

Maghull Town Council
Residential Character Assessment
Maghull Draft Neighbourhood Plan



November 2017



Contents

- 1. Local Character Assessment.....Page 3**
- 2. History Topography and Geology.....Page 4**
- 3. Conservation Area and Listed Buildings.....Page 7**
- 4. Character Areas.....Page 10**
- 5. Maghull Local List.....Page 28**
- 6. Blue Plaques.....Page 32**
- 7. Conclusion.....Page 33**
- 8. Appendix 1 Map of Character Areas.....Page 34**
- 9. Appendix 2 Map of Existing Features.....Page 35**
- 10. Appendix 3 Map of Heritage Assets.....Page 36**



1. Local Character Assessment

1.1 This document is intended to inform the evidence base for the Draft Maghull Neighbourhood Development Plan (NDP) (2017). It supports the Neighbourhood Plan Policies in their intent to encourage future planners and developers to build on the town's strengths, while avoiding repetition of past planning mistakes. It identifies:

- The history, topography and geology of the town and its natural environs;
- The design strengths and weaknesses of the built and green environments in the town (as identified by the 2013 Town Council Residents' Survey, Neighbourhood Plan Survey 2014 and Public Consultation);
- The visual character of the town's different character areas;
- Preservation of the conservation area, listed buildings, scheduled monument and buildings on the Maghull Local List;
- The rural link between the town and the green belt which surrounds it;
- The linkages between these neighbourhoods.

1.2 Appendix 1 is a map showing the main discrete character areas and their linkages.

1.3 Appendix 2 is a map showing the existing features of the town.

1.4 Appendix 3 is a map detailing the heritage of the town including the buildings on the Maghull Local List.

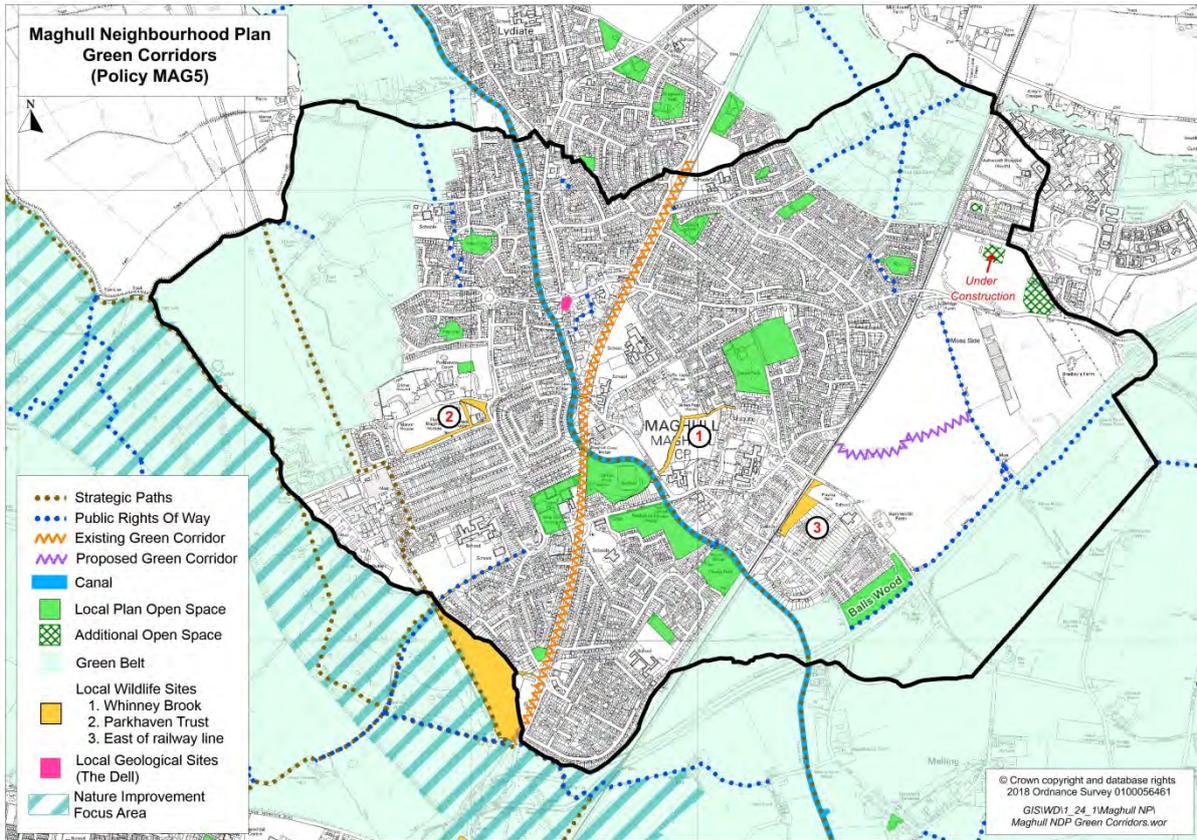


2. History, Topography and Geology

- 2.1 The original settlement, consisting of fifty people and six square miles of agricultural settlement, was established prior to the Domesday Survey of 1086 where the town is recorded as Magele on a ridge of high ground, that can be most clearly seen at Red Lion Bridge towards the centre of the town and the Leeds and Liverpool Canal follows it on the plain and the A5147 on the brow. A church is known to have existed in the area in 1100 although it has been rebuilt at least once and the chapel still stands, in the churchyard of the Victorian St Andrew's and is the oldest ecclesiastical building in Merseyside still in regular use for worship.
- 2.2 It is noted that in 1568 Maghull Moss was divided between Sir Richard Molyneux of Melling and Edward Hulme of Maghull. The boundary of Maghull was, in the north, Maghull Brook and to the south, Melling Brook; the west was marked by the River Alt. By 1780 a new manor house had been built near the site of the original and it still stands in the grounds of Maghull Homes with part of the original moat. It is also recorded that by 1667 the population of Maghull had increased to 599 with 136 houses and 127 families and by 1770 initial work had begun on the Leeds and Liverpool Canal with the first sod being cut by the Honourable Charles Lewis Morduant. In 1774, the canal had reached Maghull and provided it with its second connection to Liverpool. The arrival of the canal created new industry in the area, notably quarrying of sandstone and clay extraction. It also bolstered the local hostelry trade.
- 2.3 By the 1820s, horse racing was well established on land in Maghull. Old Racecourse Farm later became the site for the Meadows Hotel; and Old Racecourse Road, off Sefton Lane, commemorates the sport. Baines' Directory of Lancashire in 1825 provided the first list of specialist male occupations in Maghull – 1 blacksmith, 1 cooper, 1 tailor, 1 land surveyor and 1 wheelwright. By 1840 the agriculture of the area had changed from animal to arable farming and the 1861 National Census the population stood at 1,222. Due to an increasing population the railway came to Maghull in 1849, with a station on the Liverpool, Ormskirk and Preston Railway and the town got a second station in 1884, Sefton and Maghull, on the newly built Cheshire Lines Committee Southport & Cheshire Lines Extension Railway to Southport; the line was an extension of the North Liverpool Extension Line. A large section of embankment for this Extension Line has been destroyed to make space for Switch Island. In 1933 Northway (A59 road) was built, initially as a tree-lined single carriageway but dualled in the early 1960s, which bisects Maghull, taking travellers from Liverpool to Ormskirk off 'Liverpool Road'. The arrival of Northway triggered an increased rate of expansion in Maghull.



