

# 2005

## CONSERVATION AREA APPRAISAL



Knowsl@y Council

# North Park Road and South Park Road

## Location

North Park Road and South Park Road are separate designated Conservation Areas. However, they are very closely related in both character and geographical terms. These Victorian suburbs have a substantial number of attractive Listed Buildings.

## History

The name Kirkby is derived from the Norse, meaning 'church village' and the settlement is mentioned in the Domesday Book as Cherchebi. The Molyneux Estate plan of 1769 shows a hamlet along Kirkby Row with the church and hall located nearby and arable fields around. This basic arrangement was unchanged at the time of the Tithe Award map of 1839. The area where the present Conservation Areas are located had yet to be developed.

This undisturbed estate changed with the introduction of the railway, and this is illustrated on the Ordnance Survey map of 1849, though the railway was only partially constructed at that time. In 1891 Kirkby Station, the Railway Hotel and several villas had been built in the new residential area called Kirkby Park. A quick and efficient rail service to the city of Liverpool provided the opportunity for businessmen to live in an unspoilt rural environment.

Kirkby Park was built to the north of the station along Glovers Brow and the two short avenues of South Park Road and North Park Road were created. The new villas had names that reflected the status or aspirations of their owners, such as Waverley House. Despite some infilling, the basic character of the residential area had changed little by the time of the Second World War.

Today these areas form little enclaves of sedate Victorian residences which have been engulfed by housing. The housing was built after the Second World War in a planned relocation of population from Liverpool. Prior to this dramatic change, the surroundings of Kirkby Park were rural, with scattered farmsteads and isolated plantations. Some of the land had been reclaimed from flat peaty areas known as mosses and, indeed, Kirkby Moss and Simonswood Moss survive to this day, slightly to the east of the built up area.

*KNOWing the value of excellent service*



Clean, green and proud of it

## Townscape and Key Buildings

North Park Road Conservation Area is perhaps more reminiscent of the Victorian heyday of Kirkby Park. Most of the buildings shown on the Ordnance Survey plan of 1891 survive, though there has been substantial infilling of modern buildings. The Carter's Arms public house is located on the crossroads with Glovers Brow. The Conservation Area includes part of Glovers Brow, which has two attractive pairs of large semi-detached Victorian houses, namely, Inglehurst, Stanley Villa, Pemberton Villa and Homer Lea.

As you walk into South Park Road the view is dominated by Waverley House a Grade II listed building. This Victorian villa is built of brick, with stone dressings and has a large square tower of 3 storeys with a pyramid roof. Numbers 14 and 16 South Park Road are a pair of elaborate Victorian semi-detached houses built of brick with stone dressings including 3 storey square towers over the doorways.

Both Conservation Areas have tall mature trees that form attractive green archways that subtly give both areas their specific character and merit. South Park Road tends to be more secluded than North Park Road as the railway line is directly adjacent.

The Listed Buildings of South Park Road, North Park Road, Glovers Brow and Mill Lane are part of a loosely scattered group, which retain a village centre character. The unlisted properties in both Conservation Areas vary from the 1920's to the present day.

There are no road markings in these Conservation Areas and many of the walls are original. The mature trees and green archways help to maintain a historical atmosphere.



Waverley House



The Carter's Arms, built in the 19th Century.  
The Grade II listed building.



16 North Park Road.  
Victorian Brick House with stuccoed ground floor,  
arched doorway and fanlight.

## Potential Improvements

- Advise and encourage vacant property owners on possible re-use of buildings;
- Discuss with English Heritage possible funding opportunities to bring Listed Buildings back into use;
- Present vacant Listed Buildings as possible viable opportunities for appropriate re-use and development to prospective developers;
- Advise occupiers of their conservation and planning responsibilities;
- Suggest appropriate landscaping/fencing/walls for screening purposes; 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

