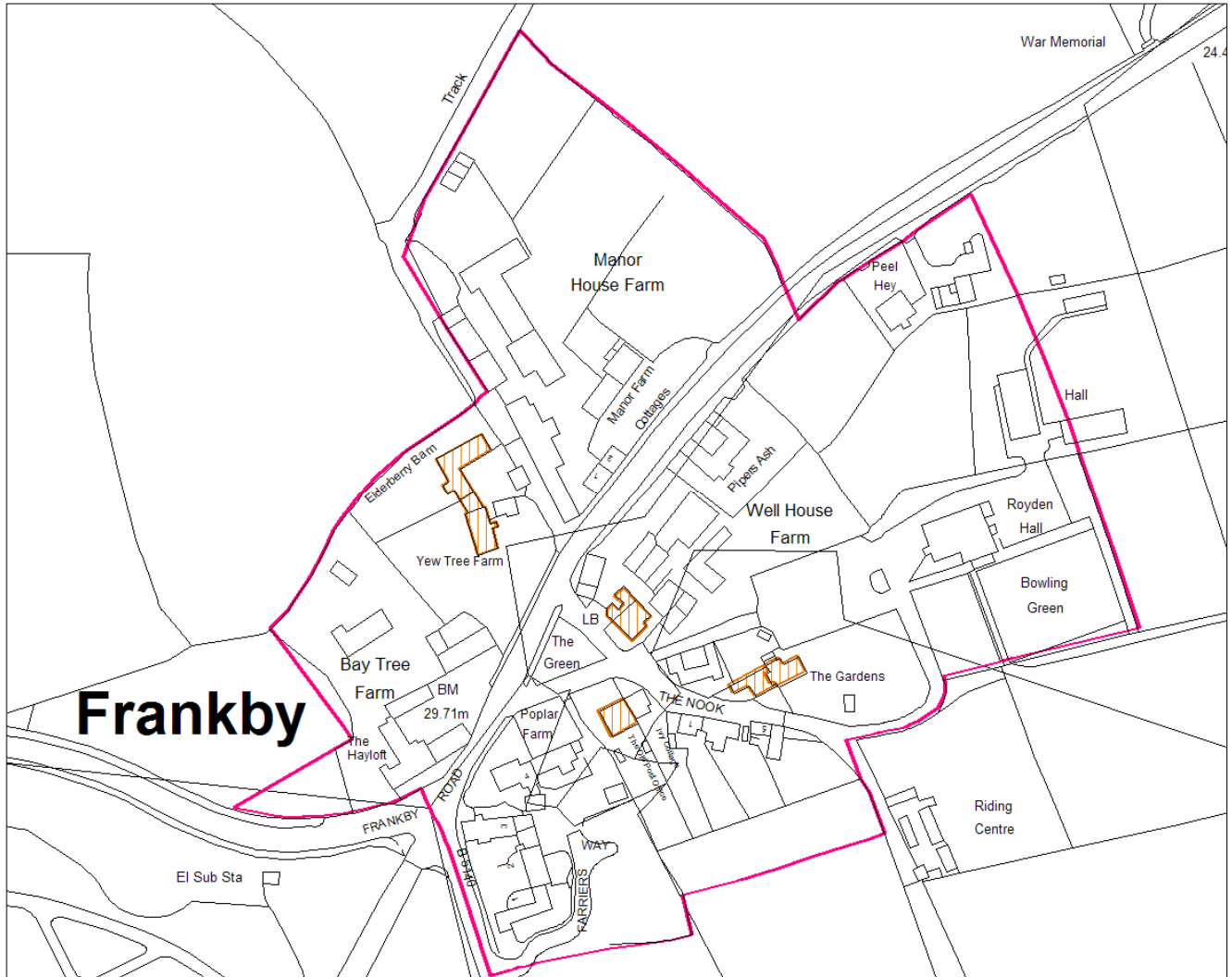
- 4.2.1 The Town and Country Planning (General Permitted Development) Order 1995 allows building owners to carry out a range of minor developments without planning consent subject to limits and conditions. These 'permitted development' rights are automatically limited within conservation areas: restrictions include the addition of dormer windows, various types of cladding, the erection of satellite dishes fronting a highway and the reduction in the size of extensions.
- 4.2.2 Amendments for Part 40 for domestic microgeneration equipment (April 2008) and for Part 1 development within the curtilage of a dwellinghouse (October 2008) have altered these rights chiefly in regard to the extent of ancillary buildings in back gardens and solar panels on the front of properties. *¹
- 4.2.3 Article 4 of the General Permitted Development Order enables local authorities to withdraw some specified permitted development rights on buildings or land, such as removal of a chimney, changes around the front boundary of a building, construction of porches, painting of houses or removal of architectural features such as windows and doors. Local authorities must notify local people and take account of their opinions before confirming an Article 4 direction and in certain instances obtain approval from the Secretary of State.
- 4.2.4 Article 4 directions are not just automatic consequence of conservation area designation, but should be bourn out of a careful assessment of what is of special interest within an area and should be preserved. Permitted development rights should only be withdrawn where there is evidence to prove that such development would damage the character of a conservation area and is currently taking place.
- 4.2.5 In the case of Frankby Village, there are currently no article 4 directions associated with the unlisted buildings. In order to protect the existing unlisted original agricultural buildings or cottages and to encourage the reinstatement of loss features, it is recommended that article 4 directions are used withdrawing permitted development rights for the following elements:
- Windows and doors
 - Roof coverings and roof features
 - The colour and surface treatment of elevations.
 - Boundary walls.
 - Solar Panels *¹