- 2.4 The area that Maghull occupies is flat and low lying leading to instances of flooding from the rivers and watercourses which flow through the town. The main river is the River Alt which flows east to west through Maghull before meeting the Irish Sea at Formby. Dover's Brook, Whinney Brook and Maghull Brook all flow into the Alt west of Maghull. The waterways have previously flooded in 2012 and 2015 and the area is surrounded by flood plain particularly Land East of Maghull.
- 2.5 Agricultural industry surrounds the town with arable farming being prevalent. The main crops are potatoes, rape seed and root vegetables. The farmland is classed as being in the top 2% of arable land. The aspect is open all around the town but particularly towards the M58 motorway and north towards Ormskirk whilst parts of the Mersey Forest can be seen from the west. To the south the aspect is more industrial with Switch Island and Dunningsbridge Road which leads to the Port of Liverpool both being major transport hubs.
- 2.6 The town itself is very green with 15 public parks and over 18 public open spaces of which the majority are owned by the Town Council and maintained for the residents by them. Sefton Council own and maintain Bobby's Wood and Old Hall Park whilst the remaining public parks are owned and maintained by the Town Council. The Leeds – Liverpool Canal winds through the town and provides an important green corridor. Parkhaven Trust owns a large open space to the west of the town, centred on its main dementia care estate and although privately owned allows public use of the parkland for leisure purposes.
- 2.7 The Canal is very popular with those pursuing leisure activities including joggers, fishermen, canoeists and dog walkers. Canal cruisers and motor boats regularly use the Canal. Although the official bicentennial for the Canal was in 2016 the section through Maghull dates from approximately 1776.
- 2.8 Local wildlife sites have been identified in the Local Plan and are detailed below. The area has only one Local Geological Site namely the Dell which is situated in the Town Centre.
- 2.9 Nature Connected is the Local Nature Partnership is which covers the entire Liverpool City Region as well as Warrington. This organisation seeks to bring together local businesses, public authorities and the voluntary sector to promote green strategies. As well as progressing green strategies for the region it seeks to attract funding for projects to promote and value the natural environment.





3. Conservation Area and Listed Buildings

- 3.1 Maghull has one Conservation Area, the Damfield Lane Conservation Area. The Conservation Area focuses on a loose cluster of buildings around the junction of Damfield Lane and Deyes Lane, enclosed by the Leeds-Liverpool Canal and includes six listed buildings. The area encompasses a significant number of surviving elements of Maghull's early character. This includes the attractive and informal arrangement of buildings which relate to the area's medieval, agricultural past. Also of significance are landscape features such as the tree groupings, boundary walls and canal setting. With its early medieval roots, there may be considerable archaeological interest in the area.
- 3.2 The Canal forms an important part of the Conservation Area, as does the open land sweeping down to the canal from St Andrew's Church. These areas reflect the historic rural character of the area and the setting of the buildings centred the listed St Andrews Church, Ancient Chapel and the rectory. The open land is in private ownership and there has been suggestion of development on the land. However, the Planning Inspector referred to the open aspect of the land in his report of the examination of Sefton Council's Local Plan and in paragraph 368 states that despite the fact that the area was neglected and overgrown this would not be justification alone for supporting development on this site which did not reflect and respect the historic setting of the land.
- 3.3 With regard to this open piece of land the Town Council would much prefer a community use on the site which would reflect the agricultural origins of the town such as a community orchard or properly managed and robustly maintained allotments. The only allotments within the town are owned and managed by Parkhaven Trust and number approximately 25. Development on the site would not be supported by the Town Council.
- 3.4 The Conservation Area includes a substantial number of mature and semi-mature trees including an important and visually impressive group of limes fronting Damfield Lane. As a consequence, views into and across the designated area retain the impression of the isolated rural settlement that Maghull would have had up until it was engulfed by later Victorian and 20th Century development.

The listed buildings within the area include:

- Chapel House Farm (10 The Meadows)
- St Andrews Church
- The Ancient Chapel
- Outbuilding to south of Chapel House Farm

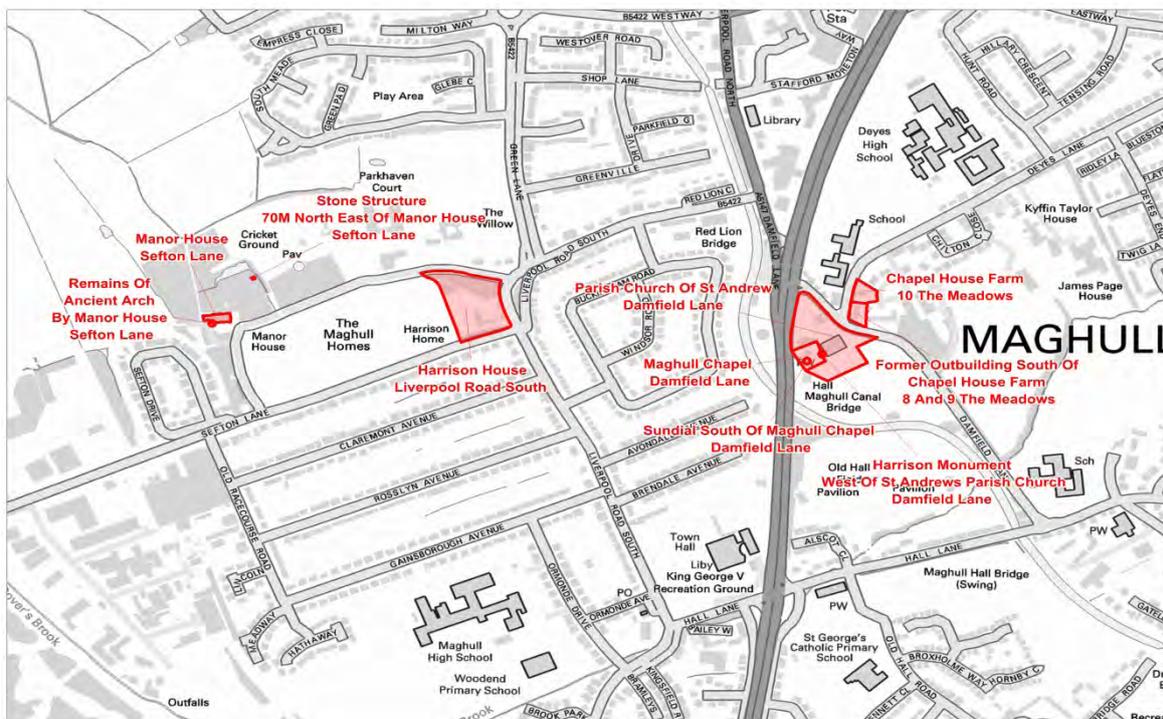


3.5 The sundial to the south of the Ancient Chapel and the Harrison Monument, both within the old graveyard of St Andrew's Church, are also listed.