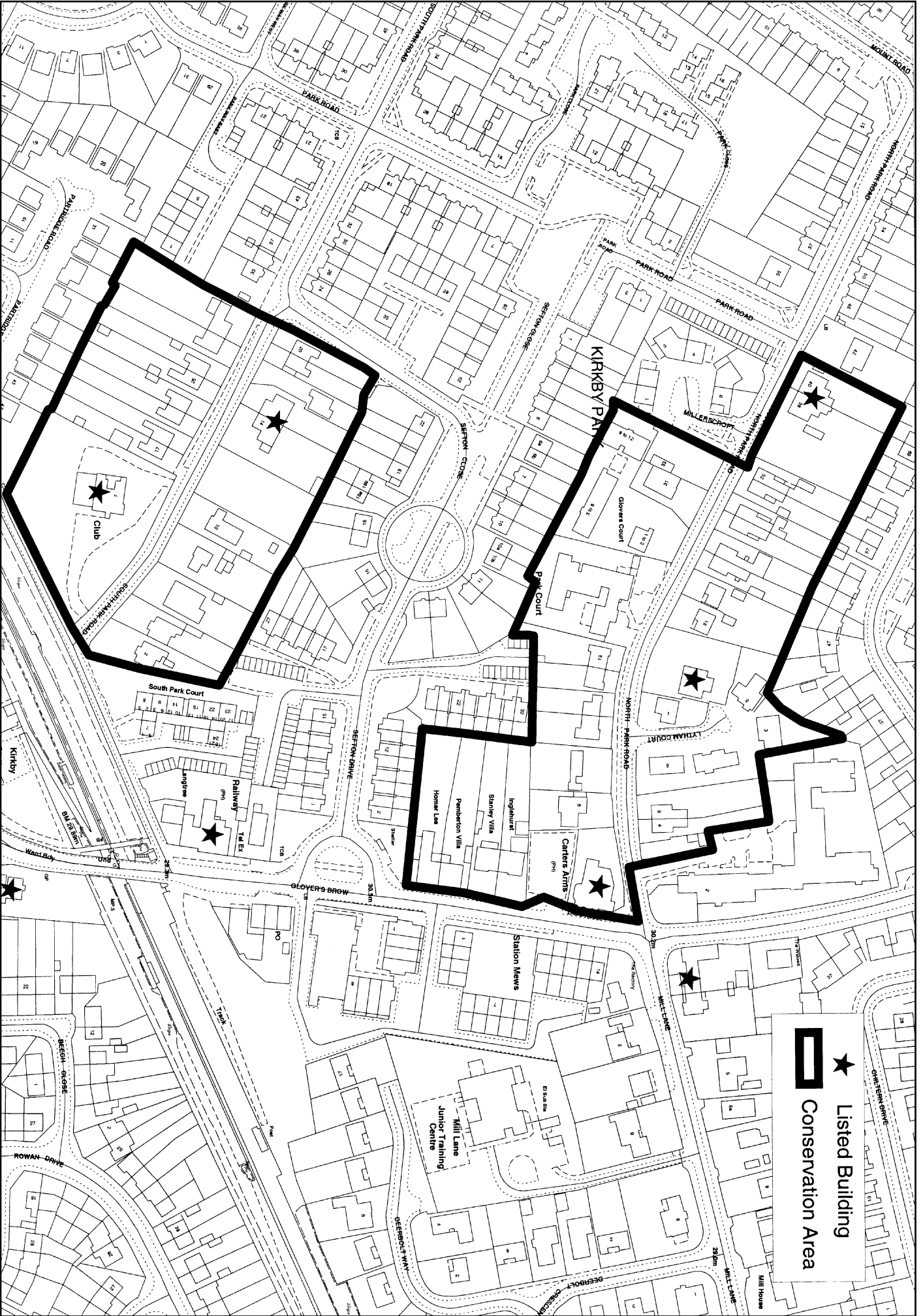
Buildings or other structures which are on a statutory list because of their special architectural or historic character, and which are protected from demolition or inappropriate alterations. Listed Building Consent is required for works affecting these buildings.

### 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.



 Listed Building  
 Conservation Area