This Conservation Area Appraisal was prepared by Sefton Council in 2006 and amended following public consultation between December 2006 and January 2007 and was fully adopted including the suggested boundary changes shown below by Sefton Council on 29th March 2007. For more information on boundary changes please see Section 9.0
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PREFACE

Legislative Background

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.

Sefton Council has declared 25 Conservation Areas throughout the Borough reflecting the variety of building styles and environments exhibited within its borders.

Policy Framework

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 Sefton 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.

How status affects Planning decisions

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:

1. Buildings and structures may not be demolished without formal consent from
the Council (Conservation Area Consent).
2. Trees are protected and all work to them requires consent from the Council.
3. 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.
4. Local planning authorities may, if necessary, exercise even greater control by removing the basic permitted development rights of householders.
5. 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.

Need for an appraisal

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 (eg. 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.
1.0 Introduction

1.1 Background
This report has been prepared by the Urban Regeneration and Conservation Team of the Department of Planning and Regeneration, Sefton MBC. The purpose is to clarify the designation of Lunt Village Conservation Area, which will protect and enhance the character of the area around Lunt Village (shown on Plan 03). Designation as a Conservation Area provides the Local Planning Authority with additional powers to protect and enhance the areas special characteristics.

1.2 Scope and Structure of the Study
The scope and structure of this appraisal have been based on English Heritage Guidance on Conservation Area Appraisals.

The scope of this Conservation Area Appraisal is based on the guidelines published by English Heritage and represents a factual and objective analysis. In accordance with the guidelines, the following framework has been used as the basis for this analysis:

- Location and population
- Origins and development of the settlement
- Prevailing former uses and their influence on plan form or building type
- Archaeological significance
- Setting of the Conservation Area and its relationship with the surrounding landscape
- Character and relationship of spaces
- Contribution made by green spaces, trees, hedges, etc.
- Architectural and historic qualities of buildings
- Contribution made by key unlisted buildings
- Prevalent and traditional building materials
- Local details
- Extent of loss, intrusion or damage
- Existence of any neutral areas

The document has been structured to encompass these areas of study and concludes with recommendations for amendments to the Conservation Area boundary.

It is the aim of this appraisal to identify and examine those elements which individually and collectively define the essential character of the area.
2 LOCATION AND CONTEXT

2.1 Location

Lunt Village Conservation area is located in Green Belt land 8 miles to the North of Liverpool and around 2 miles to the North West of Netherton, a mile to the North West of Sefton Village, 2 miles to the West of Maghull and a mile to the East of Crosby.

2.2 Topology and Geography

The Village is located in flat fen district in the Alt Valley sub divided into farming plots. There is a network of ditches which connect to Harrison’s Brook which runs around the North East of the Village and is drained by the River Alt.

The area is generally open with occasional trees and hedges, the only exception being around the North of Lunt Green where trees and hedges dominate. Trees have recently been planted to the South East of the Village as part of a Mersey Forest project.

2.3 Uses

There is a mixture of residential and agricultural uses with residential concentrated in a 1950s Council built estate in the centre and agriculture more prevalent to the North East and South West. However, only Rose Farm seems to be a working farm, the other buildings in the North of the Village appear to be mostly residential in spite of their agricultural origins and rural character although some of the buildings may be associated with farms in the surrounding area.
Plan 02 PLAN SHOWING CONSERVATION CONTEXT
2.4 Conservation Context (see Plan 02)

Lunt Village Conservation Area is situated between Sefton Village Conservation Area to the South East and Homer Green Conservation Area to the North West. Together with Sefton Village, Homer Green and Carr Houses it forms a band of rural conservation areas situated in the rural buffer between Crosby and Maghull strung along Lunt Road.

2.5 Study Area Boundary (see Plan 03)

Lunt Village Conservation Area is in the form of a rough T-shape. The South Eastern boundary runs Northwards from Longdale House on Longdale Lane down Lunt Lane to Rose Cottage. Then it encompasses the land surrounding Rose Farm following the drainage patterns. As it turns North West it then follows Harrisons brook behind Lunt House Farm and Pear Tree Cottage across Moor Lane and taking in Lunt Farm. It then follows the Brook South Westwards around as far as Lunt Road and then down Back Lane before crossing to the back of the field behind Houghton Cottages along the old field boundary where it turns South Eastwards to Longdale House.

The area studied extended eastwards outside the boundary along Lunt Road as far as Rothwells Cottages and the New Cottages.
3 HISTORIC DEVELOPMENT

(see Plan 04 on page 16 for the relative ages of the buildings and features)

3.1 Early History and Origins

The area was settled by Vikings arriving from Ireland and the Isle of Man in the 9th Century. There is no evidence of any pre-Viking settlement in the area, the Romans apparently leaving the area relatively unpopulated due to its being dense forest and marshland.

The name Lunt is of Scandinavian origin meaning “a grove” which would support the idea that the area was once forested. The surrounding areas of Crosby and Litherland date back to Viking times (as shown in their names) and are later mentioned in the Domesday book (“Crosebi” and “Liderlant”) as is Maghull, “Magele”. Lunt is not mentioned in the Domesday book 1086 but it may have been included in the estates of the “five thanes” (Lords) who owned Sefton at a time when it formed part of the royal-owned West Derby Manor (A.E. Craig 1995).

