



Area Management Plan 2015

Roby Conservation Area

**This document has been written and prepared
by Knowsley Metropolitan Borough Council**

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Foreword: The Conservation Area Management Plan
should be read in junction with the following documents:

- The Roby Conservation Area Appraisal
- The Knowsley Unitary Development Plan (2006)
- The National Planning Policy Framework (2012)
- The Knowsley Design SPD
- Knowsley Local Plan: Core Strategy Submission Document July 2013

Contents

1	Introduction	5
	1.1 The Conservation Area	
	The building conservation value and historical context	6
2	The issues	8
3	Aims and objectives	10
4	Planning policies	11
5	Planning measures	12
	5.1 Statutory Powers	12
	5.2 Historic Buildings	12
	5.3 Shopfront Guidance	13
	5.4 Article 4 Directions	13
	5.5 Development Management	14
	5.6 Enforcement, urgent works and amenity notices	14
6	A framework for design and maintenance standards	15
7	Education	17
8	Community consultation and Engagement	18

9	Visitor economy and destination marketing	19
10	Putting the Management Plan into practice	20
11	Commitment to the Management Plan	22
12	Adoption of the Conservation Area Management Plan	23
	Glossary	24
	Bibliography	27
Appendix 1	Policy Context	28
Appendix 2	The Policies, Issues and Recommended Action Tables	31
Appendix 3	Statutory Powers	39
Appendix 4	Roby Townscape Appraisal Map	40
Appendix 5	Boundary Review Map	41

1. Introduction

The Roby Conservation Area Management Plan underpins the Roby Conservation Area Character Appraisal, (drafted in 2013). The purpose of the Roby Management Plan is to present proposals to preserve and enhance the Conservation Area's special character. The special qualities of Roby have been identified as part of the 'appraisal process' and this guidance document draws upon that information.

- A clear analysis of the special interest of the Conservation Area, including details of its historical development, plan, form and buildings.
- A summary of its special character.
- The identification of both positive and negative features.
- The basis for the proactive management of the special interest of the Conservation Area through planning policy, decisions and enforcement.
- The fulfilment of the Council's statutory duty in regard to s.71 and s.72 of the Planning (Listed buildings and Conservation Areas) Act 1990.
- Work to give full regard to the historic environment in accordance with The National Planning Policy Framework (March 28 2012)
- Management of Roby Conservation Area through local policy in the Knowsley UDP 2010 and the Local Development Plan.

- A clear illustration of the Council's commitment to our partners for the active management of the Conservation Area and the use of any potential external funding for conservation area betterment.

The Management Plan establishes:

- A plan for the future management of Roby Conservation Area

The Conservation Area Management Plan will be subject to full public consultation and will be a material planning consideration once adopted.



1.1 The Conservation Area

Building Conservation Value and Historical Context

Roby Conservation Area is one of the oldest areas in Knowsley and is believed to date back to approximately 900-925 AD. The area developed when Robert de Lathom, a local dignitary was granted permission to hold a weekly market in Roby around 1304. Unlike other markets in the surrounding areas, the market did not prosper and the township of Roby remained rather undeveloped until the introduction of the Turnpike roads in 1726. The turnpike route run from Liverpool, travelled through Roby and along to Prescot.

Transport infrastructure and transport services expanded with the construction of the Liverpool to Manchester railway, with Roby Station at the bottom of Station Road. The railway was constructed by George Stephenson and opened in 1830. This led to pockets of residential dwellings being constructed in and around Roby, including the properties on Station Road and Derby Lodge (formerly Edenhurst) on Roby Road. Roby essentially became a Victorian suburb of Liverpool and this is reflected in the architecture.

To the eastern edge of the Conservation Area was Roby Hall (demolished) and Bowring Park, the hall was one of the most prestigious buildings in the Roby area and it was set in its own grounds. In 1907, the manor house and associated land was donated to the Liverpool City Corporation for the use of the community.

By 1913, the park had the first municipal golf course in UK and the 'Old English' gardens were opened to the public.

The manor house itself was demolished in 1950's after extensive war time damage. The park and golf course remain in current use though the park has reduced in size due to the construction of the M62 motorway and the expansion of Roby Road which bisected the park.

During the post-war expansion of Liverpool a number of housing estates developed to the north and south-east of the core of Roby. Post war residential estates include Fincham, Page Moss and Sunnyside. The number of inhabited houses rose from 1236 in 1931, to 8619 in a seven year period. The core of Roby began to shift north away from Station Road and Roby Road towards Huyton and Liverpool.

Roby Conservation Area incorporates seven listed properties and Roby Cross which are all grade II listed. 'Roby Cross' is believed to date back to the mediaeval era. The remaining listed properties date back to the age of the Turnpike Road introduction and the 1870's. One of the most prominent listed buildings is the former Victorian stores namely No. 66 Roby Road which dates back to circa 1840's.

Historically, Roby was surrounded by a number of quarries, many excavating the local seam of iron rich red sandstone. This material has been used extensively in construction throughout Knowsley including the Roby Conservation Area. Welsh slate, more often the 'heather blue' slate which has purple hues is used as roof covering, other materials include terracotta ridge tiles and smooth red brick these materials are significant in the local architecture.

The buildings within Roby Conservation Area range through different eras, though the majority are from the mid-18th Century and 19th century. The scale of development

ranges from small vernacular cottages to large scale manor houses.

2. The issues

In the middle of the 20th century, Liverpool expanded out into Roby and Huyton to cope with the growing population. These expansions lead to numerous alterations to the road network surrounding and within Roby Conservation Area. The building of the M62 in the 1970s impacted on the levels of traffic travelling into Roby and Huyton. This in turn led to the expansion of Roby Road which required the demolition of Edenhurst Cottages. The cottages were of considerable architectural merit, built in a Tudoresque style with corbelled brick chimney, leaded windows, decorative carved barge boards and finials. During the 70s Roby Cross was also relocated. Boxwood Close and Wynwood Park estates were built on the land of the former Edenhurst Cottages and the grounds of Edenhurst Lodge. The properties within this part of the Conservation Area provide no link to the historic context and no particular architectural style that is unique to the area. The tree cover and shrubbery is of limited interest which strengthens the question as to why Boxwood Close and Wynwood Park remains in the Conservation Area.

Despite the investment in Station Road and the 'village green' where high quality paving and lighting have been installed, there is still room for improvement in the public realm across the Conservation Area. Quality road

surfacing and appropriate street furniture would enhance the Conservation Area reinforcing its sense of place.

Listed Buildings are protected from unsympathetic alterations and development through the planning process. However, unlisted properties in the Conservation Area have been subject to a number of insensitive changes which are allowed under permitted development rights. These alterations include out of character uPVC windows, inappropriate rendering of brick work, removal of chimneys, and the removal of traditional slate roofing all of which compromises the character of the area.

The creation of a local list of positive unlisted buildings with local significance has been identified on Knowsley's Historic Environment (2013) as part of the historic environment work programme. Buildings on the local list would be given additional weight in informing planning decisions and appeals. Buildings on Station Road are considered to be significant unlisted buildings within the Conservation Area. The houses have decorative brickwork and are impressive Victorian Villas. The detailed flowered brick work in-between the ground and first floor shows the craftsmanship of the era.



