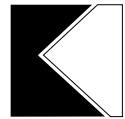


2005

CONSERVATION AREA APPRAISAL



Knowsl@y Council

Roby



Date of photograph: 1977. This photograph shows Roby Cross, it was originally situated on Roby Road between Lawton Road and Carr Lane. It was relocated to its present site on Roby Road close to the junction with Station Road.

Introduction

Roby Conservation Area is centred around the village green. The impression of the area is of a 'Victorian Suburb' and the attractive buildings surrounding the green are of the Victorian era. Roby Road is the main road through the centre of the Conservation Area and at mid point it connects with Station Road.

History

Roby originated in about 900-925 AD, when it was a Norse Settlement on a small hill, whilst Huyton was occupied by the Angles. The ancient settlement was mentioned in the Domesday Survey of 1086 as 'Rabil'. The name Rabil means boundary farm and like many of the surrounding townships it became part of the Barony of Widnes in 1351 and then subsequently merged into the Duchy of Lancaster.

During Medieval times Roby was a small agricultural village, clustered around the crossroads of what is today Station Road, Roby Road and Carr Lane. In the centre was a stone marker known as the Cross and a medieval market was held in its vicinity. The original cross and boundary stone still exists and are located on the green at the top of Station Road.

The township remained virtually unchanged until the introduction of the turnpike roads in 1726.

The road from Liverpool to Prescot passed through Roby and two houses were built for the collection of tolls. Toll Bar Cottage stood on the Liverpool-Preston turnpike road and is still a prominent feature of the township today.

KNOWing the value of excellent service

KNOWSLEY



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Date of Photo: 1998 above left and above right 1977.

Present day view of Toll Cottage, Roby, at the junction of Roby Road with Station Road. Built originally to house the toll keeper who would collect the fees for the use of this stretch of the Liverpool to Prescot Turnpike Road.

Townscape and Key Buildings

Key buildings include a group of elaborately decorated Victorian cottages at 1-5 Station Road which are listed and the Toll Bar Cottage.

To the left of the Stanley Arms pub is the partially hidden Anderton Terrace, a fine example of industrial revolution housing and which comprises of attractive old terraced cottages. Roby Road has some attractive buildings which are set back from the road behind mature trees and gardens and many have retained their original sandstone walls and gate posts. The former Victorian shop at number 66 Roby Road is listed and has impressive ornate metalwork and coloured brickwork on the facade.



1-5 Station Road



66 Roby Road

The red brick Victorian houses on Station Road were built during the 1830s after the introduction of the railway. The peaceful Station Road leads to Roby station and the station has retained its original station house and is well maintained with attractive landscaping.

South of the village green is a high sandstone wall which encloses a relatively new housing estate, namely Wynwood Park. The estate has utilised suitable materials for development in a Conservation Area. Continuing eastwards is the Derby Lodge Hotel, it is situated in attractive grounds and has pleasant views of the golf course to the rear. High Carrs Road is at the perimeter of the Conservation Area and includes a mix of attractive Victorian buildings and modern development.

Potential Improvements

Roby is a charming Conservation Area, it has some fine period buildings which add to the area's appeal. However, there is scope for improvement:

- Tidy up and landscaping of certain roads;
- Consider small scale improvements to enhance the Conservation Area;
- Possible Article 4 Direction on specific buildings;
- Advise on the repair of the old sandstone walls; 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

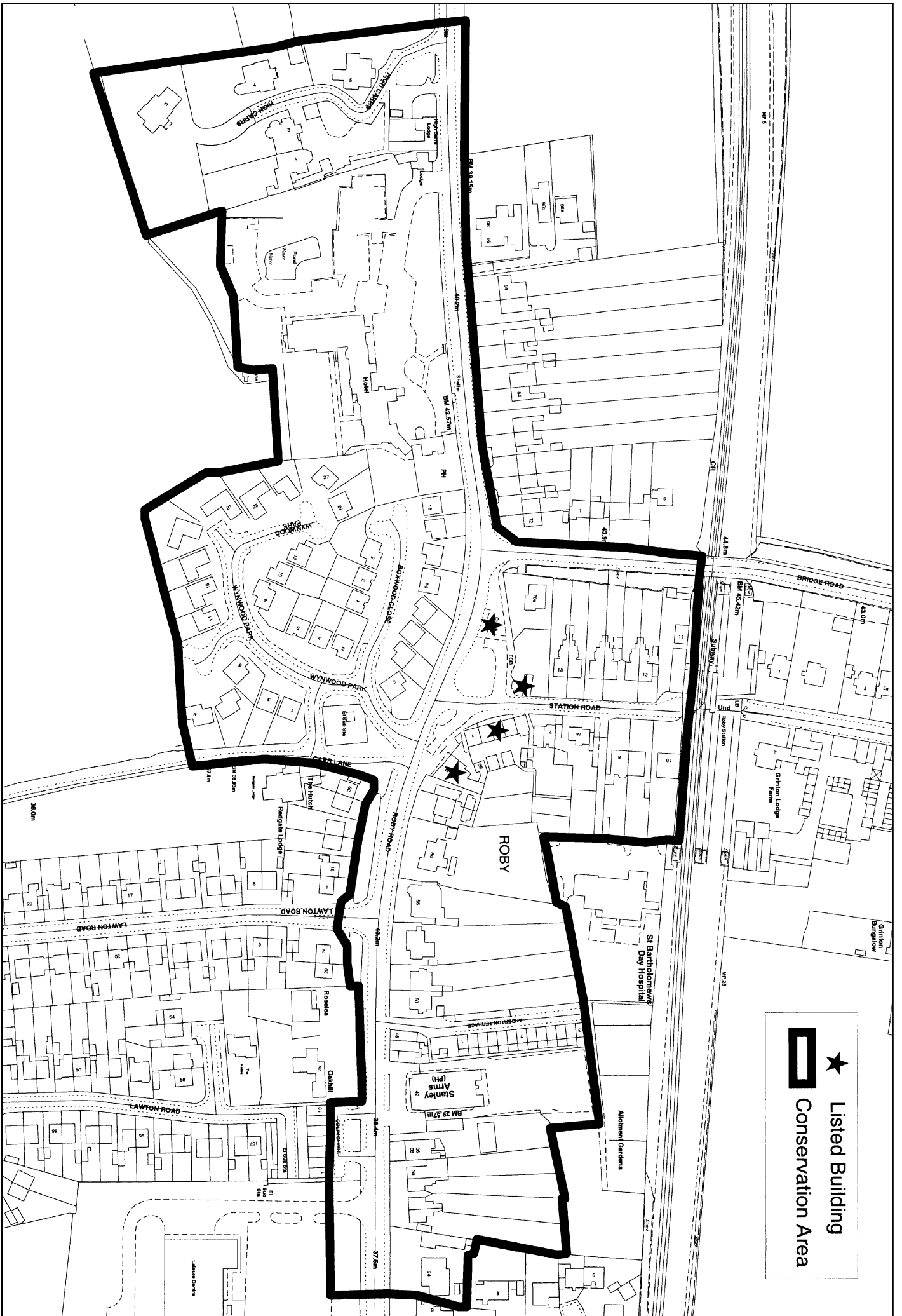
Buildings or other structures which are on a statutory list because of their special architectural or historic character, and which are protected from demolition or inappropriate alterations. Listed Building Consent is required for works affecting these buildings.

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 Conservation Areas requires six weeks notice to be given to the Council.



 **Listed Building**
 **Conservation Area**