3.6 The other listed buildings within Maghull are to be found to the west of the town around the site of Parkhaven Trust. The buildings and monuments include:

- Harrison House
- Manor House Sefton Lane
- Remains of Ancient Arch Sefton Lane
- Stone structure east of Manor House, Sefton Lane
- Maghull Manor moated site (scheduled site)

3.7 The town has several buildings of interest which either have architectural merit or historic meaning to the residents of Maghull. These buildings have been selected as being worthy of additional protection as they are either not within a conservation area or they are not listed. This list is known as the Maghull Local List and is detailed within the Character Areas of Maghull. The Town Council seeks to establish the Local List that recognises Maghull's unique heritage and preserves it for the future. This Local List is examined in more detail further on in this document.



Listed buildings and scheduled monuments within Maghull.



3.8 Maghull also has a local blue plaque system of recognition. These blue plaques show the history of the town by recognising sites of interest as well as the development of the town within the 20th Century. The blue plaques are described later in this document.



4. Character Areas

4.1 Maghull has several distinct areas each with their own characteristics which reflect the development of the town from its original settlement, through the Victorian age and then from the post war boom to the present day.

4.2 Hall Lane Character Area

4.2.1 This is one of the oldest parts of Maghull with a mixture of established and imposing Victorian buildings. The building materials used are also a mixture which is dependent on the age of the building but include red and sandstone coloured bricks, stone, tiles and slate. The roads are narrow and tree lined with the boundary treatments being mostly high sandstone walls.

4.2.2 This area includes several heritage assets including the Damfield Lane Conservation Area and a number of listed buildings (see section 3). In addition to this the area contains several buildings of value to the town. These include St Andrew's Parish Hall, Kensington House and Frank Hornby's house which is now utilised as the Sixth Form Building for Maricourt High School. Frank Hornby, the creator of Meccano and Hornby model railways is commemorated by an English Heritage Blue Plaque as well on his first house in the area "The Hollies" on Station Road. The Parish Hall, Kensington House and the Sixth Form building are included on the Maghull Local List (see section 5).



Rafael Sabatini's House © Sam Phillips – Station Road

4.2.3 Rafael Sabatini, dramatist and author of such works as Scaramouch and Captain Blood, lived in the area for a time. His house is marked by a Maghull Town Council Blue Plaque (see section 6).

4.2.4 There are also newer cul de sacs which tend to be of large dormer bungalows situated around a central hammer head road. There is a small neighbourhood centre with a range of shops and convenience stores. Around Swan Walk and Kennessee Close there are assisted living bungalows and apartments. The

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area backs on to the Canal and there is an open aspect to the south, north and the east towards Melling.

- 4.2.5 The local train station is within this area with an English Heritage Blue Plaque celebrating Frank Hornby. The approach to the station is narrow and often congested during rush hour periods. The train station is well used by commuters from the wider West Lancashire area.
- 4.2.6 The area has the Canal running through it and the local cricket and football pitches border the Canal also, expanding the green corridor through the town. The Canal here is raised above the sports field so walkers along the towpath have a clear view over the open area. Both the local cricket club and football club rent their pitches from the Town Council with the cricket club renting a pavilion as well. This gives an established and open feeling to the area together with a green corridor to the west part of the town. To the east is Ball's Wood which is managed by the Town Council to preserve the natural feel. This is designated Green Belt in the Local Plan and the openness of the aspect to the east again contributes to a natural green corridor. As part of the Land East of Maghull development a link to join with Ball's Wood open space has been listed as a requirement of the Masterplan. This will link to Poppyfields to create a green circuit to the east of the town enabling visitors and residents to enjoy the area, promote sustainable travel and improve overall health and wellbeing.

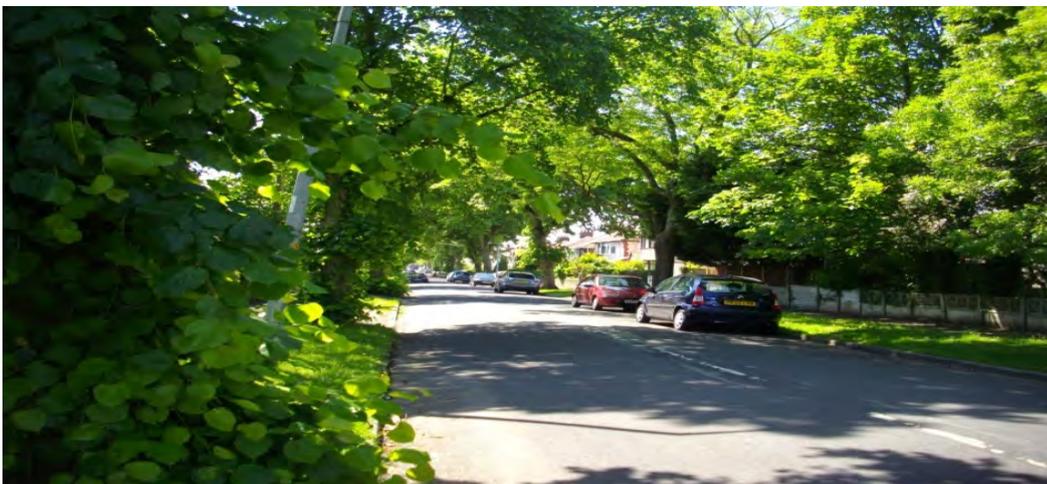
4.3 Parkhaven Character Area

- 4.3.1 The Parkhaven Character Area is one of the oldest parts of the town which can be seen by the Edwardian villas along Liverpool Road South and that use sandstone building materials on boundary walls and houses. Liverpool Road South past the Red Lion Bridge was the original main road to Preston in the late 18th and 19th centuries. The house plots tend to be bigger with some substantial homes but with small houses on the roads leading away to the west. These include Claremont Road, Rosslyn Avenue and Gainsborough Avenue. These streets are characterised by having long rear gardens, tree lined streets and low garden boundaries to the front. This gives an established attractive "green" feel to the area.
- 4.3.2 The Parkhaven Trust site is a major open space which has public access. The grounds are identified as being a Care Institution in the Urban Area in Sefton Council's Local Plan they give an open, parkland feel to the entire area. Parkhaven Trust allows free access to the public on their site and the open area is managed by themselves rather than the Town Council. The site provides the only allotment provision in the area and the parkland itself backs onto the Cheshire Lines public footpath so creating a green corridor out to the surrounding Green Belt. Several of the town's listed buildings are situated in its grounds. There is also a cricket pitch and pavilion which is used by the town's Cricket Club. The Trust also rents out plots of land or "patches" as a private



allotment scheme. The patches are not full allotment size. The 30 patches will be sited next to the cricket pavilion following their move due to the redevelopment of the site and are popular with residents. There is currently a waiting list of 40 residents for vacant patches.