Before 1212, land encompassing the present day Village was granted by Richard De Molyneaux to Richard Branch (p 75 Farrer and Brownbill: history of the County of Lancaster 1920). References to “Lund” exist from 1251 in the Cockersand Chartulary which recorded religious activity within the jurisdiction of Cockersand Abbey (A. E. Craig, 1995). Later references to Lunt exist in the form of surnames of people connected with the area including Richard De Lunt who in 1337 granted to his son a “messuage and croft” [a messuage is a dwelling house with outbuildings and land assigned to its use; a croft is an enclosed piece of land attached to a house] in Lunt which he had received from his mother who was possibly a descendent of the Branch family which owned land in Lunt in the thirteenth century (A.E. Craig, 1995).

3.1 Development

Lunt Village is located between the historic areas of Crosby, Litherland and Maghull. Its development can be seen as moving from rural buildings to grand houses within rural curtilages to cottages with gardens and then suburban semis and terraces.

The Molyneux Estate Map of 1769 shows more or less the same road layout as can be seen today – the only modern addition being Wingfield Close. The land is shown divided into rectangular fields, burgages [a burgage is a plot of land longer than it is wide, can include any structures on it and is typical of medieval towns] and gardens with over a dozen buildings clustered on and around what is now Lunt Green. Ownership was largely in the form of messuages and tenements. There are a number of different landowners the main one being Mr Bootle.

Evidence of earlier rural development exists, however. Tithebarn dates back to 1693 and Pear Tree cottage is believed to date back to the 16th Century as did a barn that until as recently as the late 1960s was situated on Lunt Green.
The 1845 Tithe Map shows similar road patterns with the names included. Lunt Road, Back Lane, Moor Lane and Inside Lane (now Lunt Lane). Land has generally been further subdivided and there are some additional buildings most notably the Chestnuts which according to the listing is late 18th Century and Lunt House which no longer stands but appears to have been built on the site of an existing building during the Georgian period.
By 1893 Inside Lane was known by its present name of Lunt Lane and Lunt House had developed a greenhouse extension. Rose farm appears by this time but otherwise the general pattern of buildings remains the same although some alterations to what are presumably working buildings has taken place including some demolition e.g. a couple of buildings along Lunt Road/Lunt Green have gone.

Similar minor alterations occur in the early 20th Century the only notable changes being that by 1927 the greenhouse had gone from Lunt House and a complex of buildings had developed behind Lunt House. Also 2 semi-detached properties with large gardens
Houghton Cottages - appear by this point built by Sefton Rural District Council for Lancashire County Council to house people working on local farms.

The rest of the 20th Century saw two main developments
- The disappearance of all the buildings on Lunt Green
- The construction of a suburban Council Estate

Lunt Green

The most significant losses on Lunt Green have been:

Lunt House believed to have been “an attractive Georgian brick house, three stories
high” according to former residents. There were a number of other buildings on Lunt Green associated with Lunt House which have also disappeared. Lunt House had been knocked down in around 1932 after remaining unoccupied for a number of years with other ancillary buildings in the area being knocked down in the 1950s.

A thatched Brick Barn was the largest structure in the Village as shown on 1769 plan until it was lost some time between 1968, when it appears on an OS plan, and 1972 when a survey of the area shows it to have gone. It is mentioned in Murrays Lancashire Architectural Guide (Murray 1955): “There is a magnificent thatched brick barn at Lunt”.

1950s Estate

38 houses and 4 flats were built by Sefton Rural District Council for West Lancashire in 1950 to house farm workers and commuters in a suburban development on the land opposite Lunt Green. Most have been bought under the right-to-buy policy but some are still Council owned

3.1 Historic Uses

The area has been used for agriculture since it was settled and still is today but since the construction of the council built estate in 1950 the area has served a more residential purpose with a suburban feel.

3.2 Archaeology

No finds of archaeological interest have been reported to date.
Plan 04 – SHOWING RELATIVE AGES OF BUILDINGS AND ROUTES
4.0 LANDSCAPE AND VISTAS

4.1 Setting and relationship with surrounding area

Lunt Village is set in flat agricultural land surrounded on all sides by flat expanses of fields draining through a network of drains and brooks into the River Alt.

Approaching Lunt from Ince Blundell along Lunt Road or along Moor Lane or Back Lane, Lunt Village Conservation Area is visible from a distance presenting itself as a contained cluster of low buildings with none dominating. Arriving from the other direction along Lunt Road the Village can be seen in the distance from as far away as just outside Sefton Village.

![View of the Village from near Rothwells Cottages](image)

The centre of the Village is Lunt Green, the site of the old Lunt House. This site is now used for keeping horses and this use links the Village into its surroundings.

![Lunt Green today used for keeping horses](image)

The pre-war buildings are rural in character and spaced apart so that there are constant views of the countryside beyond. Only the 1950s housing estate creates any feeling of density or enclosure and as such contrasts with the rest of the area creating a suburban enclave in the otherwise rural setting.
The area to the North of the Green consists of Lunt Farm, Pear Tree Cottage, Lunt House Farm Tithebarn and Rose Farm which relate very naturally to the adjacent farm land due to the architectural style of these earlier buildings (despite some modern alterations) and their open informal arrangements to one another around working spaces.