APPENDICES

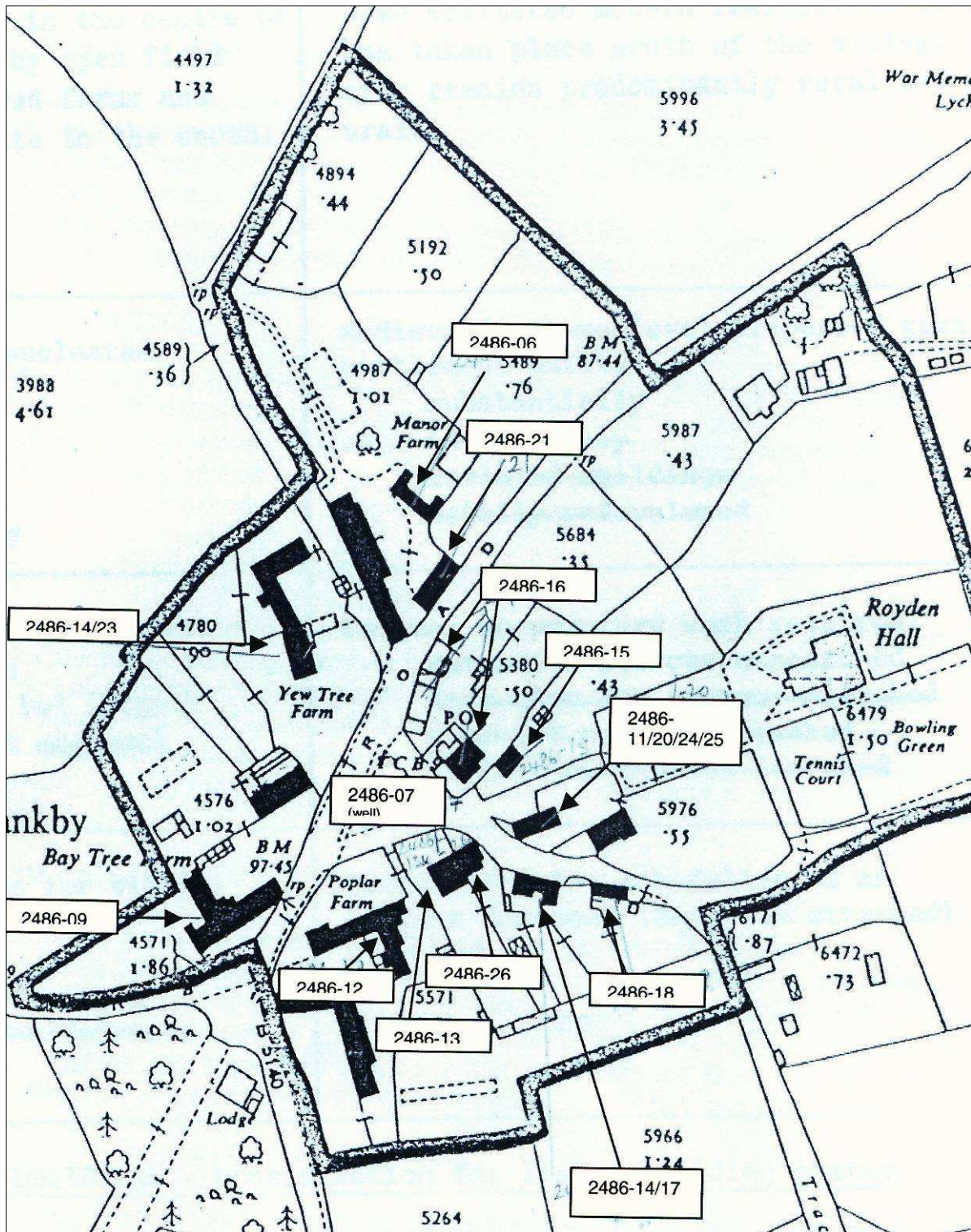
A - Plan Showing Existing Boundary and Listed Buildings

B - Plan Showing the Sites and Monuments Record

Appendix A - Plan Showing Existing Boundary and Listed Buildings



Appendix B - Plan Showing the Sites and Monuments Record



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Frankby General File

Wirral Rural Fringes Survey Report

Maps

Tithe Map 1844

1st edition 6" OS map Cheshire sheet 12. Surveyed 1872.

1890-1930 - Historic Maps

Amendments

- *1 - *Due to the changes made to the General Permitted Development Order as from the 1st October 2008 there will be further restrictions and rights applied to Part 1.*

Amended 20/11/08