4.3.3 Land is being developed at the Parkhaven Trust site on Liverpool Road site with approval being granted for 57 homes. The site backs onto South Meade and the access for the development will be on Green Lane. The development has been promoted by Parkhaven Trust as a means of funding a residential dementia facility which will also be built in the grounds. A further application for an additional 15 homes has been received by Sefton Council. The Town Council would not support any reduction in the open space at the site.



Rosslyn Avenue



Gainsborough Avenue

4.3.4 Many houses within the Character Area are traditional 1930's Edwardian villas with tree lined roads as well as considerable tree planting in the gardens. The roads are narrow and do not allow parking on both sides.



- 4.3.5 The houses are generally red brick or rendered/pebble dashed with slate roofs. Often the front gardens are small but there is considerable rear garden space. The boundary treatments tend to be brick with decorative coping stones. The houses in the area are on wide plots. Some of the houses are of an individual style whilst still being in keeping with the general area. This makes the area attractive and the Town Council would support design features of this nature in future developments. This area is to the west of the town and is next to Sefton Lane Industrial Estate with Dover's Brook being the border between Maghull and Sefton Parish Council area.
- 4.3.6 The area is served by King George V Playing Fields (A Fields In Trust park) which is the civic centre of the town, owned and maintained by Maghull Town Council. The park houses the Town Hall and the Meadows Leisure Centre and is the focal point of the Christmas Lights switch on each year. The park is open with sandstone walls giving clear views from Liverpool Road South to the A59 and the canal bridge. The gates to KGV Park feature on the Maghull Local List due to their unique carvings as do the properties next to the park, 158 and 160 Liverpool Road South which are built in the red sandstone of which there are numerous examples in the Maghull area.
- 4.3.7 The Town Council runs and maintains the tennis courts, bowling greens and sports activity rooms within the Town Hall for local groups and sporting clubs. The facilities are well used by local volunteer and community groups such as St John's Ambulance, National Association of Women's Clubs and the University of the Third Age (U3A). The Community Police Station is also housed within the Town Hall. The Town Council would like to expand the range of facilities it offers to residents but the estate at KGV is cramped and significant funding would be needed to rectify this.

4.4 Dover's Brook Character Area

- 4.4.1 This area is to the south west of the town and is mostly made up of 1950's semi-detached houses with some bungalows together with some earlier property. The density is relatively high with the main building materials being red brick then render with tiled roofs. Only a few of the roads are tree lined and the only area of public open space is Bobby's Wood on the corner of Liverpool Road South and Northway. Bobby's Wood generally grassed and has not been developed in that there is no children's play area or ornamental planting.
- 4.4.2 The roads are narrow although to the west of the area the house plots become more substantial. The prevalent boundary treatments are low ornamental walls with some shrubs. This gives a pleasant, open aspect to the area. The aspect to the rear of the housing on Fouracres and the Crescent is open, overlooking arable fields towards the coast and the Mersey Forest in the distance.



4.4.3 Fouracres and The Crescent have both suffered flooding from Dover's Brook in the past, most notably in 2012, although work has been undertaken to deal with the problems including the regular clearing of the Brook as it leads into the Alt River. It also overlooks the Lunt Nature Reserve which is in Sefton Parish with the large amount of wildlife this supports.

4.4.4 To the south of the area lies the Motor Range site, a triangular shaped site on the southernmost tip of Maghull. This is the site of a former car sales company. However, they have moved to larger premises on Dunningsbridge Road. The site remains in use by the motor trade although to a much limited degree and therefore retains its sui generis use. In Sefton Council's Local Plan the site is identified as being within a Primarily Residential Area (Policy HC3). The site could be difficult to redevelop and the Town Council would prefer a greener gateway to the town linking to the open Green Belt area to the south and west.



Larchwood Avenue

4.5 Moorhey Character Area

4.5.1 The Moorhey Character Area is to the south of the town and is mostly made up of inter war social housing many now in private ownership. The building materials used for the semi-detached houses are mostly rendered brick with tiled roofs. The plots to the houses are small to the front with few garages. The front gardens are particularly small and are now being replaced with hard landscaping to provide additional parking. Although practical in most instances it does not contribute to the overall green feel of the town as there is limited tree planting on the pavements which are narrow. The boundary treatments are mostly low ornamental walls with some hedging. Some of the houses built along Northway have an unusual flat roof construction although they remained rendered in similar materials to the other houses in the area.



- 4.5.2 The area has two public parks both in the ownership of the Town Council but they are smaller in size to others within the town. Moorhey Park has a small children's play area. This park is long and narrow and gives a limited feeling of openness although it is placed next to Hudson Primary School playing fields. The Air Training Corps (ATC) rent a building from the Town Council and has been an established tenant for many years.
- 4.5.3 The other much larger park is Pimbley Playing Fields which runs along the Canal and provides football pitches for hire during the season. The park itself is open, fenced with bushes rather than trees and contributes to the open feel of the area next to the Canal as well as being part of the green corridor to and from the east leading through the town. The changing rooms on the field require replacing as they are no longer fit for purpose due to their age and wooden construction. Flooding regularly occurs on this land and considerable drainage work is required to ameliorate this.
- 4.5.4 There is a small shopping parade on Moorhey Road. This is on the junction of Moorhey Road and Old Hall Road with some A1 retail uses including a newsagent, a traditional barbers and hairdressers. However, there are other uses within the parade including an A5 takeaway and a dog grooming salon.
- 4.5.5 The second much larger shopping parade is on Dover Road in the area. This includes a newsagent, funeral directors, takeaways, optician, post office and school outfitter. The Lidl supermarket is next to the Alt pub and was the site of the Albany cinema where the Beatles played in October 1961. This is commemorated by a Maghull Town Council Blue Plaque.
- 4.5.6 Hudson Children's Centre is situated within the area and is well utilised by local residents. Its catchment area is the four closest Sefton Council wards; Sudell, Park, Molyneux and Manor wards. It provides a range of services to the community including mental health support and children's services.



Moorhey Road



Moorhey Road

4.6 Clent Farm Character Area

- 4.6.1 This area is typified by 1950s -1960s semi-detached housing of brick and render together with tiled roofs. The front gardens tend to be reasonably sized with some off street parking available. The houses tend to have bay windows giving interest to the design of them rather than being flat fronted. The boundary treatments tend to be 0.5 metre high brick walls. The roads are quite narrow with on road parking leading to difficulties in the flow of traffic. This has led to an overall feeling of a closed, built environment with different boundary treatments (a mixture of hard landscaping with some softer elements) not adding to the overall amenity. Clent Avenue has grassed verges which help to give a wider feel to the road but they are often badly kept and worn due to parked vehicles. The Town Council would support the removal of vehicles parking on grass verges and better maintenance of those areas to enhance their amenity value.
- 4.6.2 The area is bordered by Northway to the east and the Canal on the west. The area merges with Lydiate Parish to the north. There is a small shopping parade on Liverpool Road North with a mix of A1 retail uses such as a sandwich shop, hairdressers etc. There is limited on street parking for the shops and most customers use the car park at the Coach and Horses pub for convenience. The houses which back onto the Canal have long gardens and have taken advantage of the setting of the Canal. Moorings are provided by the Canal and Rivers Trust.
- 4.6.3 There are no parks within the area. High Pastures, one of the buildings of particular interest on the Maghull Local List, is situated on the corner of Dodd's



Lane and Liverpool Road North. High Pastures is the only doctors' surgery outside of the immediate town centre area in Maghull. There is limited parking for the patients. The Canal is the area's greatest amenity, accessed via Green Lane.