Originally these buildings would have had decorative wrought and cast iron adornments such as gates, and railings. These buildings have been well maintained and are 'significant' to the Conservation Area.

The principle issues currently affecting the Roby Conservation Area include:

- Busy traffic route through the Conservation Area on Roby Road
- Improvements to the public realm to continue the high quality of the work already achieved in Station Road and at the 'village green'
- Prominent advertising along Roby Road, continue to control advertising through the planning process
- Unsympathetic extensions to prominent buildings that are out of keeping with the principle building and the Conservation Area.
- Potential changes to the existing Conservation Area boundary, to remove the modern housing estate of Boxwood and Wynwood Park which has no historic significance within the Conservation Area
- Public realm variable gives a disjointed aesthetic to the Conservation Area

The decline of the characteristic features within a Conservation Area can be down to a lack of understanding of the traditional

building techniques and the planning system. A series of individual minor alterations can lead to poor development decisions that cumulatively have a negative effect on the character of the area and in some instances can lead to enforcement due to the nature of the change. To restrain this circle of decline the Council and key partners will advise on general maintenance for historic buildings and on general good housekeeping and building maintenance works.

The public realm of the Conservation Area is as discussed in the conservation appraisal is variable. The recent improvements of the public realm on Station Road includes the pedestrian walkway and road surfacing uses quality materials and enhances Station Road as a whole. There is a clear opportunity to expand on the successes of the work along Station Road and around the village green. As noted in the Roby Conservation Area Character Appraisal there is room for improvements in the street furniture and the street paving.

Trees and Landscaping, Roby Conservation Area has good tree cover in both public and private spaces. The tree cover along Roby Road is one of the featured that enhances the area and contributes to the sense of place. Trees in conservation areas do not require specific tree preservation orders as any tree of over 7cm in diameter is protected in a Conservation Area.

3. Aims and objectives

The aims and objectives of The Roby Conservation Area Management Plan are to preserve and enhance the character and appearance of the Conservation Area for generations' to come. The management plan sets out the guidance and policy and proposed future actions of the area. It has the potential to link to the future proposals for the improvements to Bowring Park, particularly as the park is adjacent to the Conservation Area and has a strong historical inter-relationship.



4. Planning policies

The Government has made significant changes to the planning process with planning guidance and policy being simplified and local planning decisions being made at local level. The National Planning Policy Framework (NPPF) provides national guidance on what a local authority is expected to deliver in the Local Plan. The National Planning Policy Framework was published 28 March 2012; and supersedes all previous planning policy guidance and planning policy statements. The NPPF relies on the Local Plan produced by each local authority to reflect the local issues pertinent to each authority. The Local Plan has a Core Strategy and a suite of documents which will relate to the development and the management of each authorities built environment.

The Government's objective is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations.

To achieve this, the Government's objectives for planning for the historic environment are to:

- Conserve heritage assets in a manner appropriate to their significance
- Contribute to our knowledge and understanding of our past by capturing evidence from the historic environment and making this publicly available, particularly where a heritage asset is to be lost.

To achieve this, the Government's objectives for planning for the historic environment are for Local Authorities to take into account:

- The desirability of sustaining and enhancing the significance of heritage assets
- The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring
- The desirability of new development making a contribution to local character and distinctiveness

The policies which relate to Roby Conservation Area are included in the Appendix 1.



5. Planning measures

5.1 Statutory Powers

In addition to offering financial assistance, there exists an equal need to address the use of various powers available under the Planning Acts. The principal powers available to a Local Planning Authority in dealing with issues affecting the historic environment include:

- Amenity of Land Notice
- Urgent Works Notice (Listed Buildings)
- Urgent Works Notice (Unlisted Buildings)
- Repairs Notice
- Compulsory Purchase Order
- Planning Enforcement Notice
- Conservation area Enforcement Notice
- Listed Building Enforcement Notice

See Appendix 2 for full details of statutory powers.

5.2 Historic Buildings Trusts

Building Prevention Trusts (BPT) are approached in instances where a building has remained vacant for a long period of time and where the building is not attractive to buyers on the open market. Any historic building that has fallen into obsolescence and has no foreseeable value for the open market may benefit from Building Preservation Trust intervention. The use of statutory powers leading to compulsory purchase must be seen

as a last resort. However, in such cases, the Council has the option to enter into a back-to-back agreement with a building preservation trust, where the property is sold for a nominal fee to the Building Preservation Trust. The BPT manages work required to consolidate the building and to ensure that the acquired property is returned to productive re-use.

Historic building trusts may also be appropriate partners to address the problems of buildings-at-risk before formal action becomes necessary. Preservation Trusts currently active in the North include:

The Heritage Trust for the NW

- The Merseyside Building Preservation Trust
- Heritage Works Building preservation Trust (the former Ancoats BPT)

Building Preservation Trusts may be approached to consider any historic buildings in the Roby Conservation Area that is not viable for market forces. However, these Trusts can be oversubscribed with potential projects and may not choose to take on a building but they may offer advice.

5.3 Shopfront Guidance

The Council has drafted a guidance document to support applications for shop front premises and replacement shop fronts. The



to the Roby Conservation Area Management Plan and will advise applicants of appropriate principles of shop front design. The guidance will explain where and when planning permission or listed building consent is required. It explains the importance of the streetscape and how the building that incorporates the shop premises should relate to the streetscape and its setting. Advice will be given on security, lighting, advertisements, signage and canopies.

The guidance will also direct the applicants to related national guidance and exemplar case studies. The guidance will incorporate contact details for further information. Currently there are no shop frontages in the Roby Conservation Area.

5.4 Article 4 Directions

Under the Town and Country Planning (General Permitted Development) Order 1995, as amended, permitted development rights can be limited in conservation areas through the imposition of an Article 4 Direction. This would control minor changes to unlisted buildings used as single dwellings, such as the insertion of new windows or front doors, changes to the roof, the addition of a porch, painting or rendering principal elevations, the removal of part of a chimney or front boundary, and the creation of a car parking hard standing in the front garden.

Unlisted buildings which are used as flats, or commercial buildings, have fewer permitted development rights. External painting and the loss of front boundaries for car parking are not permitted development so these can also be controlled by an Article 4 Direction, if the Local Planning Authority perceives these changes as a threat to the special interest of the Conservation Area. This means that the

Council can already control changes such as the replacement of windows or the changing of roof materials (for instance, from natural slate to concrete tile) on these types of unlisted buildings.

The scope for an Article 4 Direction in the Roby Conservation Area is considerable and would encourage property owners to use traditional materials and retain architectural detailing when altering or repairing buildings. Roby Conservation Area will be protected from unsympathetic changes and incrementally it is hoped that buildings will be restored to their original appearance. It is recommended that an Article 4 Direction covers the whole Conservation Area, rather than individual buildings, as this ensures that if a building is converted into use as a family dwelling, it is automatically protected. If an Article 4 Direction is actioned it will be subject to statutory consultation and the owners of all affected properties will be able to comment on the proposals. A full photographic survey will be needed when the Article 4 Direction is served to record materials and details on the buildings on the day on which the Direction comes into force, for monitoring and enforcement purposes.

