

2005

CONSERVATION AREA APPRAISAL



Knowsl@ Council

Ribblers Lane, Kirkby

Location

Ribblers Lane is a linear Conservation Area which runs parallel to the M57 and it has the character of a semi rural suburb and most of the buildings are listed. The area is bordered by a narrow strip of green belt and a high density housing development.

History

Although Ribblers Lane is currently included in the Kirkby area, historically it bears little relationship to the settlement of medieval times. The small concentration at Little Briton was one of the early centres within the Kirkby Township and lies quite close to the north-eastern edge of the Conservation Area. The significance of Ribblers Lane is that it was used as a route between Prescott and Sefton, passing through Knowsley and Aintree from the seventeenth century.

On the Kirkby Tithe Award map of 1839 no buildings are shown along the current Conservation Area section of Ribblers Lane. The map does illustrate small linear plots bordering on Ribblers Lane, suggesting that building was imminent or had commenced. Indeed, on the first edition of the Ordnance Survey 1845-7, cottages were shown along the south-western side of the lane with the Sefton Arms located opposite.

The area has remained predominately rural with meadowland and Willow Bed Plantation stretching towards Knowsley Brook. The Sefton Arms Inn had ceased its function as a watering hole and has been converted into residential use namely, Sefton Arms Cottages.

After the Second World War the north-eastern side of Ribblers Lane was bordered by public housing, which was part of the planned movement of population from Liverpool. Further disruption of the rural scene was caused by construction of the M57 motorway a short distance away.

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Townscape and Key Buildings

The cottages along Ribblers Lane occupy narrow plots of land. This reflected the building layout, which was common practice in South Lancashire during the seventeenth, eighteenth, and early nineteenth century.

The paired cottages stand close to the road and their gardens are situated at either side, creating a sense of openness, which contributes enormously to the character of the area. The buildings are simple and unpretentious, constructed of either local sandstone or field brick, with shallow-pitched roofs of slate and substantial chimneys.



Sefton Arms Cottages



Cottages, Ribblers Lane

There are five Grade II Listed Buildings in the Ribblers Lane Conservation Area. They form part of a group of buildings all dated at roughly the same time and are fine examples of vernacular architecture. Many cottages retain original features such as boarded doors and casement windows. Sefton Arms Cottages, dated 1831, was formerly a public house with stables and is now 3 cottages (118/120/122) built of stone, with sandstone quoins and a slate roof. The remaining paired Listed Buildings in the Conservation Area are 63/65, 81/83, 101/103 and 121/123 Ribblers Lane.

There are no road markings on Ribblers Lane and this helps to create a countryside lane feel even though the road is very close to the high density housing to the north. The hedges along the lane are fairly mature and contribute significantly to the townscape of the Conservation Area.

Potential Improvements

There have been unsympathetic alterations to the cottages including inappropriate walls, gates and fencing. These have not been in keeping with the Conservation Area. In order to enhance the overall quality of the Conservation Area the following actions are suggested:

- Advise occupiers of Conservation Area and Listed Building responsibilities, with regard to the necessity to submit Listed Building Consent for alterations and unauthorised development;
- Monitor planning applications and consider whether conditions have been complied with;

- Develop a comprehensive conservation action plan to maintain the Conservation Area; 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

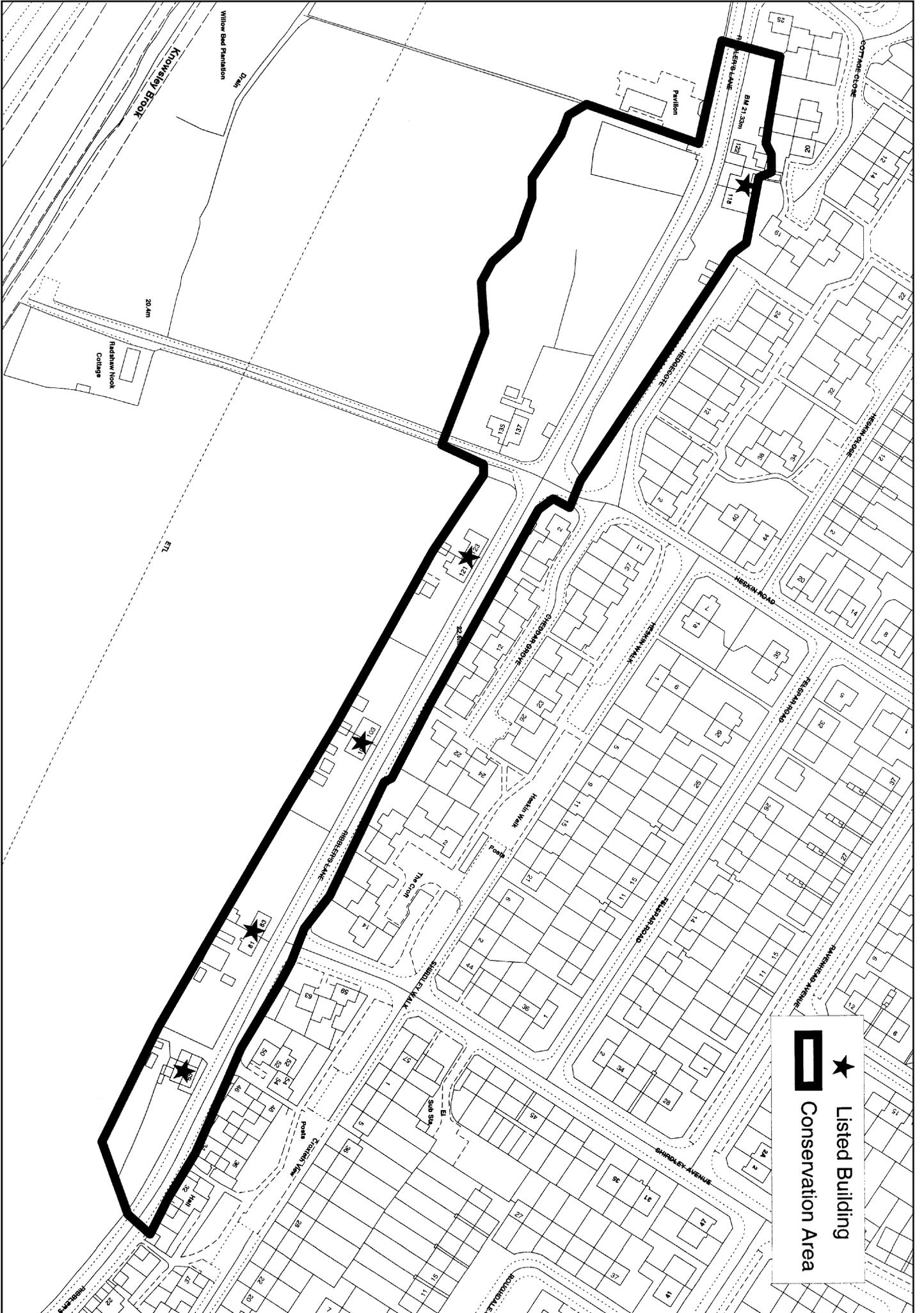
Buildings or other structures which are on a statutory list because of their special architectural or historic character, and which are protected from demolition or inappropriate alterations. Listed Building Consent is required for works affecting these buildings.

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