The network of paths, field boundaries and roads shown in the Molyneux Estate Map is reflected in the current Village and is largely intact, the only extra road being Wingfield Close. Inside Lane has become Lunt Lane and the boundary of the old New Hey field is the current South Western boundary of the Council built estate. The curtilages of the houses along Lunt Road (Chestnuts, Houghton Cottages, Longdale House), Lunt Farm, pear Tree Cottage, Tithebarn and Tithebarn Cottage, Lunt House Farm appear to follow the field boundaries present on the Molyneux Estate Map.

4.2 Views and vistas within the Conservation Area

Due to the flatness of the area and its surroundings it is possible to see broad panoramic views from many parts of the Conservation Area while from other parts, particularly along the east – west stretch of Lunt Road views are more tightly framed by trees and buildings. The rural surroundings of the Conservation Area can be appreciated by looking in any direction from the outskirts of the area with views of fields and hedges and, from the North East, Harrisons Brook.
Arriving from Sefton Village the first view of the Conservation Area is of Houghton Cottages. Following Lunt Road right, The Chestnuts comes into view as does the 1950s estate which is a key view as it shows how the houses are arranged into a curving block along a common building line which contrasts with the comparatively loose arrangement of the rural buildings elsewhere.

Moving along Lunt Lane the views in either direction take in the rural buildings, hedges, barn yards, farm houses, cottages and stone walls that give that part of the village its traditional rural character.

The most obvious point of interest visible from Lunt Village Conservation Area is Sefton Church which can be seen from most of Lunt Lane and from the Northern boundary of the Area. The views of the church along Lunt Lane from outside Pear Tree Cottage or across Lunt Green being perhaps the most picturesque.
Views South East across Lunt Green show the 1950s estate in its rural setting. The view Southwards of the estate from Lunt Road where it meets Lunt Lane and Back Lane clearly shows how the buildings have been designed to work together to terminate the view and form a uniform block. The view into Wingfield Close and views along Back Lane show the suburban nature of the Council-built estate and its rural context.

Looking towards the Conservation Area from Homer Green presents the view of the Area from which it can best be appreciated as a Village showing the rural buildings and the 1950s estate around Lunt Green in their rural setting.

Leaving the Area south East in the direction of Sefton Village the hedges bounding the road and Rothwells Cottages are all that is visible before the road curves out of sight.

4.3 Green spaces and planting

The main green spaces in the Village are shown in Plan 05 and correspond to the four large spaces mentioned in 5.1.6.
There are a number of mature trees in the area and many hedgerows which are used to delineate boundaries between fields, curtilages and gardens as well as to mark the edge of the grass verge around Lunt Road. On Lunt Green hedges are combined with post and wire fences, trees and stone walls to form boundaries.

![Hedges and trees around boundaries: Lunt Lane](image)

### 4.4 Natural Heritage

The trees, fields and a variety of types of hedges as well as the drainage ditches and brook provide habitats for birds and other wildlife. While a phase 1 habitat survey by Merseyside Environmental Advisory Service did not identify any of the area as being essential for the survival of endangered species the biodiversity that these features help sustain clearly contributes to the rural character of the area. This is not just important for visual amenity but also affects the sounds such as birdsong and smells. As would be expected for such a location the Village changes substantially with the seasons.
Plan 06 – KEY VIEWS AND VISTAS (See Appendix C for Photographs of views)
5.0 TOWNSCAPE AND FOCAL BUILDINGS

5.1 Townscape

5.1.1 Grain

Pre war Lunt
The grain of the North of the Conservation area is loose in both the farms and the residential developments with large plots surrounding buildings which blend into the adjacent fields. They appear to be more planned around farm yards from Tithebarn Eastwards than in the area to the West around Lunt Farm where buildings are more informally scattered in an unplanned manner due to separate ownerships.

To the South of the area the buildings built before WWII follow the line of Lunt Road with Houghton Cottages built as a pair of semis (and outside the current boundary Rothwells Cottages further along Lunt Road were also built together) but otherwise the buildings including the Chestnuts and Longdale House are widely spaced.

1950s estate
The 1950s estate on the other hand is made up of semis and terraced blocks of 4 houses arranged into a block with a cul-de-sac in the centre creating a denser suburban grain particularly noticeable from within the cul-de-sac where the effect of enclosure contrasts with the openness elsewhere. Throughout the estate buildings share common building lines which serve to emphasise the continuity, uniformity and symmetry of each block.
5.1.2 Scale

The scale of buildings in the Village varies from small cottages and farm buildings such as Tithebarn Cottage to larger farm buildings such as the converted North Tithebarn. This is reflected in the 1950s estate where the semis and the blocks of terraces are roughly similar in scale to Tithebarn Cottage and North Tithebarn respectively. The dwellings are predominantly two storey throughout the Village with only the occasional single-storey extension or garage.

5.1.3 Rhythm

Some rhythms can be observed in the area. In the 1950s estate the blocks create a rhythm through the repetition of elements such as lampposts windows, blocks, gables and chimneys although this has been interrupted by inappropriate development such as non-conforming windows and unsymmetrical extensions. The informal layout of the farm buildings to the north prevents any rhythm being established in this zone.