Homes backing on to Leeds-Liverpool Canal Liverpool Road North



Clent Avenue

4.7 Ashworth Character Area

4.7.1 The Ashworth character area is situated to the north east of Maghull and is named after Ashworth Secure Hospital which treats patients with serious mental health issues who are considered to be a danger to the public. The Parkbourn estate to the south of the hospital forms the main residential area and was originally constructed in the 1950s as homes for the staff employed at Ashworth Hospital. The Parkbourn estate is mostly in private ownership although there are some registered social landlords (RSL) houses as well. The

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houses are brick built of a light red hue with tiled roofs. The houses have garages which are situated to the rear of the properties and accessed via service roads which circle the estate.

4.7.2 The houses are a mix of terraced and semidetached which front a large, central square of grass and trees. The square is well maintained by the RSL which is a considerable amenity for the residents. The roads are also tree lined which adds to the attractiveness of the estate. The houses have large front gardens which do not have boundary treatments either between the houses or between the garden and the pavements which again contributes to the openness of the aspect. There is considerable planting of native trees in the Square.



Parkbourn Square showing the open space and trees



Parkbourn Square



4.8 The Lakes Character Area

4.8.1 The Lakes Character Area was built in the 1960's and 70's and are small brick built semi-detached houses with tiled roofs. There are some bungalows on Dodd's Lane which are older than the houses on the Lakes Estate and were probably early ribbon development before Maghull started to expand. The houses have a greater density and are smaller than the houses in the Clent Farm Area. The front gardens are small reflecting the overall smaller plots for the houses in the area. In the northern part of the estate they also have more brick built enclosures such as small ornamental walls and tall fences which reduces the open feel of the area. However, there is a more open feel to the houses around Crofffield which have fewer hard enclosures to the front gardens. Fewer trees have been planted within front gardens and public areas and the houses are closer to the pavement than they are in other, older areas.

4.8.2 Foxhouse Lane remains unusual in that the houses are older with larger gardens. However, there is a mixture of housing which is not always harmonious with other development on the road nor is the build line settled with changes along the length of the road. This may reflect its history of being the older part of the town with houses being built individually or in small numbers.

4.8.3 The roads themselves are narrow creating limited on street parking. The residents on Eastway have been given the option of changing the grass verges to grasscrete to improve the amount of parking and ensure it remains off road. Or they have been given the option of placing posts and planting shrubs to reduce the parking on the verges. These choices have led to a mixture of the options being utilised that can give a haphazard look to the road. Although this has improved the parking situation it has impacted on the general amenity of the area.

4.8.4 There is a large apartment building on the corner of Deyes Lanes and Eastway which is built to modern standards. The block is built from modern red brick with a blue tiled roof and is three storeys high. There are a limited number of apartments available within Maghull. The apartment block is relatively well designed albeit with limited outdoor space and the Town Council would encourage more apartments of this type to be built.

4.8.5 Six of the Town Council's parks are in the area ensuring the green feel of the town is continued. There are two main parks, Dodd's Park (sometimes known as The Piggeries due to the pig farm which ran beside it) and Glenn Park. Both have children's play areas, basketball courts and a large open area for dog walkers and ball games. Glenn Park has a pavilion currently only used as a polling station during elections.

4.8.6 Opposite Glenn Park is Whinneybrook Playing Fields which is a large open space used for football and Council events such as MaghullFest and in



previous years, the Council fireworks display. Whinneybrook contributes to the drainage in the surrounding area and the park can sometimes be too wet to play football. Additional drainage works, including land drains are needed here. The pavilion on Whinneybrook field also needs to be replaced as it is unfit for purpose due to its age and wooden construction.

4.8.7 The other parks are much smaller being Mersey Avenue, Lathom Gardens and Moss Park. These parks were donated as part of the construction process for the nearby residential areas and all three have small children's play areas surrounded by a small amount of open space. The houses which surround the parks at Lathom Gardens and Moss Park face the open areas giving passive surveillance to the area. The houses on Mersey Avenue back onto the park there. Passive surveillance is an excellent way to deter anti-social behaviour which can sometimes be prevalent in parks.

4.8.8 The area also incorporates Deyes Lane Shopping Parade which provides some convenience shopping for residents. This includes a Co-op, Subway, hardware shop, greengrocers and bookmaker. The parade has its own parking and is popular with residents.



Ribble Avenue The Lakes Character Area

4.9 The Round Meade Character Area

4.9.1 This estate was built in the 1970's with a mix of houses. They are mostly either chalet style houses with steeply pitched roofs or dormer bungalows made of sandstone coloured brick and tiled roofs. The estate is laid out in an open aspect design in a circular pattern with all roads leading off the central Round Meade road. The houses tend to front the open public space giving increased passive security as well as a more open feel to the entire estate. The estate is placed to the north west of the town between Green Lane and the Canal. There is light traffic through the Character Area as it is self-contained with limited vehicular access to the rest of the town. The enclosure treatments tend to be soft relying more on hedges and shrubs than fences and ornamental walls. There is significant tree planting of deciduous, native varieties giving



considerable public amenity. It is bounded by Green Belt to the west and north giving open aspects to the Mersey Forest and the Cheshire Lines Trail.

4.9.2 There are small open areas within the estate which may be suitable for further development of housing although this would only be a very small scale which would not significantly impact on the openness of the estate.

4.9.3 There are two parks within the area both owned by the Town Council. Roundmeade Park is in the centre of the estate and is a large area with established shrubs and trees. There is a children's play area which is popular with younger residents. Southmeade Park is smaller although it similarly has a children's play area.

4.9.4 In the adjacent Lydiate Parish area the Local Plan has identified a site as being suitable for residential development to the north of Round Meade. This is site MN 2.28 (Land at Turnbridge Road) with an indicative capacity of 40 units. The only access to this site, however, is through Turnbridge Road which is narrow and unsuitable for construction vehicles to pass and lies within Round Meade Character Area. It is noted that the developer of the site has not consulted with the Town Council over the effect this development may have on residents in Maghull.



Green Link – Round Meade Character Area



Round Meade

4.10 Old Hall Park Character Area

4.10.1 This area was developed in the 1990s and is situated on the former Maghull High School site. The houses are mostly detached with half red brick half render used on some of the houses together with tile roofs. The housing density is relatively low with the majority of houses being detached four bedroomed properties. The aspect to the front of the properties is open with small front gardens and all the houses have driveways.