Whilst it is recognised that the introduction of an Article 4 Direction would be an effective way of safeguarding the remaining historical character of the Conservation Area, the introduction of one would require a substantial amount of support and recommendation from the local residents. It would then have to go through a public consultation process before it was implemented.

5.5 Development Management

Consideration of Article 4 Directions illustrates the extent to which development

controls are already available where buildings are not single dwellings. It is important, therefore, that development management standards are reviewed to ensure that they are applied consistently to non-dwellings and to buildings subject to Article 4 Direction. This is particularly the case in the interpretation of what constitutes material change and is, therefore, subject to planning permission.

The National Planning Policy Framework and the Conservation Area Appraisal (and the Local Plan) provide a new policy context for development management decisions. The Local Planning Authority will use this policy framework (and documents such as the Shopfront Guide) to ensure that new development of any type or scale maintains or enhances the character and appearance of the Conservation Area.

5.6 Enforcement, urgent works and amenity notices

The Council has experience of using enforcement, urgent works and amenity notices, and is fully prepared to use them where co-operation cannot be secured by other means. In addition to the photographic record which has already been undertaken as part of the Character Appraisal, the extension of the detailed photographic survey mentioned above to all buildings within the Conservation Area would be useful to ensure a 'baseline' is established against which changes can be monitored.

6. A framework for design and maintenance standards

As part of the commitment of producing a Conservation Area Management Plan, is the recognition that design standards in previous developments may not have been given much consideration or have been a high priority. However, there are several Borough wide complementary initiatives under development that will raise the level of design awareness. There will be a number of key elements to ensure the continued growth in the appreciation of good design standards having a clear role in the regeneration of The Roby. These include:

- The adoption of general principles to guide decision-making
- Ensuring maintenance becomes an ongoing part of historic property ownership within Roby Conservation Area.
- The consultation of local stakeholders with interest in Roby's historic environment.
- Establishment of a borough-wide Streetscene Design Group, continue with multi-disciplinary working for the betterment of the public realm.

Conservation guidance and design principles are advocated by BS 7913: 2013 '**Guidance to the principles of building conservation**' and have regard to all English Heritage guidance including '*General principles for the sustainable management of the historic environment.*'

With regard to the public realm, there is a clear opportunity to extend the quality materials used in the public realm and surfacing on Station Road throughout the Roby Conservation Area.

It is important to recognise that successful public realm schemes require a multi-disciplinary approach and it is recommended that a borough-wide, Streetscene, Design Group is established to co-ordinate issues such as heritage, access, safety, practicality, and maintenance. Such a group should be informed by:

- English Heritage Streets for All initiative, which published a specific volume for the North West region in 2005 (www.english-heritage.org.uk/publications/streets-for-allnorth-west)



- The Historic Towns Forum (www.historictownsforum.org), which has published widely on traffic management including the Manual for Historic Streets (2008).
- PRIAN – the Public Realm Information and Advice Network (www.publicrealm.info)
- Further guidance provided by the Design Council (CABE) and the Urban Design Group.

7. Education

The decline of a conservation area is usually initiated by a series of relatively minor alterations that lead on to poor development and lack of maintenance. To restrain this circle of decline the Council and key partners will advise on general maintenance for historic buildings, and on general good housekeeping and building maintenance works. This pre-empts much larger and costly repairs works being required at a later date. Simple repairs such as repairing and clearance of gutters can prevent damp and other ingress problems.

The Society for the Protection of Ancient Buildings (SPAB) and other societies interested in the conservation and preservation of the historic environment schedule a programme of educational courses and training event which deal with the maintenance and management of historic buildings. The events are available to property owners as well as conservation practitioners.

The Council will seek to strengthen its links with property owners and local residents to promote the continued involvement of the local community in managing and enhancing the character of the historic environment.



8. Community, consultation and engagement

Knowsley Council recognises that public involvement is the key to a self-sustaining historic environment. The Council offers advice on appropriate works in a conservation area in relation to new development and proposed changes to heritage assets. The Council seeks public consultation on its strategies, frameworks and supplementary documents. Communication between local residents, developers, and the Council ensures that appropriate and sensitive works are undertaken, which are of benefit to both buildings and the conservation area.

The Council recognises the role that Knowsley residents play in the protection and management of the historic environment. Friends groups, historic societies and amenity groups play a vital and valued role in the enhancement of the historic environment. The Council seeks to improve those linkages and strengthening joint working partnerships.

In the case of Roby Conservation Area groups such as the 'Friends of Bowring Park' society have a clear opportunity to play a vital role in the protection and conservation of the park and perhaps the surrounding Conservation Area.



9. Visitor economy/destination marketing

Roby Conservation Area, unlike other conservation areas within the Borough, namely Prescot, is too small to become a popular visitor destination, or to benefit from significant investment from the Liverpool City Region Visitor Economy strategy. Instead, opportunities for Roby as a successful visitor destination are fairly limited, with visitors most likely to live within the Borough. Heritage walks are likely to be the only organised visitor activity in the area, with visitors likely to spend little or no money within the Conservation Area, but instead participate in an organised heritage walk.

The heritage walks were organised as part of the Conservation Skills and Interpretation Project (CSIP) by Knowsley Council and scheduled intermittently, with the last organised walk taking place in 2009. The walks are unlikely to have any real benefits for the borough economically, but have proved popular with local residents who have enjoyed the informative nature of the events. An accompanying book has also been written as an informative guide to allow self-guided walks the documents are still available on the Councils website allowing residents the chance to visit the areas all year round.

The Knowsley Heritage Walk through Huyton encompasses three conservation areas, including Roby, and a number of listed buildings.

Roby is a very important area in its own right with archive documents referring to 'Huyton with Roby'.

The Roby Conservation Area is well connected in terms of public transport and the road infrastructure. The railway station is accessed from Station Road within the Conservation Area and Roby Road leads to the M62 and beyond. Whilst Roby may not necessarily be a specific visitor destination it plays its role in transporting people to Liverpool and the wider areas and is juxtaposed with Bowring Park.



10. Putting the Management Plan into practice

Actions arising from Conservation Area Management Plan are already underway as part of the commitment of the Council and its partners to the regeneration of Roby. The actions can be summarised within Table 1:

CAMP Aim 1: Ensure consistent decision making across Council services, which have regard to the significance of the Conservation Area's historic environment			
Action	Achieved through	Main responsibility	Timeframe
Securing quality Development	Development Management	Development Management & Heritage Champion	Ongoing
Proactive enforcement	Statutory powers	Development Management & Conservation Officer	Ongoing
Appoint Heritage Champion	Support from HELM	Knowsley Council - Corporate	2015 onwards
Guidance SPGs	Local Development Plan	Planning Policy	Ongoing
CAMP Aim 2: Increase the awareness and understanding by the local community and key stakeholders of the value and role of the historic environment in the regeneration of the town			
Action	Achieved through	Main responsibility	Timeframe
Increase access to historic buildings	Establish Open Heritage Weekend	Conservation Officer & Heritage Groups	2015 onwards

CAMP Aim 3: Work with other key stakeholders to encourage complementary initiatives for both physical enhancement and the positive promotion of the Conservation Area as an attractive place to work, live and visit