5.1.4 Repetition and Diversity

Some house designs are repeated within the various zones:

1950s estate

In the 1950 estate there are 2 basic types: Pairs of semis – these are never exactly the same for example: some having bays on both floors others having bays on the ground floor only and Terraces of 4 houses - these vary less.

Terraces – these are uniform symmetrical blocks of 4 houses and there are three types
in the estate.

**Type 1** Consist of end terraces and mid terraces which are mirror images.

End houses have side porches. Side porches have small window and plain rectangular windows above front doors.

Square bays to the front on both floors with gables and cement corbels.

Brick work lintels over front windows. Front doors have stone lintels.

Mid terraces have shared passageway in the middle of the block leading to rear. This is surrounded by decorative brickwork. Front doors are adjacent to this passageway and same size as passageway entrance and with similar brickwork.

Pairs of windows upstairs – rectangular and symmetrically arranged with stone or cement lintels often painted.

There is also a small vertical rectangular downstairs window next to the front door.

![Type 1 Terrace](image1)

**Type 1 Terrace**

![Type 1 Terrace: detail](image2)

**Type 1 Terrace: detail**

**Type 2** is similar to type 1 but differs in that mid terraces front doors and the passageways are arched. Also the upstairs windows are pairs of vertical windows with decorative brickwork.
Type 3 is actually a block of 4 flats with 2 front doors leading to upstairs flats and 2 side doors leading to downstairs flats. The block is unusual in its use of gables to the side of a hipped roof.

Semis – there are 4 types of semis having hipped roofs with concrete tiles and a shared chimneybreast in the centre.

Type 1 Front doors are set in an arched recess and located at the outer edge of the front. There is a plain rectangular window above the door and there are canted bay windows on two floors. There are windows in the side of the building. There is also a small window in the side porch facing forwards.

Type 2 As type 1 but main entrances are located to the side of the houses and the front bays are only on the ground floor.
**Type 2 semi**

**Type 3** are similar to type 1 but have corbels to the eaves.

**Type 3 semi**

**Type 4** are similar to type 3 but have bays only on ground floor.

**Type 4 semi**

**Houghton Cottages**

Houghton Cottages are two matching pairs of semis built together in 1921. While there are some small differences (one pair has a datestone) most features are repeated including the dormer windows, doors, rainwater goods, chimneys and so on.
Lunt Lane

Despite similarities in terms of use of brick, sandstone and slate and simple approach to construction reflected in elements such as windows, doors, chimneys and gables, no two buildings along Lunt Lane are of the same design. Sliding sash windows can be found on some of the buildings while casement windows are found on others with timber being the usual material. All the main buildings have gable ends except for New Lunt House Farm which has gable fronts. Timber doors are the norm although these vary in design with some of the buildings being residential while others are working agricultural structures. Chimney stacks are made of brick with ceramic pots and they tend to be taller than those on the 1950s estate and normally located at the gable end.

5.1.5 Roofscape

Typically throughout the area rooflines are low with buildings not exceeding 2 storeys. Roofs are all pitched and tend to have gable ends except for the 1950s estate where most of the houses have hipped roofs (see 5.1.4 above). In keeping with the understated style of the area eaves are generally simple even on the Chestnuts with some cement corbelling on some of the 1950s houses.

Buildings generally present unbroken eaves, the exceptions being some of the blocks on the 1950s estate and the new Lunt Farm building in which gables interrupt the eaves lines and on Houghton Cottages which have dormers that break the eaves lines.

The 1950s estate has dark grey cement roof tiles while slate is used in the rest of the area. The roofs of two of the buildings in the curtilage of Lunt Farm are in a serious state of disrepair with large gaps in the roof of the barn on the corner of Lunt Road and Lunt Lane while the roof of the old Lunt Farm house is in a state of dereliction. A small outbuilding near old Lunt Farm house similarly has a derelict roof.
5.1.6 Character and Relationship of Open Spaces

The Area has 4 large spaces:

1) Farm Area

This area includes Rose Farm, Lunt House Farm, Lunt Farm, Tithebarn, Pear Tree Cottage and their curtilages. It can be read as one contiguous rural space subdivided into farmyards, fields and gardens or as a group of interrelated spaces. Farmyards are concentrated into Rose Farm while there is a large drive at Tithebarn and large gardens to the rear of Pear Tree Cottage and around Lunt Farm.

The space is quite open particularly from the North along the boundary of the Conservation Area allowing panoramic views of the surrounding countryside into which it blends. Curtilage boundaries are marked by hedges, fences, ditches, a path (Moor Lane) and walls. Along Lunt Lane these boundary treatments help create an edge to the road which works with the boundary to Lunt Green to enclose the road.
2) Lunt Green

The Green is central to the Village but due to substantial loss of buildings in the 20th Century it is less of a focal point than it must have been in the past. It is surrounded by a combination of boundary treatments including remains of walls that previously marked curtilages to buildings, post and wire fencing and hedgerows which define one edge of Lunt Lane as well as the stretch of Lunt Road facing the 1950s estate. The space is subdivided into fields by post and wire fencing and a barn stands near the North West entrance on Lunt Lane. Lunt Green is currently used for keeping horses.