[Old Hall Park Character Area](#)

Aisthorpe Grove – Old Hall Park Character Area

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4.10.2 The roads are distinctly curved to reduce speeding and are mainly cul-de-sacs with hammerhead tops. The boundary treatments include some high fences but generally there is a feeling of space. The area looks out onto Old Hall Park (owned and maintained by Sefton MBC) which is bordered by the Leeds Liverpool Canal. The park is used as a cut through to Maghull Station by residents. Old Hall Park is part of the green corridor leading from east to west through the town following the line of the Canal.

4.11 Poppyfields Character Area

4.11.1 Poppyfields is the newest development in Maghull apart from the Redrow development at Parkhaven Trust. The site is the former Ashworth Hospital South site which was earmarked as a site for the new prison. However, the plans for the prison were cancelled and the Homes and Communities Agency acquired the site from the Ministry of Justice for new housing.

4.11.2 Persimmon Homes has acquired the site and is developing the area with 340 units, one third of which will be social housing via One Vision Housing. This will include apartments next to the new station, Maghull North, which is currently under construction and due for completion in May 2018. There will be associated parking with the new station of an additional 156 spaces for commuters on the Ormskirk-Liverpool line of Merseyrail.

4.11.3 The area has two areas of open space; the grotto and the cricket pitch. The grotto is a legacy of the original use of the land which was as a hospital treating the wounded of WW1 with shell shock. The area is called Poppyfields in remembrance of this and the streets are to be named after the hospital wards. The premises were a large Victorian building with associated gardens of which only the grotto remains. The cricket pitch is being retained and a new pavilion built as part of the development. The Town Council would consider maintaining these areas if there were no financial impact on the residents of Maghull in the short to medium term.

4.11.4 A large swale has been created to mitigate the flooding issues associated with the area. The Town Council looks forward to the appropriate planting and future maintenance of the swale.



School Lane – Poppyfields



Swale (drainage system) – School Lane Poppyfields

4.12 Land East of Maghull - Whinneybrook

4.12.1 The area known as Land East of Maghull is currently undeveloped. However, it has been allocated within Sefton Council's Adopted Local Plan as being suitable for development as a mixed employment and residential use site. The indicative housing number for the site is a minimum of 1400 which is a

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significant increase to the town. The policy requirement includes a main park, multi-use games area (MUGA) and retail/leisure provision amongst other provisions.

- 4.12.2 The large site will mean the greatest increase to the population of Maghull since the port war boom of the 1960s and 70s. The Town Council is keen to ensure that the site is developed in a sympathetic and considered way and welcomes the Planning Inspector's insistence on a Masterplan for the site. This Masterplan should be agreed before any planning applications are agreed.
- 4.12.3 The Town Council would welcome discussions from the developers at all stages of the development so that the views and concerns of the residents of Maghull can be incorporated into the design of the new Character Area. Sympathetic design which is in keeping with the overall area as well as seeks to meet the need of the local population must be paramount. Policies have been developed within the Neighbourhood Plan which highlight the issues identified by the Town Council and their mitigation.



Land East of Maghull (from School Lane)



Land East of Maghull (towards the M58)

4.13 Commercial Areas

4.13.1 To the west of the town is Sefton Lane Industrial Estate which provides the only employment area within the town. The area is confined by residential properties to the east and Dover's Brook to the south and west. This is a small complex of approximately 40 warehouse type units which are single story with tiled roofs to the south of Sefton Lane. The uses are mainly B1, 2 and 8 uses. The units are small so light industrial uses are prevalent with a small amount of retail uses. The commercial area of the industrial estate to the north of Sefton Lane is Green Belt and contains the garden centre and the household waste recycling centre both of which are acceptable uses within the green belt.

4.14 Town Centre

4.14.1 The town centre of Maghull and retail experience is focussed on Maghull Square (also called Central Square). This has 54 units within a range of A1 retail and A2 Financial uses together with a few takeaways. The town centre is triangular with the point formed at the junction of Damfield Lane by Red Lion Bridge and Northway with frontages along Liverpool Road North and Westway. There is considerable associated parking in the town centre with some limited restrictions.

4.14.2 The Town Council would like to see the area regenerated to improve the retail offer and to link the various aspects of the town into a more cohesive whole. The offer is disjointed with no clear linkages between the different parts of the town centre. Businesses along Liverpool Road North back onto the Canal and do not make any impact on the Canal scene or make the most of the



setting. The Town Council would support the creation of a masterplan for the area which would highlight the positives of the centre whilst identifying the next stages for development and the mechanisms for regeneration.

4.15 Green Belt Areas

4.15.1 Maghull has Green Belt areas surrounding the town except for the border with Lydiate Parish council which is mostly continuous residential development. The Green Belt is mostly arable farmed with potatoes and rape seed being common crops. The outlook is flat across the Green Belt with little height being achieved except for bridges over the Leeds Liverpool Canal.

4.15.2 The fields tend to be lower than the roads with drainage ditches surrounding the fields draining into the local watercourses. The boundary treatments (if any) are hedgerows but generally there is an open aspect across the fields to the far distance.

4.15.3 The area to the north east of Maghull is the Maghull Smallholdings Estate. This is an area split into smallholdings originally leased from Lancashire County Council although some are now in private ownership. The plots are large with modest sized houses. Millbank Lane runs through the estate and this is a single lane tarmacked road with frequent passing places. The estate is a link to the green and arable past of Maghull and should be retained.



Mill Bank Lane – Maghull Small Holdings Estate



5. The Maghull Local List

5.1 The following buildings have been identified as being of particular architectural worth and have a deep meaning to the residents of the town. They are part of what makes Maghull singular and reflect its individual character (see Appendix 3).

5.2 **High Pastures** is one of the original doctor's surgeries in Maghull and is a large Victorian building on the corner of Liverpool Road North and Dodd's Lane. Its value is in its distinctive design not particularly reproduced in Maghull and its history of having continuously served as a doctor's surgery since the 1930s. It is also valued for its contribution to the history of medical services in the town.



High Pastures Surgery – Dodd's Lane © Sam Phillips

5.3 **The Convent Maricourt School** was the home of Frank Hornby (Meccano, Hornby Model Railways) and is a large Victorian villa. Behind the building is a newer addition which reflects the building's current use as the Sixth Form Centre at Maricourt High School. This building is integral to the history of Maghull and is one of several homes of Frank Hornby within the Hall Lane Character Area. Its blue plaque also serves as a reminder of its history. The attractiveness of the building together with its educational and religious history makes it popular with residents.



Frank Hornby's House (Sixth Form Centre Maricourt High School) © Sam Phillips

5.4 **158-160 Liverpool Road South** is a pair of semidetached houses next to KGV Playing Fields. The houses are built from red sandstone and contribute to the uniqueness of the Parkhaven Character Area. The sandstone boundary treatment is also contributes to their attractiveness of design and acknowledges the use of local building materials.



