

Oxton Conservation Area



**We can all help to
look after the Oxton
Conservation Area**



Produced by the Oxton Society for all residents of
the Oxton Conservation Area, November 2022

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The Council designated the Oxton Conservation Area in 1979 and recognised it as an area of special architectural and historic interest which should be preserved and enhanced. Oxton's unique heritage is a precious asset that we can all enjoy and celebrate but we cannot take it for granted.

Oxton's special character comes from its...

Fine heritage buildings

There are about 500 heritage buildings, built of brick or local materials, displaying a wide variety of styles which make a special contribution to the area. Some 35 are of national significance and are 'Listed' giving them extra protection.



Stone walls and pavements

which unify the street scene and provide a sense of a special place.

Trees

form large areas of handsome green canopy. Most trees are on private gardens and many are protected by Tree Preservation Orders.



Benefits and Responsibilities



The benefits of living in a conservation area come with extra responsibilities and some restrictions.

Here are the Council's rules that we must all follow...

For Houses in the Conservation Area

All the normal rules on planning apply and there are higher standards for the design of new developments. You will need planning permission for all development except for changes defined as "permitted development" – this includes:

- new windows and doors
- rainwater goods
- external painting
- solar panels on your roof (except on listed buildings) unless they damage the area's character.

Apart from permitted development, you will need permission for:

- Exterior cladding
- Chimney work (fronting a highway)
- Any side extension and a rear extension of 2 storeys or more



- Some changes to your roof, including dormer windows
- Aerials and satellite dishes facing the highway
- Some buildings in your garden

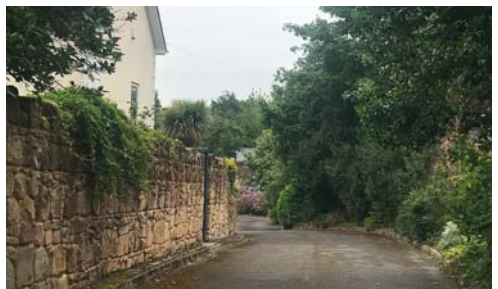
We believe that the guidance in this leaflet is up to date. If you are in any doubt about whether you need planning permission then you will need further advice. General information is available on the Council's website (www.wirral.gov.uk/planning-and-building) or the government's Planning Portal (www.planningportal.co.uk/permission). Since March 2022 the Council will only respond to specific queries if you pay a fee.

For Walls

Walls contribute to Oxton's unique character and they are protected so you will need permission to alter or demolish any stone wall higher than 1m on the highway or 2m elsewhere.

For Trees

Oxton's tree cover is protected. You must obtain permission before carrying out ANY pruning or felling works for any tree that has a diameter of 3 inches or more at chest height.



Enforcement

Failure to follow any of the Council's rules can result in an enforcement notice to rectify any unauthorised works.

Apart from the rules....

We all play an important role in maintaining the character of Oxton. Walls and trees are well-protected. However, our heritage buildings are at risk – an accumulation of small-scale changes, although permitted, can add up to serious damage to the general amenity.

The main threat to heritage buildings are the loss of original windows and roof materials.

Windows

Try repairing or replacing wooden windows rather than using PVC. Consider using secondary glazing and retaining historic glass. There are some PVC designs that echo the style and profiles of sliding sash windows (see photo).



Roofs

Most heritage buildings originally had roofs of Welsh slate or rosemary tiles. If you are replacing your roof then modern equivalents can retain the look of your property and its value.



Help from the Oxton Society

The Oxton Society helps residents to make good design choices so that as well as looking after their own interests they can help to preserve or enhance Oxton's special character. There are no hard and fast rules on good design but generally changes should be in keeping with the character of the area and the neighbouring dwellings. And you can increase the value of your house.

We make an annual Design Award to projects that enhance the area and demonstrate good practice that can inspire future efforts. Full details, including past winners, are on our website.

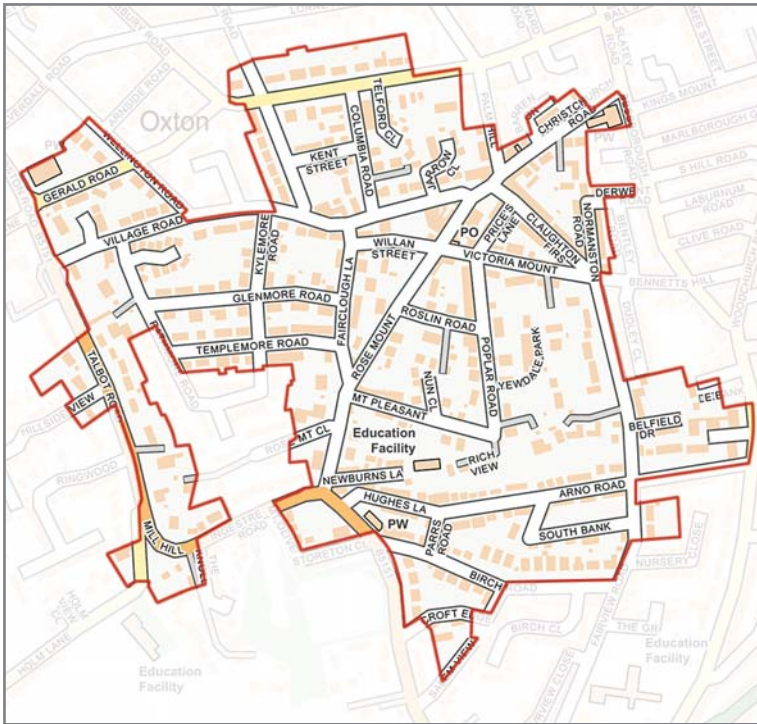


The Council is preparing new Design Guides which will help to improve standards. And the Society has advice notes which can be viewed on our website. They include:

- Windows – advice on looking after your windows and details of contractors who can repair or replace heritage windows.
- Pointing – Sandstone walls do sometimes need re-pointing or rebuilding.
- Drives – Removing front gardens to create off street parking can reduce the value of your house. New drives should be permeable to reduce run-off.
- Gates, fences and walls – you will probably need planning permission to demolish, erect or raise a new wall.
- Trees – like houses, do need care and can be irreparably damaged by poor quality work.



Oxton Conservation Area – boundary



Secret Gardens



Hanging baskets



Christmas lights

You can help to look after the Conservation Area by joining the Oxton Society

Our activities include:

- Helping to preserve and enhance the Conservation Area
- Comments to Council on Planning and Tree applications
- Regular Newsletter and local history supplement
- Heritage Walks, Local History Research and Publications
- Blue Plaques for historic Oxton people
- Community events – Secret Gardens, Xmas Lights
- Advice on planning and tree work

Membership £8 for Individuals and £10 for Households.

Membership Fees are normally paid by Standing Order.

Members from outside our delivery area will get their newsletters by email.

To join the Oxton Society visit our website and go to "Membership".

For more information about the Oxton Society please visit our website www.theoxtonsociety.co.uk

Further advice and guidance can be found at www.wirral.gov.uk/planning-and-building