3) Grass Verges on 1950s estate

The grass verges define the suburban character of this area and are primarily of visual amenity value although one of the verges is large enough for informal play. The space is open and follows Lunt Road around from the Chestnuts to Back Lane and along Back Lane wrapping itself around the estate and allowing views of the Village and surroundings. The inside edge of the verges is defined by the pavement and boundary treatments of the gardens on the estate which include walls and garden hedges while the outside is largely open with only the large verge along the stretch of Lunt Road from the Chestnuts to just past the entrance to Lunt Lane having a hedge. A narrow access road with a few parking bays passes through the largest verge and joins Lunt Road at two points – by the Chestnuts and in front of Lunt Green.

4) Field along Back Lane.

This rectangular field is an important asset for informal recreation in the Village and as a short cut from Back Lane to Longdale Lane. It is enclosed on two sides by the fences to the rears of the 1950s estate, Houghton Cottages and the Chestnuts. Another side is enclosed by a ditch running along Back Lane with access points for a public right of way. To the South West trees have recently been planted as part of a reforestation scheme.

It is cut off from the rest of the main spaces but is otherwise open and forms part of the wider landscape of fields along Back Lane and permits panoramic views towards the South.

In addition to these main areas there are substantial gardens and driveways. In the South of the Area along Lunt Road, Houghton Cottages have sizable gardens and there is a small field/large garden between Houghton Cottages and The Chestnuts. The Chestnuts has a large garden in which can be found the chestnut trees which give the
house it's name and a large U-shaped gravel carriage drive to the front.

![The Chestnuts](image)

### 5.1.7 Hierarchy of Routes

There is a simple hierarchy of routes with Lunt Road being the main route into and out of the area followed in importance by Lunt Lane which is used to access the Northern farm areas and Longdale and Back Lane which are less used routes into the Area which in turn are followed by Moor Lane which is a footpath and Wingfield Close which is a cul-de-sac.
Plan 07 – SHOWING HIERARCHY OF ROUTES
5.2 Focal Buildings and Features

There are a number of focal buildings in the Area (these are not necessarily the most important buildings but those that would most likely be used to navigate around)

Houghton Cottages effectively mark the entrance to the Area when travelling from Sefton Village while this function is performed by Lunt Farm House and the associated barn from the direction of Ince Blundell or Thornton. The Chestnuts is the most distinctive building in the Area due to its substantial size and unique architecture. Due to the uniformity of the 1950s houses it is not possible to pick out any of one them as focal buildings but they form a distinctive block. Along Lunt Road the group of buildings that form Lunt Farm are a focal point as are the Tithebarn, Tithebarn cottage and Lunt House Farm.

Lunt Green is the central feature and focal point of the conservation area with many buildings being arranged around it as well as its stone piers and surrounding stone wall remnants of the days when it was the site of Lunt House.

Other features of the area are Harrison’s Brook and the mounting block at Lunt Lane as well as the 1950s grass verges: There is a very large grass verge, effectively a green, on Lunt Road by the access road and 2 triangular verges in Wingfield Close.
PLAN 08 – FOCAL BUILDINGS
5.3 Boundaries and Surfaces

Boundaries:

Many of the main boundaries tend to follow those of the field patterns present at least since the Molyneux estate map of 1769. A number of different boundary treatments are found in the Village. Post and wire fences are found on the boundary of and sub-dividing Lunt Green. Brick Walls are common on the 1950s estate and on Lunt Lane and Lunt Road. Stone walls are found on Lunt Green along the eastern stretch of Lunt Lane and outside Lunt House Farm. At the corner of Moor Lane and Lunt Lane a stretch of stone slabs are used as a low wall. The Chestnuts has railings mounted into a stone base in which it can be seen where the original railings must have been.

Hedges are a common boundary treatment and are found on number of houses on the 1950s estate as well as around fields and gardens elsewhere.

Surfaces:

Roads are all Tarmac with cobbles visible on Lunt Lane. Stone gutters and kerbs are found on Lunt Lane but are cement elsewhere. Pavements are Tarmac while footpaths are unsurfaced.

Driveways have either flags or block paving while the farmyards at Rose Farm appear to be stone setts covered with Tarmac and the area in front of Tithebarn has loose gravel surrounded stone setts while the Chestnuts has a gravel carriage drive.
6 ARCHITECTURAL MATERIALS AND DETAILS

6.1 Prominent styles

Rural Vernacular: This prevails in the North of the Area and includes the Lunt Farm buildings including new Lunt Farm, Tithebarn Cottage and Tithebarn, Rose Farm, Lunt House Farm and Pear Tree Cottage. They are characterised by brick with sandstone construction, gable ends (only Lunt Farm House has gables on the front), slate roofs with chimneystacks on the gables, lack of ostentatious ornamentation, sliding sash windows and casement windows on houses and few if any windows on agricultural outhouses.

Ancillary Rural Domestic: This includes Houghton Cottages and Longdale House (and is continued outside the Conservation Area boundary down Lunt Road as far as Rothwell Cottages). The buildings are not directly associated with any other farm buildings or within curtilages of farms and this is reflected in their orientation along the road rather than around yards and their having generous country gardens in front and large gardens (almost small fields) to the rear. In some respects, however, they are similar to the Traditional Rural buildings in their general understated approach to detailing and lack of ornamentation.