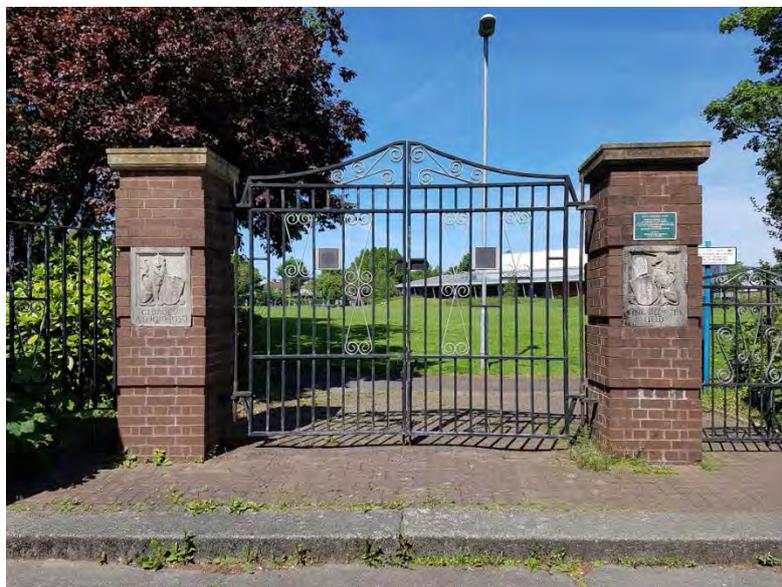
158 – 160 Liverpool Road South

5.5 **Kensington House** is the former Conservative Club which has become a sports and leisure club. This is a large Victorian building with an imposing façade within the Hall Lane Character Area. Although its current use contributes to the leisure facilities within the town, the building itself sits particularly well on Station Road and compliments the other grand buildings next to it.



Kensington House, Station Road

5.6 KGV Playing Fields Gates. These gates were made by the patients in Ashworth Hospital for the celebrations of the centenary of the Town Council in 1994. The gate supports reflect the history of the park as it was named in honour of King George V's silver jubilee. KGV is the civic centre of the town as it is the home of the Town Hall and Council. The gates overlook the corner of Liverpool Road South and Hall Lane.



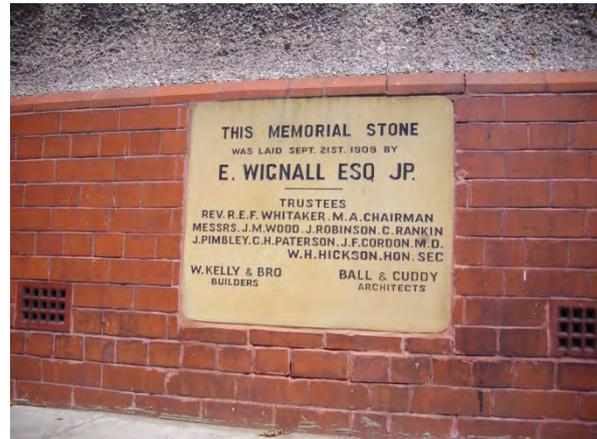
KGV Playing Fields Gates, Liverpool Road South

5.7 St Andrew's Parish Hall is a large building close to St Andrew's Church and within the Damfield Lane Conservation Area. The building is imposing and commands a corner plot on the corner of Damfield Lane and Deyes Lane. It is in keeping with the listed buildings which surround it. The Parish Hall is well used by local groups as a meeting space as well as being used for rehearsals by

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Maghull Musical Theatre for local shows. The memorial stone is a particularly fine example of its type and gives a setting for the history of the building.



St Andrew's Parish Hall Damfield Lane



6. Blue Plaques

10.1 Several places of historic interest were proposed as being either a place where someone of note had lived in the town or which commemorated the history of the town. No policies have been developed regarding the blue plaque buildings due to their lack of recognition within the planning process. However, they contribute to the richness of Maghull and its heritage.

10.2 The blue plaques were in addition to the blue plaque installed by English Heritage on “The Hollies”, Station Road, Maghull, Frank Hornby’s former residence. This was the first blue plaque to be installed by English Heritage outside of London.

10.3 The following blue plaques have been installed (see Appendix 3):

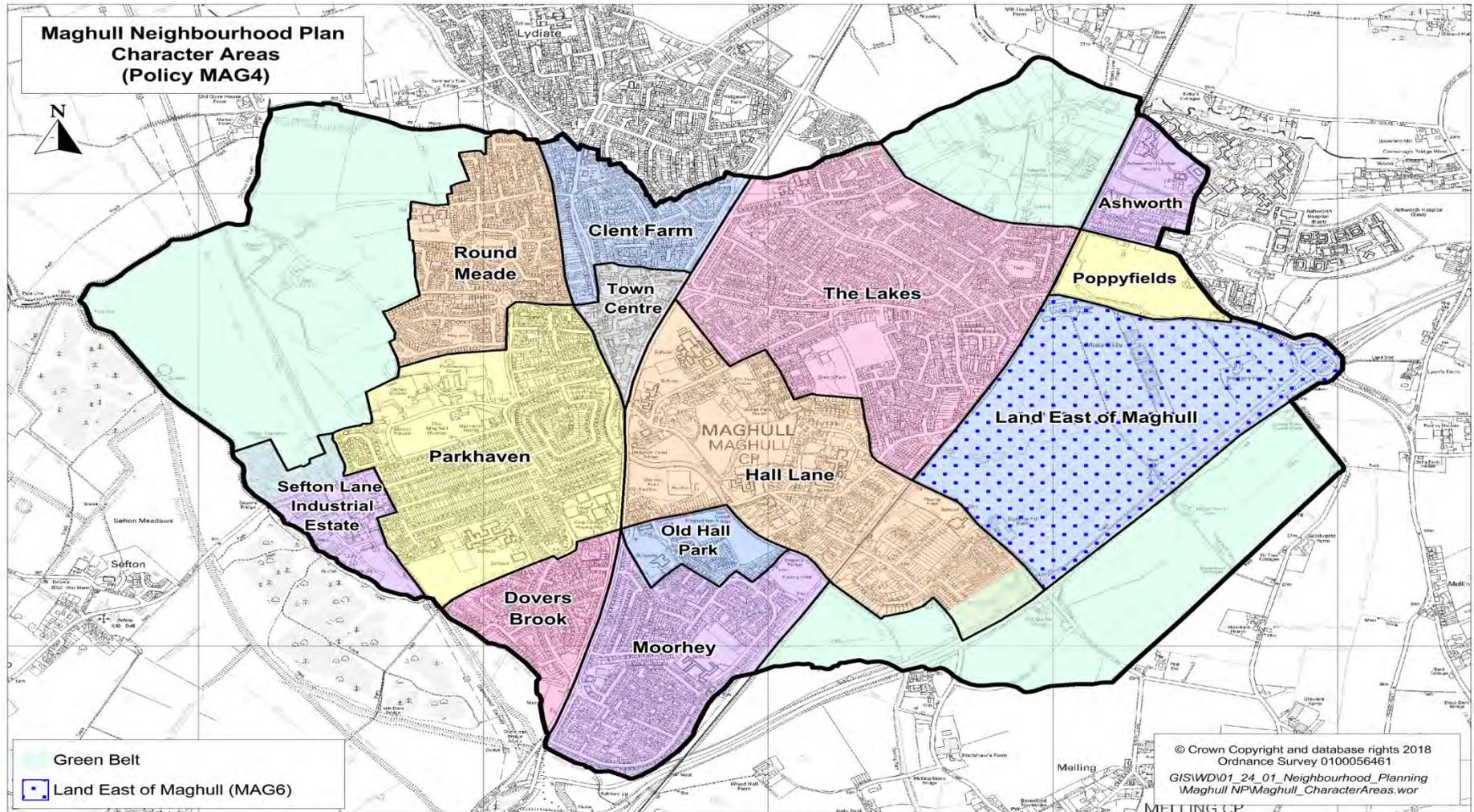
- Reverend George Holden – St Andrew’s Vicarage, Damfield Lane, Maghull
- Lord William Vestey – Quarry Brook House, Hall Lane, (Sisters of Mercy Convent)
- Dr Isaac Roberts – Little Acre, off Station Road
- Rafael Sabatini – 1 Station Road
- Samuel Cody – Poverty Lane
- Maghull Telephone Exchange – 3 Taylors Lane
- The Beatles (Albany Cinema) – Northway (Lidl Supermarket)
- Grand National – The Meadows Liverpool Road South
- The Old Forge – Hickson Avenue
- William Dunsmore – Maghull Town Hall