Action	Achieved through	Main responsibility	Timeframe
Community Awareness	Provide opportunities for community awareness of the historic environment	Knowsley Council Regeneration Team & Conservation Officer	2015 to 2018
Establish Borough Wide Streetscene Design Group	Coordinated action	Highways Team & Conservation Officer	2015
Public Realm improvements	Public Realm Guidance	Streetscene Design Group	2015 onwards
Improving Urban Form / Dereliction	Planning/Design Briefs	Knowsley Council Regeneration Team & Conservation Officer	2015 onwards
Protection of Trees	Preparing guidance on care and succession	Knowsley Council Arboriculturalists & Conservation Officer	2015 onwards

Table 1. Conservation Area Management Plan – Key Actions

In accordance with English Heritage Guidance, this document together with the Roby Conservation Area Appraisal should be reviewed every five years. It is important to monitor changes and development within the Conservation Area and where necessary use enforcement action to tackle unauthorised and inappropriate development. Tools that assist the council in this task are:-

- A full photographic survey of the Conservation Area
- Continuous monitoring to identify any new issues which need actioning.

11. Commitment to the Management Plan

This document was drafted as part of the ongoing revision of conservation areas within the borough. This complies with English Heritage's guidance and is set out in the Knowsley Historic Built Environment Strategy 2013.

- Adopt the Conservation Area Management Plan.
- Endorse the Conservation Area Management Plan as a companion document to Roby Conservation Area Appraisal, to ensure that both have equal status as material considerations in planning decision-making.
- Inform locally interested stakeholders and consultation on issues which affect the Conservation Area.
- Commit the Council to using a full range of planning powers to ensure proper management of the Conservation Area.
- Support the monitoring and review of the Conservation Area Management Plan.
- Undertake to support the review of the Conservation Area Appraisal and Management Plan at 5 year intervals.

It is possible that the local community, under the guidance of a heritage practitioner could carry out the review of conservation areas. This would include photographic surveys and identification of any new issues that arise after the management plan has been adopted. Any unauthorised works identified by the surveys could then be subject to enforcement action.

The Conservation Area Management Plan provides the basis for the proper management of the Conservation Area. It will need to be monitored and reviewed regularly to ensure it remains relevant and is protecting the historic environment for future generations.



12. Adoption of the Conservation Area Management Plan

This document was drafted as part of the revision of conservation areas within the Borough of Knowsley. This complies with English heritages guidance and is set out in the Knowsley Historic Built Environment Strategy. The process of adopting The Roby Conservation Area Management plan is identified as:

- I. Cabinet approval of consultation draft on **TBC**
- II. Consultation on the Management Plan, in accordance with the Council's adopted Statement of Community Involvement and relevant national regulations between **TBC**
- III. Preparation of a revised Management Plan, taking into account results of the consultation on **TBC**
- IV. Cabinet approval to adopt the Management Plan as material consideration in planning application on **TBC**
- V. Formal notices issued in the press and adopted on **TBC**



Glossary

Anglo-Saxon

Refers to the period of the history of the part of Britain that became known as England, lasting from the end of Roman occupation and establishment of Anglo-Saxon kingdoms in the 5th Century until the Norman Conquest of England in 1066 by William the conqueror. Anglo-Saxon is a general term referring to the Germanic peoples who came to Britain during the 5th and 6th Centuries, including Angles, Saxons, and Jutes. The term also refers to the language spoken at the time in England, which is now called Old English.

Archaeological interest

There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point, Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places and of people and cultures that made them.

Art Deco

(c. 1908 to 1935) Art deco began in Europe, particularly Paris, in the early years of the 20th Century but didn't really take hold until after World War I. It reigned until the outbreak of World War II.

Article 4 Direction

A direction which withdraws automatic planning permission granted by the General Permitted Development Order.

Conservation (for heritage policy)

The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate enhances its significance.

Edwardian Period

(1901 – 1910) The Edwardian era in the United Kingdom is the period covering the reign of King Edward VII. The Edwardian period is sometimes extended beyond Edward's death in 1910 to the start of World War I in 1914. Edwardian architecture was by comparison usually less elaborate and notably plainer than Victorian architecture.

Gap Site

A gap site is usually a site or piece of land where demolition of a building has occurred and has not been re-developed. This leaves a vacant site on the streetscape, breaking the flow of urban fabric.

Georgian Period

(1714 – 1837) The Georgian period of British history takes its name from, and is normally defined as spanning the reigns of, the first four Hanoverian Kings of Great Britain: George I, George II, George III and George IV. The era covers the period from 1714 to 1830, with the sub-period of the Regency defined by the Regency of George IV as Prince of Wales during the illness of his father George III. Often the short reign of the fifth and final Hanoverian King, King William IV (1830 to 1837) is also included.

Gothic

Originating in 12th Century France and lasting into the 16th Century, Gothic architecture, is characterised by certain features including the pointed arch, the ribbed vault and the flying buttress. Gothic architecture is the most familiar as the architecture of many of the great cathedrals, abbeys and churches of Europe.

Gothic Revival

The movement also referred to as Victorian Gothic or Neo-Gothic, originated in the late 1740s in England. Its popularity grew rapidly in the early 19th century with learned admirers of neo-Gothic styles sought to revive medieval Gothic architecture, in contrast to the neoclassical styles prevalent at the time.

Heritage Asset

A building, monument, site place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Historic environment

All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Historic environment record

Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

Listed Building

A building that has been placed on the Statutory List of Buildings of Special Architectural or Historic Interest. There are three types of listed status for buildings in England and Wales; Grade I, Grade II*, Grade II.

Local Development Plan

A development plan is an aspect of town and country planning in the United Kingdom comprising a set of documents that set out the local authority's policies and proposals for the development and use of land in their area. The development plan guides and informs day-to-day decisions as to whether or not planning permission should be granted, under the system known as development control. In order to ensure that these decisions are rational and consistent, they must be considered against the development plan adopted by the authority, after public consultation and having proper regard for other material factors.

Locally Listed Buildings

Locally listed buildings do not have the statutory protection of listed buildings, but do receive some protection through being in a conservation area and/or through planning policy.

Medieval Period

Dates from the year 800 to 1599. Early Britain before 1066, Middle Ages 1066 – 1485, Tudors 1485 -1603

National Planning Policy Framework

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable Councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

Neoclassical architecture

Neoclassical architecture is an architectural style that began in the mid-18th century. Buildings are often built in a style that is derived from the architecture of Classical Greece and Rome

Tithe

A tithe is usually one-tenth part of something, paid as contribution to a religious organisation or compulsory tax to government. Today, tithes are normally voluntary and paid in cash, cheques, or stocks whereas historically tithes were required and paid in kind, such as agricultural products.

Turnpike

Is another term for a toll road. Turnpike trusts were, a body set up by Act of Parliament, with powers to collect road tolls for maintaining the principal highways during the 18th and 19th Centuries.

Victorian period

(1837 – 1901) The Victorian era of British history takes its name from, and is normally defined as spanning the reign of Queen Victoria. However, some date the beginning of the period to the passage of the Reform Act 1832. This period is most closely associated with neo-gothic and neo-classical styles of architecture. The period is also a time of great social change and prosperity within the country.