Chestnuts: 2 storey Georgian house with carriage-drive, 3 bays, brick with stone dressing and a built in the late 18th Century. Has sliding-sashed multi-paned (6 over 6) windows with glazing bars and wedge lintels. Entrance is round-headed with Tuscan columns a fluted frieze and open pediment with a complete fanlight and a 6 panel door.

Lunt House apparently was similar to Chestnuts being described as a “three storey brick Georgian house” by its last occupants in the 1930s.

1950s estate: Suburban, small scale and uniform it has much in common with other estates built in Lydiate and Litherland/Ford in the immediate post war period. Buildings are arranged into symmetrical semis and terraces that complement each other rather than compete in a compact block of regularly spaced housing.

6.2 Materials

Walls

Brick is the main material for walls on the 1950s estate and along Lunt Road. On Lunt Lane brick is common although sandstone is also used here on Lunt Farm House and sandstone slabs by the junction of Moor Lane and Lunt Lane or blocks as in the wall around Lunt.

Buildings

Brick is the predominant building material used in Lunt Village although there is some use of stone for quoins and as lower courses on some of the older buildings particularly on Lunt House Farm.

Slate is the main roofing material outside the 1950s estate where cement tiles are used. Timber is used eg doors on Rose Farm barn, corrugated metal on modern farm structures. Other structures include some metal tanks.

6.3 Typical features and details

Windows
There are a variety of windows on 1950s houses some of which are Canted bays. Some original windows are multi-paned with metal frames although some of these have been lost.

In the rest of the Conservation Area windows are generally multi-paned vertical sliding sashed with wedge-lintels or decorative brick surrounds and rectangular stone sills. Houghton Cottages have casement windows but they are multi-paned except where originals have been replaced and Lunt House Farm has 3 over 3 multi-paned casement windows.

Walls

A variety of coping is used in the Area with stone coping being on stone walls for example on the wall around Lunt Green on Lunt Lane while terracotta coping is found on brick walls outside Lunt House Farm. Sandstone slabs are used as a wall on Lunt Lane by the entrance to Moor Lane.

Chimneys

There is a variety of stack styles and pot styles some stacks having 2 or 3 pots. The 1950s houses have shared chimneystacks with one stack per pair of semis or two stacks in the rows of terraces. As such they are located in the middle of the roof in the semis or a quarter of the length of the roof away from the end in the terraces. The rural buildings by contrast have their own stacks which are located at the ends of the roofs. The stacks and pots of the rural houses vary but tend to be taller than those of the 1950s houses.
The barn buildings have no chimneys except the converted Tithebarn where the chimney is not an original feature but is otherwise in keeping with the area.

Signposts

There are a couple of fingerposts signing the footpath at the corner of Lunt Lane and Moor Lane and at the Moor Lane entrance to the Conservation Area which are appropriate to the rural area being wooden and low key. There is also a wooden signpost for Wingfield Close.

Kerbs

Stone kerbs are found in Lunt Lane and parts of Lunt Road but elsewhere they are made of cement.

Lampposts

The only lampposts in the area are those found in the 1950s estate which are of a uniform design which would appear to be part of the original estate design. Some are in need of re-painting.
7 CHARACTER ASSESSMENT

7.1 Character Zones

There are 3 clear character zones:

Zone 1

This zone takes in the farming area in the North around Lunt Green. Here buildings are firmly part of the rural landscape due to their historic links with farming. Even though some of the buildings may no longer be directly associated with farming activity they retain their link through their use of traditional materials as well as their relationship with surrounding fields and their arrangement around farmyards. However, in Rose Farm there are some working farm buildings and there is a mixture of modern and traditional structures in this area. Curtilages of buildings generally follow field patterns that are unchanged since at least as far back as 1769.

Zone 2

This zone consists of the 1950s Council built suburban estate with a variety of terraces and semi-detached houses arranged into a block with a cul-de-sac in the middle. Houses have front gardens generally with low boundaries either walls or hedges which help the gardens blend in with the surrounding verge and thereby into the wider flat rural setting. These low boundaries combined with the generally outward facing nature of the block give the estate an open character. The grass verges fronting onto Lunt Road are large while those in Wingfield Close are triangular/dart shaped.

There is some detailing which reflects the rural character of the area such as the original multi-pane windows where they remain. The houses do demonstrate uniformity in many characteristics such as design of windows, doors, chimneys, materials used and so on which reflects their mass produced nature. Where variations exist, such as some of the houses having gables or corbels, they do so in blocks or in pairs of semis so that within the variation, symmetry and a strong sense of uniformity remain. See 5.1.4.

The zone is an example of good post war Council housing that aimed to create a high standard of living through provision of generous space standards, gardens and inside toilets as well as the suburban setting of grass verges, rural location and hedges. There is a block of original garages accessed via the corner of Wingfield Close and some of the houses have driveways although it appears that these were not an original feature.

