

118 BLUEBELL LANE
PLANNING APPLICATION
D&A / HERITAGE STATEMENT

Site Name

Bluebell Lane

Designation

Conservation Area (CA)

Site Address

118 Bluebell Lane

Huyton

Liverpool

L36 7SA

Site History

Huyton is believed to have been occupied by the Angles in the first half of the seventh century with a Church possibly being erected at the end of that century. At that time, it is likely that the elevated hilltop was surrounded by marsh land.

The Domesday Survey of 1086 listed Huyton as “Hitune”. There may have originally been a Saxon church on this site but a church certainly existed here in the 12th Century when granted to the Priory of Burscough by Robert son of Henry de Lathom. The family are remembered by the present day Lathom Road. The present church building is of medieval origin and although it has been altered over many centuries it retains notable features of the different periods. Within the church is an early Norman font found buried under the Tower in 1872. A second font of octagonal design and a 15th century timber rood screen were later additions. The present church dates to the 12th Century though most of the existing fabric is from the 14th to the 19th Century.

Following the construction of the Manchester to Liverpool Railway, Huyton became a location for villa estates in the late 19th century. On Archway Road there are small scale examples of the villa estate model. At the same time there were also attempts to make provision for modest, good quality terraced housing for workers and examples of these can be seen on Derby Terrace and the ‘Tudor’ cottages opposite the Church on Bluebell Lane.

Within the Conservation Area on Stanley Road are a mix of housing types that are of differing materials and age. The design and materials used in these properties are not in character with the Conservation Area. A large 1930’s public house, formerly known as the Rose & Crown, which has recently been refurbished and renamed The Wheatsheaf, overlooks the junction of Bluebell Lane and Archway Road, and is a uniquely designed building which forms an attractive gateway.

Opposite the Church is a modest public garden with a ‘village cross’ which is a copy of a previous cross by the architect, Rickman. On two sides of this public garden, the northern end of Stanley Road and Derby Terrace are groups of 18th and 19th Century cottages. Derby Terrace is a particularly attractive group of houses fronting onto the garden open space. However a number of windows and doors have been altered over time, and this has decreased the historical value and credibility of this group. Immediately opposite the front of the old graveyard are houses 112 to 118, an attractive group of Victorian Tudor jettied cottages. To the north east of the Conservation Area there are groups of charming terraced housing on the eastern side of Bluebell Lane. A few of these houses retain their unique and original windows, timber balustrade window frames and the original walls and gateposts

Proposed Works & Impact on Surrounding Areas

The proposed works at 118 Bluebell consists of replacing 7 no. rear facing windows on a like-for-like (in terms of appearance) basis. The windows sourced for the replacement are Duraflex 70mm Casement Windows. This type of window harmoniously replaces the old windows as to not detract from the overall look of the cottage. The only change from the original to new, is a black timber post is no longer between the two sets of glazing, on the rear only. A critical point of this proposal is that no windows along the elevation fronting the highway have been altered, the only windows changed are ones that are not visible from the highway. Therefore, there are no impacts to the conservation area, from a visual point of view.

Site location plan detail Conservation Area Boundary