Further Reading

Manual for Historic Streets. 2008. Historic Towns Forum

Planning Policy Statement 5: Planning for the Historic Environment, 23 March 2010

Streets for All, 2004. English Heritage

Streets for All North West, 2006. English Heritage

Understanding Place; Conservation Area designation, Appraisal and Management. March 2011, English Heritage

Colwell, A. (1980). Beautiful Huyton with Roby. 1st ed. [Wirral] [37 Kirkway, Greasby, Wirral, Merseyside L49 2ND]: [A.G. Colwell].

King, A. (1984). Huyton & Roby. 1st ed. [Huyton]: Department of Leisure Services, Metropolitan Borough of Knowsley, Libraries Division.

National Planning Policy Framework, March 2012. Department of Communities

Knowsley Historic Built Environment Strategy 2013

Appendix 1

Policy Context

National Planning Policy Framework

The government's objective is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations.

To achieve this, the Government's objectives for planning for the historic environment are to:

- Conserve heritage assets in a manner appropriate to their significance; and
- Contribute to our knowledge and understanding of our past by capturing evidence from the historic environment and making this publicly available, particularly where a heritage asset is to be lost.

To achieve this, the Government's objectives for planning for the historic environment are for Local Authorities to take into account:

- The desirability of sustaining and enhancing the significance of heritage assets
- The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

Local planning authorities should look for opportunities to enhance or better reveal the significance of conservation areas.

Knowsley Replacement Unitary Development plan, June 2006

The Knowsley Replacement Unitary Development Plan (UDP) was adopted by the Council on the 14th June 2006. The document can be viewed at:

<http://www.knowsley.gov.uk/residents/building-and-planning/development-plans-and-policy/local-development-framework-1/adopted-documents/local-development-documents.aspx>

Roby Conservation Area is identified as an area of special architectural or historic interest on the UDP Proposals Map, with the designation reflecting the desire to ensure its character and appearance is preserved or enhanced.

The CAMP will supplement policies in Chapter 11 of the Replacement UDP: Design Quality in the Built Environment. The policies in this chapter include objectives which prioritise:

- High quality design;
- Sense of place;
- Townscape character, and;
- The preservation and enhancement of Knowsley's historic heritage.

With regard to the above, the specific policies which are relevant to Roby Conservation Area are listed below.

Policy DQ1 states that developments should respond to, and, where appropriate, enhance the characteristics of the immediate surrounding area through the use of appropriate scale, density, massing, height and building lines. There is also reference to the preservation or enhancement of views of important landscape features and buildings

/structures of intrinsic architectural or historic interest, which contribute to the character of the area.

Policy DQ2 is focussed upon security in the built environment in seeking to ensure good levels of visibility, natural surveillance, access and defensible space.

Policy DQ5 sets criteria for development in conservation areas which broadly aligns with the requirements of DQ1 in terms of preserving and enhancing the character and appearance of the Area. However it also requires the Council to prepare Conservation Area Appraisal and offers additional consideration relating to the value of materials, architectural detail, structures, landscape features, visual impact of parking areas, and important views into, within and out of the conservation area.

Policy DQ6 is concerned with the demolition of buildings and structures in conservation areas which require Conservation Area Consent. Demolition is permitted to occur when the building or structure makes no existing or potential future contribution to the character and appearance of the conservation area, or otherwise where the subsequent re-development of the site would be of exceptional quality and pre-let. Point of note: Conservation Area Consent for demolition of building within a conservation area has been removed and is now applied for as a planning application. This was brought in under the Enterprise and Regulatory Reform Act 2013

Policy DQ7 relates to development which may affect Listed Buildings in seeking to preserve and enhance the architectural and historic value of Listed Buildings and their setting. It also reflects the possibility of total or substantial demolition unless the building or structure is beyond repair and has no reasonable prospect of a secure future through continuation of its present use or a suitable alternative use. In this regard the policy obligates the Council to take positive action in seeking to ensure the retention,

repair, maintenance and continued use of Listed Buildings.

Emerging Knowsley Local Development Framework Core Strategy

The Knowsley Local Development Framework (LDF) Core Strategy published in late 2012, which will represent the final strategy which the Council will be seeking to adopt during 2013.

The most recent public consultation on the LDF related to the Preferred Options report which was published in June 2011, and set out the Council's preferred spatial strategy for Knowsley, within a series of planning policies which the Council thought most appropriate to guide the future development of Knowsley for the next fifteen years.

The emerging policies included in the LDF which are relevant to Roby Conservation Area are listed below.

Policy CS7 supports the need for a sustainable and integrated transport system throughout the borough, which is to be delivered through a number of strategic transport schemes and programmes. This includes any future or proposed improvements to the rail network; a key consideration for Roby Conservation Area considering the location of Huyton Station.

Policy CS16 identifies the need for specialist and supported accommodation. This is particularly important when considering the predicted changing housing needs in the future, including the significant projected increase in the numbers of older people requiring housing across the borough.

Policy CS19 states specific criteria for design and accessibility in new development through need to respond to, complement and integrate positive characteristics of immediate surroundings, including local materials, scale, mass, form, layout, alignment and density of the existing built environment, topography, use of landmark buildings,

landscaping, open spaces and features of local importance and historic interest.

Policy CS20 seeks to manage the Borough's heritage through the preservation or enhancement of the Borough's historic and architectural assets, including Listed Buildings, Conservation Areas, Historic Parks and Gardens and archaeological remains, together with other local areas, buildings and structures of historic importance. To achieve this objective, the policy requires;

- Preservation of the local distinctiveness and character of historic assets through sensitive design of new development, including appropriate integration with their setting and immediate landscape;
- Prevention of demolition and/ or development which adversely affect historic assets subject to statutory designation, unless exceptional circumstances are proven;
- Facilitation of long term preservation and enhancement of local assets and areas of historic importance, including the preparation of Conservation Area Management Plans;
- Encouragement of the re-use of vacant and underused historic assets, and;
- Submission of archaeological assessments to accompany development proposals on sites which include, or are considered to have the potential to include, heritage assets comprising archaeological interest.

The Enterprise and Regulatory Reform Act

The Enterprise and Regulatory Reform Act received Royal Assent on 26 April 2013. As part of the Government's push to reduce and simplify regulations it contains a large package of legal reforms aimed at deregulation and promoting growth. The Act includes a number of changes to the legal framework affecting heritage in England which will provide new and simpler ways to protect and manage heritage assets.

These reforms are:

- New Listed Building Heritage Partnership Agreements
- Introduction of a system of Local and National Listed Building Consent Orders
- Introduction of Certificates of Lawfulness of Works to Listed Buildings
- Conservation Area Consent replaced with requirement for planning permission
- More precise listed building entries
- Certificates of Immunity from listing can be sought at any time.

Some of these changes are ones that English Heritage and the heritage sector have been encouraging Government to introduce for years under the Heritage Protection Reform programme; some are new. None of them will reduce protection for heritage assets.