Zone 3

This zone was undeveloped at the time of the Molyneux estate map but had by World War II seen the appearance of a number of houses along Lunt Road and has established itself as an ancillary rural domestic area as opposed to strictly rural. None of the buildings appear directly associated with any specific farming area the way they are in Zone 1 but a rural character is created by the use of traditional materials (brick and slate) and the generally understated design although the Chestnuts breaks this rule with detailing (columns, pediment etc.) that is not found anywhere else in the conservation area. Furthermore the generous gardens make their immediate surroundings more domestic than the fields and farmyards in Zone 1 but less formalised than those in Zone 2. What further distinguishes this zone from Zone 1 are the more linear arrangement of buildings and the dormer windows in Houghton Cottages which break the eaves line and are horizontal rather than vertical.
NEGATIVE FACTORS AND OPPORTUNITIES FOR ENHANCEMENT

8.1 Overview

There have been unsympathetic extensions on the 1950s estate and a loss of some details on these and other buildings. However, in a recent appeal decision the emphasis was put on the symmetry and appearance of the terrace as a whole. A lot of historic buildings around Lunt Green have been lost, many since the 1930s, including some dating back to the 17th Century or earlier.

8.2 Poor quality development.

Apart from ancillary farm buildings there has been no new development in the area (other than extensions covered below) since the estate was built in the 1950s. While these ancillary farm buildings are not made of traditional materials or to traditional designs and as such detract from the overall appearance of the area it has to be recognised that they are working farms.

8.3 Unsympathetic Extensions

Some unsympathetic extensions in the 1950s estate have been detrimental to the overall appearance of the area by destroying the symmetry of the blocks on which they occur. Extensions to the rear have far less visual impact on the appearance of the area and should be generally concentrated in non-prominent elevations.

8.4 Alterations to historic detailing and materials

Single paned windows have largely replaced original metal-framed multi-paned windows on the 1950s estate. Some of the original multi-paned windows have gone from Houghton Cottages and some of the older farm buildings. Plastic windows have a negative impact on the character and appearance of the area.

8.5 Development pressure and loss

Due to its designation as Green Belt and its relatively isolated location not near any mainline train stations, there has been no new development in the area since the 1950s.

Planning permission was recently granted for the creation of a flood plain to the immediate north of the Conservation Area which would require the construction of a 6.3 metre high bund along the northern edge of Harrison’s Brook. This would clearly restrict views in this direction and there would be some disruption during the construction phase.

There is a danger of losing some of the buildings including the Old Lunt Farm building and the nearby outbuildings within the curtilage of Lunt Farm due to dereliction. Both these sets of buildings would benefit from restoration. There has already been considerable loss of historic buildings in the Area, from Lunt Green in particular, and this makes it even more imperative that such buildings are kept. The wall around Lunt Green is in need of repair and will deteriorate further if not adequately maintained.

8.6 Access Road

The access road on the 1950s estate is narrow with a tight bend where it joins Lunt Road near the Chestnuts. In order to negotiate this bend wide vehicles, particularly service vehicles, frequently mount the kerb. Also, due to a lack of parking bays, vehicles frequently park on the grass verge. The combined effect is that a long strip of grass verge adjacent to the kerb is frequently in a poor state which reduces the amenity value of the verge.

Possible solutions will be discussed in more detail within the forthcoming Management
8.7 General Maintenance of the Public Realm

Certain aspects of the public realm including footpaths, lighting standards and kerbstones require regular maintenance. Some of the lighting columns are in need of painting and the path alongside Harrison’s Brook turns to mud in parts. Improved maintenance of such features would enhance the Conservation Area and will be addressed in the Management Plan.

Damage to wall around Lunt Green on Lunt Lane

8.8 Opportunities for enhancement

Restoration

Due to their unsightly nature, restoration of the derelict buildings at Lunt Farm mentioned above as well as other features in the Area, such as gate piers and walls, would significantly enhance the area. There is a possibility of conversion in the future and the Council has the option of enforcement powers to tidy them up.

At Tithebarn a number of changes were made in order to enable the building to be converted for the residential use which it has today and which has helped secure the future of the building. The setts around the entrance appear to have been rearranged into a different pattern.

The wall around Tithebarn Cottage has been repaired in a sympathetic way. The wall around Lunt Green should be repaired and ideally reinstated to its original state using similar stone.

The original style of windows could be reinstated where they’ve disappeared such as on 1950s buildings and at Houghton Cottages.

Guidance Leaflet

Residents could be made aware of the advisory leaflet so that they can fully appreciate the way in which details contribute to the character of the area and the detrimental impact that certain changes have on the area such as replacing wooden or metal windows with uPVC. This may help prevent further loss and even encourage certain changes to be rectified.

Article 4 Directions
Article 4 directions could be applied in the area with priority given to windows, doors, roofs, stone walls along Lunt Lane, corbels and chimneys. This would help prevent further deterioration and loss of valuable details.
9.0  RECOMMENDED AMENDMENTS TO CONSERVATION AREA BOUNDARY

9.1  Designated Boundary

It is recommended that the boundary should be extended eastwards along Lunt Road as far as New Cottages which were built in 1911. This would also take in Rothwells Cottages which were built before 1893 which makes both sets of buildings older than Houghton Cottages. Their inclusion would reflect their proximity to the rest of the Village, their character and age which contribute to the character of Lunt Village. The boundary should also be amended to clearly show that both sides of Lunt Road and Back Lane are included as currently this is unclear. The advantage of this would be that boundary treatments along these roads which contribute to the character of the area would be included.

