

The Heswall Society

“established for the public benefit to conserve the heritage of the Ward of Heswall”

6th September 2019

For the attention of Heritage Officer, Wirral Council

Dear

The Society has asked me to write to you urgently about the following matter.

The Society is aware that Appraisals and Management Plans for Conservation Areas are due for revision. The original Heswall Lower Village CA was designated in 1979 and some variations to boundaries were put forward by the council's consultants at the preparation of the Appraisal and Management Plan in 2007 but were not implemented. It is 40 years since the original boundaries were established and the recognition of what it is important to conserve moves on with the passage of time.

We are currently especially concerned about the despoliation by inappropriate redevelopment of a discrete character area of 1920s Arts and Crafts houses in Lower Heswall. I attach the 1954 OS maps of the “tuning fork shaped” Farr Hall Drive area of Lower Heswall and an extract of Appendix F of the CA Appraisal which shows the relationship to the Heswall Lower Village Conservation Area with our area of concern outlined in green lines on both maps and other properties of concern between the two areas.

On the corner of Farr Hall Road and Farr Hall Drive is Allendale, an early family residence designed by Herbert James Rowse before he went on to undertake his celebrated and listed work in Liverpool. On the opposite corner, a traditional villa has recently been replaced by an incongruous modern development which, in our view, is lacking in merit. With one or two exceptions, the rest of the properties on the two limbs of Farr Hall Drive retain their original villa form from the 1920s and unusual layout, bringing an exceptional and distinctive character to this closely defined area. One of those exceptions is the Hall itself and its coach house (now a house) which may predate the current hall. Just as Allendale marks the north east point of the character area so a pair of thatched cottages marks the south west end of the north west limb of FHD. Across the south west ends of Farr Hall Drive is a higher density development backing onto the line of the former railway line, even so this still brings a closure to this distinctive area. We would also include in this area the narrow hump-backed bridge which takes FHD over the former railway (now the Wirral Way).

Farr Hall Drive itself is an unmade bridleway and footpath shown on the Council's "Walk Wirral" maps, part of network of paths linking Heswall Centre to The Wirral Way.

We are concerned about a series of planning applications in this area and start our list with one already refused at appeal. The Society has objected or is about to object in all cases.

APP/18/00621 | The proposal is for a new dormer style bungalow with garden space and two off road parking spaces. | Farr End, 19 FARR HALL DRIVE, HESWALL, CH60 4SH - Refused and Appeal dismissed

APP/18/01234 | Two storey extension to existing property and new build property and associated garage within same plot. | Little Mundens, 43 FARR HALL DRIVE, HESWALL, CH60 4SE - Refused and Appeal lodged

APP/19/01182 | Removal of existing property for one new build property. | Little Mundens, 43 FARR HALL DRIVE, HESWALL, CH60 4SE - Registered

OUT/19/01068 | Outline Application with all matters reserved for the demolition of existing dwelling and the erection of a building containing six apartments. | Longacre, 41 FARR HALL DRIVE, HESWALL, CH60 4SE - Registered

APP/19/00910 | Demolition of the existing dwelling and replacement with up to 6 apartments together with associated landscaping, parking and access works | 22 FARR HALL DRIVE, HESWALL, CH60 4SH - registered This is one of a pair of thatched Arts and Crafts cottages referred to in my text - Registered.

In addition I would also include a property in Farr Hall Road which might also be considered a neighbouring and associated heritage asset.

APP/19/00885 | Demolition of existing dwelling, garages and outbuildings; proposed development to consist of two apartment buildings (10 self-contained apartments in total) with associated parking, pedestrian access paths, amenity space, bicycle and bin storage areas. | Inchbroom, FARR HALL ROAD, HESWALL, CH60 4SD - Registered.

In our view this area is an important heritage asset which should be considered for inclusion in the Lower Village CA and which, in the meantime, should have its heritage value taken into the balance in determining any planning application. We would therefore ask you to consider the extent to which the background as non-designated heritage asset should be taken into account in determining applications and especially the individual and aggregate impact of those applications listed above, all but two of which which have not been determined.

Yours sincerely.

Dennis Clegg - Planning Officer.