Appendix 2

The policies, issues and recommended action tables

1. Quality of new buildings

Issue

New development often does not respect or consider the existing built environment and submitted proposals can be at odds with existing buildings. Little or no attention has been paid to the plot layout, scale, massing and effect on the streetscape. Materials can be inappropriate jarring with the existing palette of materials. Development proposals cannot be seen to preserve or enhance the conservation area or reinforce local distinctiveness

Policy

Ensure that all new development within the conservation area and its setting complies with the National Planning Policy Framework and:
Knowsley Unitary Development Plan, Policy DQ1, DQ2, DQ5, DQ6,
Local Development Framework, Policy, CS16, CS19, CS20

Recommendation

New development within the conservation area should reflect the existing palette of materials namely, yellow and red sandstone, welsh slate, red brick and timber

Where contemporary materials are appropriate they should be high quality and it should be demonstrated that they harmonise with the existing buildings

The use of imitation materials i.e. reconstituted slate and poor quality materials should be avoided

Action

Promote the special qualities of the conservation area and the benefits of using traditional materials
Promote good design principles
Reinforce the locally distinctive character of Roby

2. Scale, massing, position or proportions of new buildings

Issue

New buildings can detract from existing buildings in terms of scale, massing and proportions

Policy

Ensure that all new development within the conservation area complies with the National Planning Policy Framework and:

Knowsley Unitary Development Plan, Policy DQ1, DQ5, DQ7

Local Development Framework, Policy CS16, CS19, CS20

Recommendation

New development generally should be no higher than existing buildings comparable within their immediate vicinity

New buildings should match the floor-to-ceiling heights and general proportions of neighbouring historic properties

New development should not dominate historic buildings in the conservation area by virtue of their scale, height, massing or siting

Action

Promote the special qualities of the conservation area. Use stringent design criteria in determination of planning applications. Request robust design and access/heritage statements specifying relevant design details as part of planning application.

3. Effect of development on key views

Issue

New development or extensions to existing buildings may have an adverse effect on key views and vistas within the conservation area

Policy

Ensure that all new development within the conservation area and its setting complies with the National Planning Policy Framework and:

Knowsley Unitary Development Plan, Policy DQ1, DQ5, DQ7

Local Development Framework, policy CS16, CS19, CS20

Recommendation

Applications for planning permission for new development or significant extensions to existing buildings within the conservation area must demonstrate where appropriate that the key views or the setting of the conservation area are not adversely affected

Action

Protect and promote the special views and vistas of the conservation area. Use stringent design criteria in determination of planning applications. Request robust design and access/heritage statements specifying relevant design details as part of the planning application. Request plans of the different level when it is considered that a view may be affected.

4. Extensions to buildings

Issue

Extensions to buildings may detract from the significance of the individual building or the setting of adjoined buildings

Extensions also have the potential to have a detrimental impact on the character and appearance of the conservation area

Policy

Ensure that all new development within the conservation area and its setting complies with the National Planning Policy Framework and:

Knowsley Unitary Development Plan, Policy DQ1, DQ5, DQ7

Local Development Framework, policy CS16, CS19, CS20

Recommendation

The extension materials should harmonise with the potential structure in terms of profile, colour and texture. Traditional and natural materials sandstone, brick, timber and slate should be used unless sufficient justification is given for an alternative. The opportunity for repairs and maintenance to the principal building should be considered during the extension construction

Inappropriate extensions in terms of scale, design, materials or lack of consideration of the principal or neighbouring properties should be refused

Dormers if acceptable should be confined to the rear elevations and of a scale proportionate to the principal building

Action

Promote the value of the special views and vistas of the conservation area. Use stringent design criteria in determination of planning applications to prevent a detrimental impact on the character and appearance of the conservation area.

5. Alteration and historic fabric

Issue

Alterations to the historic fabric can lead to the loss of some of its visual history and aesthetic value can be detrimental to the visual setting of the area as a whole

Policy

Ensure that proposed alterations comply with the National Planning Policy Framework and:

Knowsley Unitary Development Plan, Policy DQ1, DQ5, DQ6, DQ7, DQ9

Local Development Framework, policy CS16, CS19, CS20

Recommendation

Where alterations can be justified for the continued use of the building they should be prioritised towards less 'significant' areas of the building. Harm to the significance of a building / site should be avoided, minimised or mitigated

Where replacement of existing original or early fabric is proved necessary it should always be done on a like for like basis where possible, not exchanging materials for modern alternatives

Action

Promote the special quality of the conservation area. Use stringent design criteria in determining applications. Prepare guidance leaflets for local residents. Take enforcement action where necessary

6. Alteration or loss of features on historic buildings

Issue

Alterations to or loss of specific features on historic buildings can be detrimental to the character of the individual building or its setting

Policy

Compliance with the National Planning Policy Framework and:
Knowsley Unitary Development Plan, Policy DQ1, DQ5, DQ6, DQ7
Local Development Framework, Policy CS16, CS19, CS20

Recommendation

Historically or architecturally significant features should be retained if possible. Where their replacement is necessary it should be on a like for like basis in terms of materials and design. Any changes to primary features such as windows, doors, chimneys and boundary walls should be carefully considered

Action

Promote the special quality of the conservation area. Use stringent **design** criteria in determining applications. Prepare guidance leaflets for local residents. Take enforcement action where necessary

7. Installation of new fixtures

Issue

The installation of new fixtures such as aerials, satellite dishes, roof lights and solar panels detracts from the character of the individual building and the area as a whole. Particular care should be taken in the use and location of micro-generation to minimise intrusion on the building or its setting

Policy

Compliance with the National Planning Policy Framework and:
Knowsley Unitary Development Plan, Policy DQ1, DQ5, DQ6, DQ7
Local Development Framework, Policy CS19, CS20
Also English Heritage guidance on Micro-generation

Recommendation

The installation of roof lights into existing roof slopes should not be permitted unless it can be demonstrated that they are not visible from public areas or adversely affect the setting. Roof lights should be conservation type and size and number should be reduced to the minimum

Building owners should be encouraged to only install satellite dishes and aerials in positions not visible from public areas

Whilst micro generation is encouraged in terms of conservation principles the impact on buildings and their setting should be minimised by careful positioning not visible from the public highway

Action

Promote the special quality of the conservation area. Use stringent design criteria in determining applications. Prepare guidance leaflets for local residents. Take enforcement action where necessary

8. Loss or alteration to boundary walls

Issue

Town walls, boundary walls and gate piers are important features in the conservation area. The loss of or alteration of these features would adversely affect the character of the conservation area

Policy

Ensure proposed alterations comply with the National Planning Policy Framework and:
Knowsley Unitary Development Plan, Policy DQ1, DQ2, DQ5, DQ6, DQ7
Local Development Framework, Policy CS16, CS19, CS20

Recommendation

All historic boundary walls and gateposts should be retained. Alteration as part of any planning permission should only be permitted in exceptional circumstances when robustly justified

Action

Promote the special quality of the conservation area. Use stringent design criteria in determining applications. Prepare guidance leaflets for local residents. Take enforcement action where necessary. Review and assess all historic walls

9. Change of use

Issue

Changes of use of an existing building can result in a number of incremental changes which result in an adverse effect on the conservation area

Policy

Ensure compliance with the National Planning Framework and:
Knowsley Unitary Development Plan, Policy DQ1, DQ5, DQ6, DQ7
Local Development Framework, Policy CS16, CS19, CS20

Recommendation

In considering the applications for change of use, the Council will require information on the design of refuse storage, waste pipes, satellite dishes, signage, car parking and any other features

Where replacement of existing historic fabric is proved necessary it should always be done on a like for like basis where possible, not exchanging materials for modern alternatives

Action

Promote the special quality of the conservation area. Use stringent design criteria in determining applications.