9.2  Amendments

Rothwells Cottages were built sometime between 1845 and 1908 and share many of the features typical not only of their period but more to the point of the area: red brick walls and slate roof, multi-paned sash windows, sandstone sills and wedge lintels, chimney stacks and wooden door. The rendering is unique to the area and the gable front marks a change from earlier buildings but is in keeping with some of the later buildings in the area including Lunt Farm House and some of the 1950s estate.

New Cottages have a datestone showing the year 1911 and also share many of the characteristics of buildings in the area. They are predominantly brick with slate roofs and make use of sandstone around the windows.
Plan 10 – PROPOSED ALTERATIONS TO EXISTING CONSERVATION AREA BOUNDARY
APPENDICES
APPENDIX A

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ILLUSTRATION SOURCES

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APPENDIX B

HISTORIC MAPS

This appendix contains the following historic maps:

Molyneux Estate Map 1769

Tithe Map 1845

Ordnance Survey Map 1893

Ordnance Survey Map 1908

Ordnance Survey Map 1927
1908 OS Mapping reproduced from Sefton Council’s archives
1927 OS Mapping reproduced from Sefton Council's Archives
APPENDIX C

GAZETTEER OF VIEWS, BOUNDARIES AND SURFACES
The following photographs are arranged by road and correspond to the views indicated on the plan below.

Key:
LR = Lunt Road
LDL=Longdale Lane
LL=Lunt Lane
BL=Back Lane
ML=Moor Lane
WC=Wingfield Close
**Lunt Green**

Wall

Post and Wire fencing around Lunt Green and sub-dividing Lunt Green

**Longdale Lane**

Ditch along Longdale Lane

**Lunt Road**

Railings outside The Chestnuts

Railings outside The Chestnuts

Ditch surrounding field

Ditch surrounding field

Hedge by The Chestnuts
Typical boundary treatment on 1950s estate

**Lunt Lane**

- Hedge opposite Lunt Green
- Wall outside Rose Farm Cottage
- Wall outside Lunt House Farm
- Hedges and trees along Lunt Lane
- Hedges outside Pear Tree Cottage
- Sandstone Wall at Lunt Farm

*Rear of curtilages on Lunt Lane*

- Pear Tree Cottage
- Harrison’s Brook
- Rear of Rose Farm
**Back Lane**

Ditch along Back Lane

Typical boundary treatments on 1950s estate on Back Lane

**Wingfield Close**

Typical boundary treatments on 1950s estate on Wingfield Close
Setts at entrance to Tithebarn

Entrance and path at Tithebarn

Setts at Tithebarn garage

Moor Lane

Path by Harrison's Brook

Rose Farm Yard

Field behind Chestnuts

Grass Verge Lunt Road

Traffic Calming Lunt Road

Old entrance to Lunt Farm showing setts

Setts from old buildings at Lunt Green

Setts/tarmac at Rose Farm entrance

Gravel Carriage Drive at The Chestnuts
APPENDIX D

GAZETEER OF BUILDINGS

The following pictures are arranged by road:

Lunt Road

Rothwells Cottages  1-2 Houghton Cottages  3-4 Houghton Cottages

The Chestnuts  The Chestnuts (Rear)  The Chestnuts (Rear)

1-3 Lunt Road  5-11 Lunt Road  13-15 Lunt Road

17-23 Lunt Road  25-27 Lunt Road  29-35 Lunt Road

37 Lunt Road (& 22 Back Lane)  New Cottages  New Cottages
Lunt Lane

Lunt Farm House

Lunt Farm old farmhouse

Barn on Lunt Green

Pear Tree Cottage

Tithebarn

Tithebarn Cottage and Lunt House Farm

Rose Farm Cottage

Rear Rose Farm Cottage

Rose Farm Barns

Rose Farm Farmhouse
APPENDIX E

AMENDMENTS FOLLOWING PUBLIC CONSULTATION

5.1.6 Character and Relationship of Open Spaces….

3) Grass Verges on 1950s Estate

A narrow access road with a few parking bays passes through the largest verge and joins Lunt Road at two points – by the Chestnuts and in front of Lunt Green.

Plan 07 – Access Road to be included as a Tertiary Route

5.2 ….

There is a very large grass verge, effectively a green,

6.3 ….

Lampposts – some are in need of painting.

8.6 Access Road

The access road on the 1950s estate is narrow with a tight bend where it joins Lunt Road near the Chestnuts. In order to negotiate this bend wide vehicles, particularly service vehicles, frequently mount the kerb. Also, due to a lack of parking bays, vehicles frequently park on the grass verge. The combined effect is that a long strip of grass verge adjacent to the kerb is frequently in a poor state which reduces the amenity value of the verge.

Possible solutions will be discussed in more detail within the forthcoming Management Plan.

8.7 General Maintenance of the Public Realm

Certain aspects of the public realm including footpaths, lighting standards and kerbstones require regular maintenance. Some of the lighting columns are in need of painting and the path alongside Harrison’s Brook turns to mud in parts. Improved maintenance of such features would enhance the Conservation Area and will be addressed in the Management Plan.