7. Conclusion

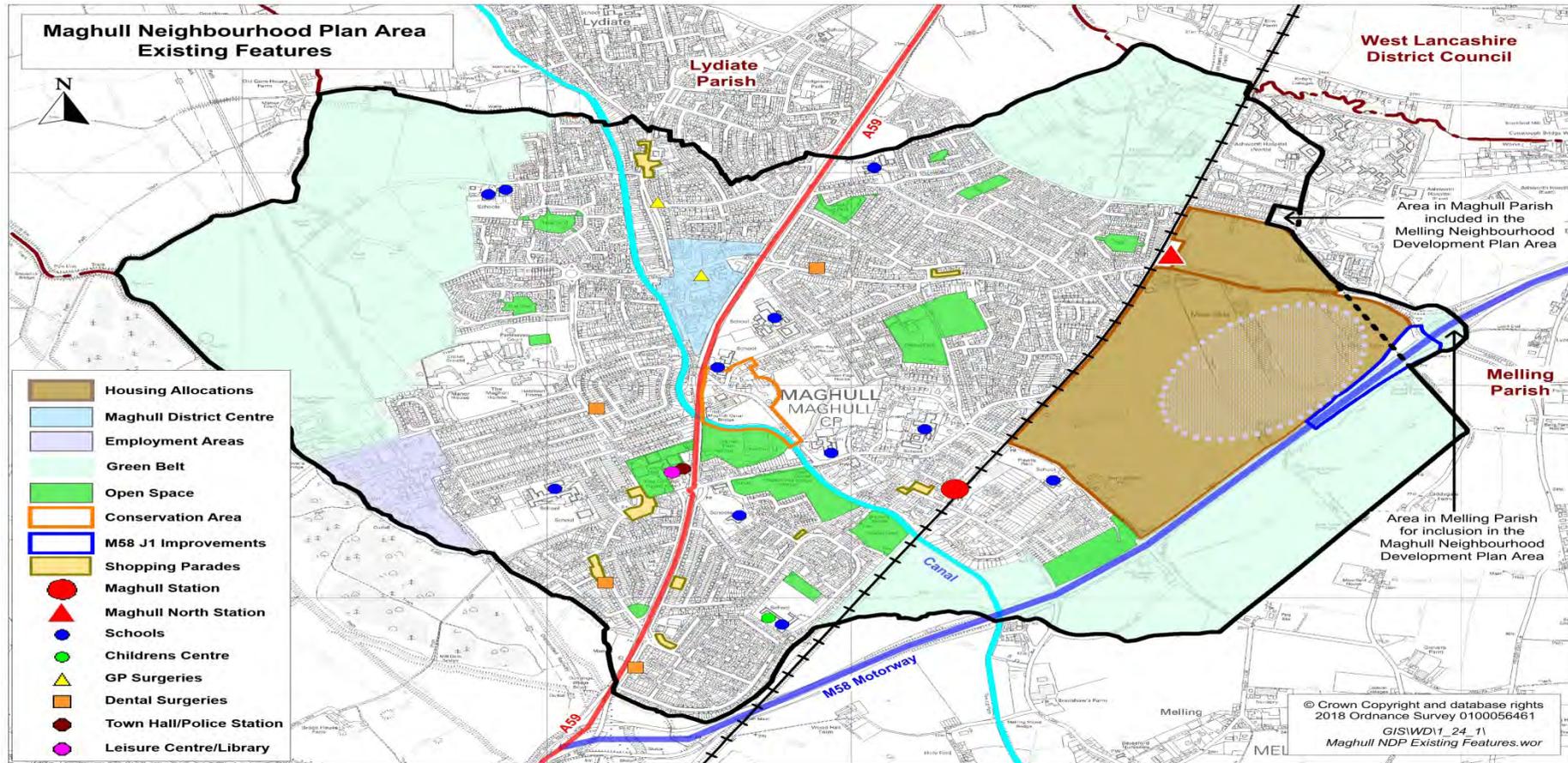
- 7.1 The town of Maghull is mostly residential with easy access to a number of large parks which add to the overall amenity. The feel of the town is green with the Leeds Liverpool Canal running through it providing an attractive walkway. The parks and open spaces within the town are well used.
- 7.2 The houses within the town reflect the development of Maghull from the 19th Century through the inter war years and the baby boomer years of the 1960s and 70s. It can be seen that significant residential development in the town has not taken place since the 1990s.
- 7.3 The materials used in house construction have consistently involved red tiles for the roofing and a mix of red brick and render. There are some stone built houses but these date from the 19th Century. All the houses have gardens. There are no back to back terraces. There is very little terracing in Maghull and a small number of apartment blocks.
- 7.4 There are 15 parks in the town which mean that all residents are within a 10 minute walk of a useable public amenity space. Most of these parks (13) are maintained by the Town Council to a high standard and offer a range of facilities from children's play areas to sporting facilities. The Green Belt which surrounds the town is used for arable farming and gives an open, pleasant aspect from the town.
- 7.5 The town has good transport links being 30 minutes by train from central Liverpool, is at the junction of two motorways and has regular bus services. The additional works to Junction 1 of the M58 and the new train station will only improve its connectivity.
- 7.6 This document is designed to present an assessment of Maghull to support the Neighbourhood Plan. It has focussed on the characteristics of the areas in Maghull and seeks to highlight the elements of good design in the town. This document supports the policies and statements contained within the Neighbourhood Plan.

Appendix 1 Character Areas





Appendix 2 Maghull – Existing Features





Appendix 3 – Heritage Assets