10. Paving and street furniture with public realm areas

Issue

Within the public realm there are examples of historic paving, surfaces, lighting and street furniture which contribute to the character of the area. They are at risk if they are not adequately identified and protected.

Policy

Ensure compliance with the National Planning Framework and:
Knowsley Unitary Development Plan, Policy DQ1, DQ7, DQ9
Local Development Framework, Policy CS19, CS20
Guidance: Streets for All English Heritage

Recommendation

Conserve and protect historic and paving surfaces, street furniture and historic features

Action

Prepare and agree a maintenance plan for the area improving maintenance regimes. Identify specific elements requiring conservation and consider appropriate new features for the public realm

11. Highways markings and signage

Issue

Highways markings and signage can be visually intrusive and detrimental to the character and appearance of the conservation area. Future highways features, such as speed control measures may be visually intrusive

Policy

Ensure that proposals comply with the National Planning Policy Framework and:
Knowsley Unitary Development Plan, Policy T1, T8, DQ1, DQ3, DQ6, DQ9
Local Development Framework, Policy CS19, CS20

Recommendation

Consider all existing signage highways features and markings and make necessary improvements to enhance the character of the area, whilst maintaining the safety of all town users

Ensure that all future highways features such as speed control measures, railings etc are proven to be necessary and of an appropriate design and constructed of appropriate design and constructed of appropriate materials

Use signage to identify key buildings attractions within the conservation area to promote legibility and tourism

Action

Carry out an assessment of existing signage, highways, features and markings in terms of impact on the character of the area

12. Protection, retention and provision of trees

Issue

To maintain and enhance the character of the area. Attention to be paid to the retention of trees and their provision where appropriate

Policy

Ensure compliance with the National Planning Framework and:
Knowsley Unitary Development Plan, Policy DQ1, DQ4
Local Development Framework, Policy CS19, CS20

Recommendation

Trees that contribute to the character of the conservation area should be retained and if needing to be removed for reasons of health, replaced by trees of appropriate species and maturity

TPOs exist for the individual trees and for areas within the conservation area. These should be reviewed at intervals both to monitor compliance and conditions but also to consider potential changes to areas. Planting of trees of native species should be promoted

Action

Promote an understanding of the special qualities of trees within the conservation areas. Use more stringent design criteria in determining future planning applications and require that all applications are accompanied by full landscaping schemes showing the retention of trees and any replacement planting

13. Public awareness and contribution

Issue

Residents are often unaware of the purpose of a conservation area, the benefits designation may have to them and how they influence its future. The skills and expertise of local residents, groups individuals or major landowners may be underutilised

Policy

Ensure compliance with the National Planning Framework and the Knowsley Community Strategy

Recommendation

Ensure conservation area information is readily available to residents, publicise via Knowsley news, posters the web site and local authorities public buildings:- Conservation boundaries, Issues affecting the conservation area, opportunities to be involved in the decision making process of the conservation areas future

Action

Promote dialogue between local authority, resident and amenity groups and major land owners

14. Article 4 Directions

Issue

Small scale alterations to buildings in the conservation area can lead to a gradual and erosion of its character. Article 4 directions can bring minor alterations under control as planning permission is required for development which will be set out in the article 4

Policy/Recommendation

Consider the need for article 4 directions in respect of windows, doors, roof coverings and roof features, colour, surface treatment of elevations, boundary walls and microgeneration equipment

Action

Promote an understanding of the special qualities of the conservation area. Discuss the need for and extent of Article 4 directions and determine the priority for them in relation to other conservation areas and resources.

