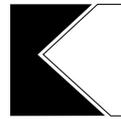


2005

CONSERVATION AREA APPRAISAL



Knowsley Council

Old Hall Lane Kirkby



Norman Font

Introduction

Old Hall Lane Conservation Area is a peaceful location which retains the characteristics of a rural lane with St. Chad's church at its centre. It has open park space and mature trees which seclude the area from Kirkby town centre.

History

The history of settlement in the area of what is now Kirkby extends back to the Mesolithic Period and there is also evidence of occupation during the Viking period. The name Kirk-by means Church and Settlement and it is believed that a simple Chapel existed here about 870 AD.

An early surviving artefact of the period is a red sandstone Norman font which is from an early building on the site and is now located inside the present parish church of St. Chad.

The parish church of St. Chad's began construction in 1869 and it was consecrated in 1871 by the Lord Bishop of Chester. St. Chad's church was designed by Paley and Austin who were renowned Victorian church architects. The church was built in red sandstone and has many Gothic and Norman features.

KNOWing the value of excellent service



Clean, green and proud of it

Townscape and Key Buildings

The western gateway of the Conservation Area begins with Sefton Cottage, a Grade II listed building.

St. Chad's Church is of particular note as it is a Grade II Listed Building. It stands at one of the highest points in the area and its tower and nave dominate the Conservation Area. Pevsner described the Paley and Austin design as: **“one of their most powerful by virtue of its high slender tower”**.

The Conservation Area incorporates six red sandstone Victorian buildings namely Sefton Cottage, St. Chad's Church, the Lych Gate, the Vicarage and the former lodge to Kirkby Hall. A small housing scheme and a new rectory have recently been constructed near to the church.

The church and some of the boundary walls have suffered from vandalism by the removal of coping stones and damage has occurred to the war memorial. The Lych Gate is no longer gated, however, it retains the porch roof and timber supports.

Kirkby Hall Lodge serves as an entrance building to St. Chad's Park and is well maintained and has an attractive open space. Old Hall Lane is a very pleasant route through the conservation area. The volume of traffic increases significantly at peak times and this causes congestion on the lane.

Potential Improvement

Minor improvements in the quality of the area could be made by reducing the effects of vandalism on the Churchyard and Park. This could be achieved by repairing the war memorial and by replacing the missing copings on the church steps. In the short term however, the following actions are suggested:

- Consider the possibility of repairs to the church stonework and seek sources of funding;
- Discuss the possibility of improving the landscaping to screen the exterior of the adjacent clubhouse; and



Sefton Cottage



St. Chad's Church and Lych Gate



Kirkby Vicarage (built in 1848)

- 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 Areas are requires six weeks notice to be given to the Council.

