

2005

CONSERVATION AREA APPRAISAL



Knowsley Council

Ingoe Lane, Kirkby

Introduction

Ingoe Lane Conservation Area retains the impression of a quiet enclave in a rural area. It is a relatively small area which includes a group of Victorian buildings set in a pleasant open environment. Oxton Close is also incorporated into the Conservation Area.

History

This Conservation Area included the Tile and Brick works established in 1850 to serve the Croxteth Estate of Lord Sefton. The Tile and Brick works have since been demolished, however the three pairs of cottages dated 1857 built for employees and the manager's house remain. The area is believed to have been the location of Bradford (Broad Ford, an ancient settlement).

Townscape and Key Buildings

The Conservation Area is accessible via the south end of Ingoe Lane from the busy Valley Road. On approaching the view appears to be one of open farmland with neglected land in between.

The Victorian cottages and the former manager's house form a group in the centre of the Conservation Area. At the northern part is a reclaimed landscape which is separated by a coppice of mature trees. The lack of commercial activity and the low density housing has maintained the atmosphere of a quiet enclave amidst a changing landscape.

KNOWing the value of excellent service



Clean, green and proud of it

The three pairs of cottages to the east side of Ingoe Lane are of the Victorian 'Tudoresque' style. However, each pair has slightly different characteristics. The detached house is rather grand in style and has elaborate corbelled chimneys.

Over the River Alt is a stone arch bridge complete with stone parapets constructed in the early 19th Century and is just outside the Conservation Area.

The street furniture and lighting equipment is of a modern style. At the north end of Ingoe Lane is a heavy steel gate and adjacent to this gate is mesh fencing. The area has also suffered from incidences of fly tipping.



Pair of brick cottages with stone lintels and sills



Black and white Tudor style cottage

Potential Improvements

This Conservation Area is on a very modest scale and a number of potential improvements have been identified, these are:

- Consider including Alders Bridge on Moor Lane within the Conservation Area;
- Improve the north end of the Conservation Area by replacing the rusting gates and steel barrier with a suitable alternative;
- Introduce measures to reduce litter and encourage management of open areas;
- Consider new development in the northern part of the Conservation Area provided this would enhance and maintain the character of the area, and be in keeping with its designation as Green Belt;
- Improve the entrance to the golf course which appears incomplete and remove the large steel containers from the car park entrance; and
- Introduce an interpretation feature and signage to highlight the boundaries and places of interest in the Conservation Area.

Glossary

Article 4 Direction

A legal direction imposed by the Council which requires that development which would otherwise be 'Permitted Development' will require planning permission.

Conservation Area

Areas of special historic or architectural character. New development within these areas must preserve or enhance the special characteristics of the area.

Listed Building

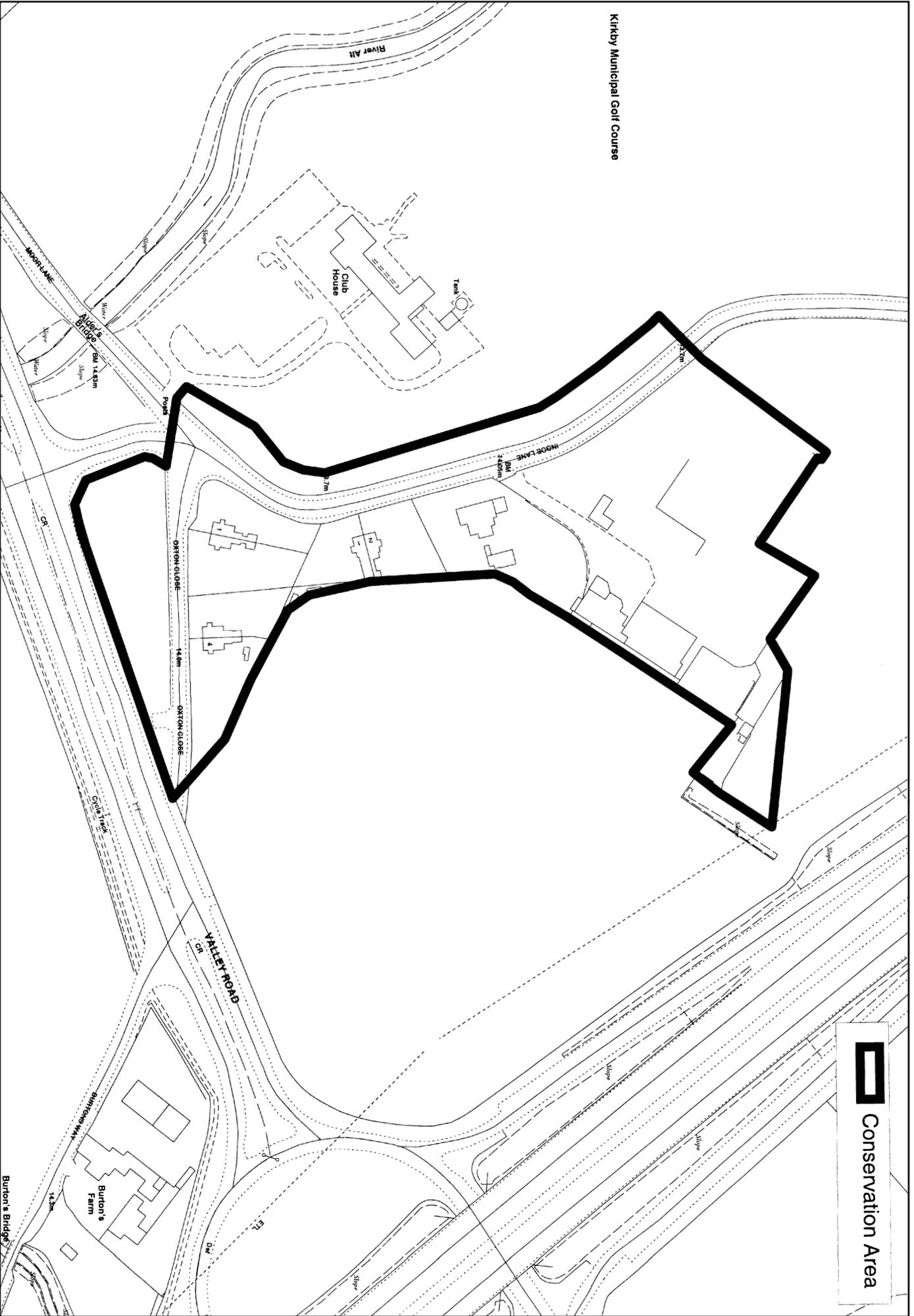
Buildings or other structures which are on a statutory list because of their special architectural or historic character, and which are protected from demolition or inappropriate alterations. Listed Building Consent is required for works affecting these buildings.

Permitted Development Rights

Under government legislation, certain forms of minor development (such as small extensions to houses, small fences and walls, small extensions to factories) are automatically granted planning permission. This means that you do not always need to apply to the Council for planning permission for these forms of development. However, the rules governing these 'Permitted Development' rights are complex and you are always advised to contact the Council for advice. In some areas (eg. some Conservation Areas, converted barns and in some housing estates) Permitted Development rights have been removed by the Council meaning that planning permission is required even for the smallest extensions to houses, boundary walls, etc.

Trees

Tree coverage provides a vital aspect of the character and appearance of a Conservation Area, therefore they too are protected through legislation. Any work affecting trees within the Conservation Area requires six weeks notice to be given to the Council.



Kirkby Municipal Golf Course

 Conservation Area