Appendix 3

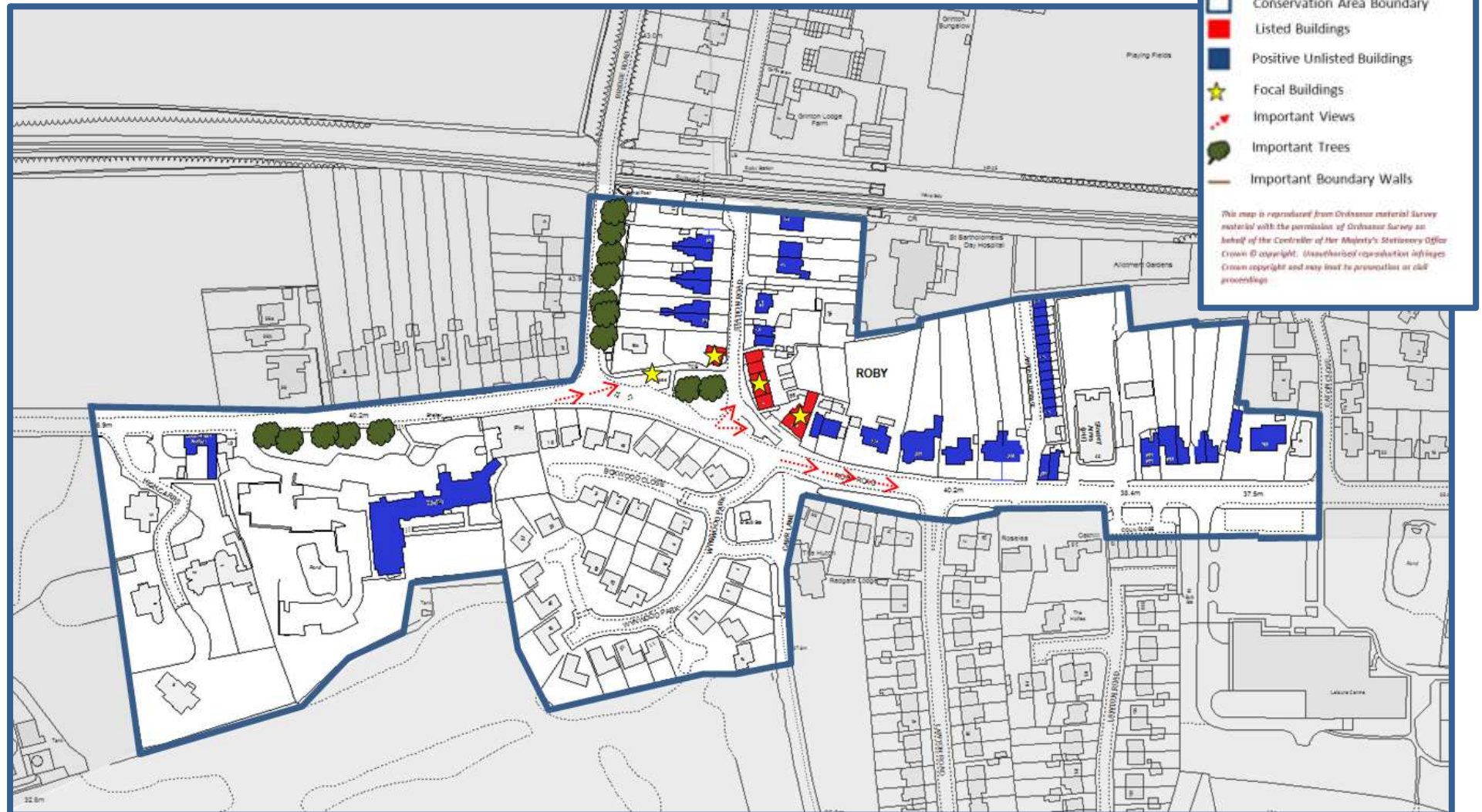
Statutory Powers

Power	Statutory basis	Purpose	Work required by LPA	Delegated authority	Realistic timeframes	Potential issues
Amenity of Land Notice	s.215 Town and Country Planning Act 1990	Remedy the poor condition of land and exterior of buildings	Drafting of notice and accompanying schedule	Deputy Chief Executive	2 - 4 weeks	Appeal to magistrates
Urgent Works Notice (Listed Buildings)	s.54 Planning (Listed Buildings & Conservation Areas) Act 1990	To allow the LPA to undertake urgent necessary works	Drafting of notice and accompanying schedule	DCE	2 - 4 weeks	Unoccupied parts of properties only
Urgent Works Notice (Unlisted Buildings)	s.76 Planning (Listed buildings & Conservation Areas) Act 1990	To allow the LPA to Undertake urgent necessary works	Drafting of notice and accompanying schedule	DCE	2 - 4 weeks	As above but also requires prior approval of SoS DCMS
Repairs Notice	s.48 Planning (Listed Buildings & Conservation Areas) Act 1990	To allow the LPA to purchase the property in order to repair	Drafting of notice and accompanying schedule	Planning Committee	4 - 6 weeks	Unoccupied properties only
Compulsory Purchase Order	s.47 Planning (Listed Buildings & Conservation Areas) Act 1990	To allow the LPA to purchase the property in order to repair	Drafting of notice and accompanying schedule/ value	Cabinet	3 months	Follows service of Repairs Notice Appeal to Lands Tribunal
Planning Enforcement Notice	S.172 Town and Country Planning Act 1990	To remedy a breach of planning control	Drafting of notice and accompanying schedule	DCE	2 - 4 weeks	Appeal to Planning Inspectorate

Listed Building Enforcement Notice	s.9 Planning (Listed Buildings & Conservation Areas) Act 1990	To remedy a breach in listed building control	Drafting of notice and accompanying schedule	DCE	2 - 4 weeks	Appeal to Planning Inspectorate
Conservation Area Enforcement Notice	s.38 Planning (Listed Buildings & Conservation Areas) Act 1990	To remedy a breach in Conservation Area Consent	Drafting of notice and accompanying schedule	DCE	2 - 4 weeks	Appeal to planning Inspectorate

Appendix 4

Roby Townscape Appraisal Map



Knowsley Metropolitan Borough

Roby Conservation Area

Townscape Appraisal Map

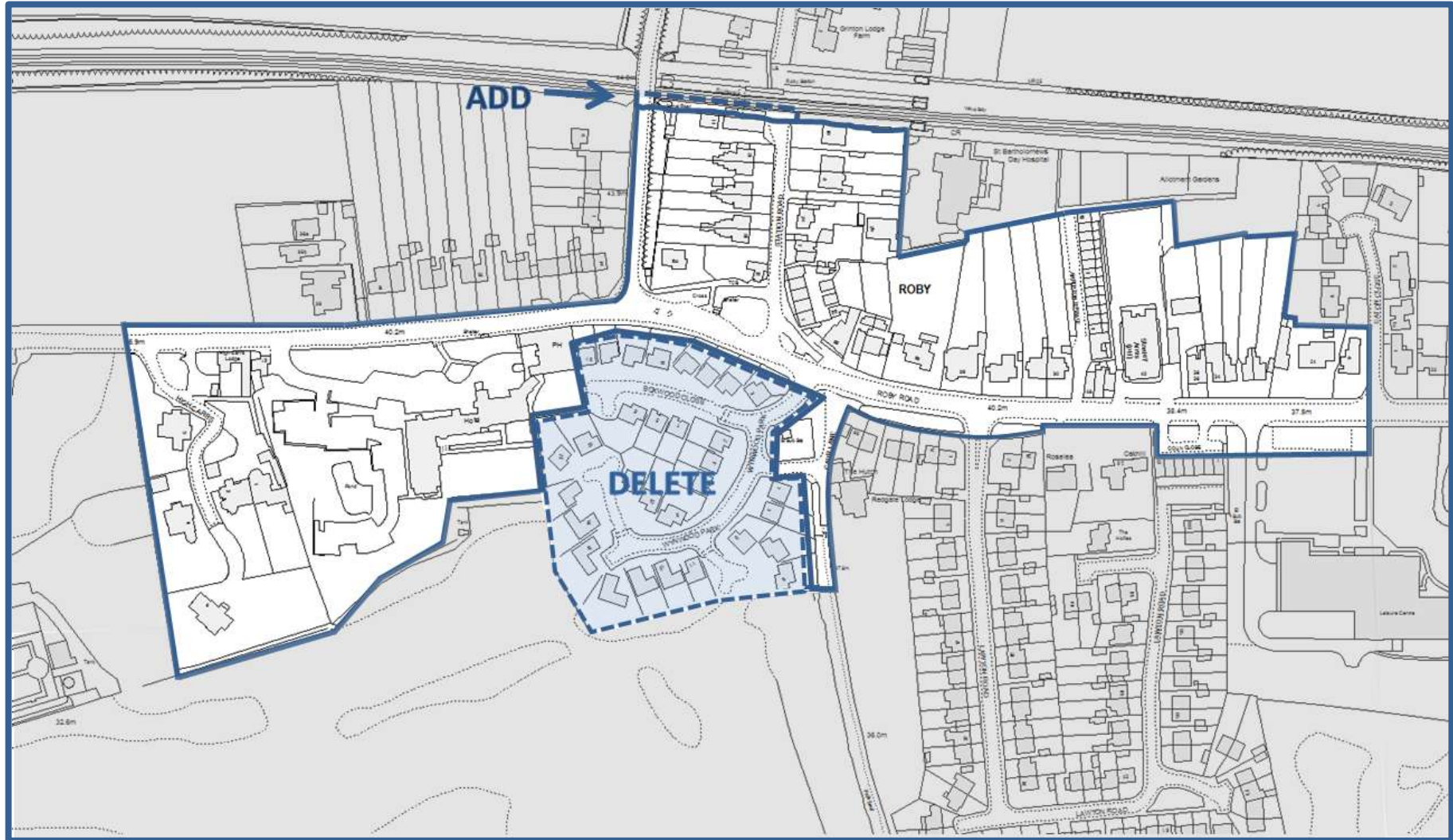
Not to scale

- Conservation Area Boundary
- Listed Buildings
- Positive Unlisted Buildings
- Focal Buildings
- Important Views
- Important Trees
- Important Boundary Walls

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Appendix 5

Roby Boundary Review Map



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Knowsley Council