

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDERS 1977-1981 -
TOWN AND COUNTRY PLANNING (NATIONAL PARKS, AREAS OF OUTSTANDING
NATURAL BEAUTY AND CONSERVATION AREAS) SPECIAL DEVELOPMENT ORDER 1981

WHEREAS the Council of the Borough of Knowsley, being the Local Planning Authority for the said Borough, of Municipal Buildings, Kirkby, are satisfied that it is expedient that development of the descriptions set out in the Schedule hereto should not be carried out on the land shown edged and coloured red on the plan annexed hereto unless permission therefore is granted on application made under the Town and Country Planning General Development Orders 1977.

NOW THEREFORE the said Council in pursuance of the powers conferred upon them by Article 4 of the Town and Country Planning General Development Orders 1977 as amended, hereby direct that the permission granted by Article 3 of the said Orders shall not apply to development on the said land of the descriptions set out in the Schedule hereto.

SCHEDULE A ALL PARTS OF INGOE LANE CONSERVATION AREA

CLASS 1 - Development within the curtilage of a dwelling house.

1. The enlargement, improvement or other alteration of a dwelling house so long as:-
 - a. the cubic content of the original dwellinghouse (as ascertained by external measurement) is not exceeded by more than:-
 - i. 50 cubic metres or ten percent, whichever is the greater; or
 - ii. subject to a maximum of 115 cubic metres;
 - b. the height of the building as so enlarged, improved or altered does not exceed the height of the highest part of the roof of the original dwellinghouse;
 - c. no part of the building as so enlarged, improved or altered projects beyond the forwardmost part of any wall of the original dwellinghouse which fronts on a highway;
 - d. no part of the building (as so enlarged, improved or altered) which lies within a distance of two metres from any boundary of the curtilage of the dwellinghouse has as a result of the development, a height exceeding four metres;
 - e. the area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) does not thereby exceed fifty percent of the total area of the curtilage excluding the ground area of the original dwellinghouse:

PROVIDED that:-

- a. the erection of a garage stable, loose-box or coachhouse within the curtilage of the dwellinghouse shall be treated as the enlargement of the dwellinghouse for all purposes of this permission (including calculation of cubic content);
 - b. for the purposes of this permission the extent to which the cubic content of the original dwellinghouse is exceeded shall be ascertained by deducting the amount of the cubic content of the original dwellinghouse from the amount of the cubic content of the dwellinghouse as enlarged, improved or altered (whether such enlargement, improvement or alteration was carried out in pursuance of this permission or otherwise); and
 - c. the limitation contained in sub-paragraph (d) above shall not apply to development consisting of:-
 - i. the insertion of a window (including a dormer window) into a wall or the roof of the original dwellinghouse, or the alteration or enlargement of an existing window; or
 - ii. any other alterations to any part of the roof of the original dwellinghouse.
2. The erection or construction of a porch outside any external door of a dwellinghouse so long as:-
- a. the floor area does not exceed 2 square metres;
 - b. no part of the structure is more than 3 metres above the level of the ground;
 - c. no part of the structure is less than 2 metres from any boundary of the curtilage which fronts on a highway.
3. The erection, construction or placing, and the maintenance, improvement or other alteration, within the curtilage of a dwellinghouse, of any building or enclosure (other than a dwelling, garage, coach-house, stable or loose-box) required for a purpose incidental to the enjoyment of the dwellinghouse as such, including the keeping of poultry, bees, pet animals, birds or other livestock for the domestic needs or personal enjoyment of the occupants of the dwellinghouse so long as:-
- a. no part of such building or enclosure projects beyond the forwardmost part of any wall of the original dwellinghouse which fronts on a highway;

- b. the height does not exceed, in the case of a building with a ridged roof, four metres or, in any other case, three metres;
- c. the area of ground covered by buildings within the curtilage (other than the original dwellinghouse) does not thereby exceed fifty percent of the total area of the curtilage excluding the ground area of the original dwellinghouse.

CLASS 2 - Sundry Minor Operations

1. The erection or construction of gates, fences, walls or other means of enclosure not exceeding 1 metre in height where abutting on a highway used by vehicular traffic or 2 metres in height in any other case, and the maintenance, improvement or other alterations of any gates, fences, walls or other means of enclosure; so long as such improvement or alteration does not increase the height above the height appropriate for a new means of enclosure.

CLASS 2 - Sundry minor operations

3. The painting of the exterior of any building or work otherwise than for the purpose of advertisement, announcement or direction.

being development comprised within Classes 1 - 2 referred to in the First Schedule to the said Order and not being development comprised within any other Class

INGOE LANE, KIRKBY

Nos. 1, 2, 3 and 4 Ribblers Lane. These four cottages were formerly in Ribblers Lane but this part of the road has now been renamed Oxton Close. They are all similar in design and were built in 1857 for Lord Sefton. Each of them has the Sefton coat-of-arms and Nos. 1 and 2 are also dated 1857. They are two pairs of semi-detached brick-built cottages. They each have a side porch with a cobbled path leading from the gate to the porch, and have considerable well-maintained gardens.

Nos. 1 and 2 Ingoe Lane. These two semi-detached cottages are almost identical to the four in Oxton Close (above). They were all built at the same time, the six cottages together were the first to be built by Lord Sefton to house some of his workers employed at the Tile and Brick Works, Ingoe Lane (see below). Several of the present occupiers originally worked at the Tile Works and these tenancies are protected. When the houses become vacant they are now being sold privately.

No 3 (my numbering - see plan). Detached house, named originally Croxteth Estate Works House, Ingoe Lane. This was built as the home for the Clerk of the Works (Tile and Brick Works). It appears to be undated but was almost certainly built at about the same time as the cottages listed above, (not before 1850). It is brick-built, faced with an ornamental black and white timbered facade. The front garden has a hedge of attractive holly bushes.

Nos. 4 - 10 (see plan). These buildings were all part of Lord Sefton's Tile and Brick Works established in 1850. The tiles and bricks for the whole of the Earl of Sefton's considerable estate were made at this works. They would have been used in building many of the houses still standing in the area (presumably the houses already mentioned in Oxton Close and Ingoe Lane would have been constructed from material made at this works). Bricks, etc., made at this works were also sold to private builders (presumably those surplus to the estate's requirements). The buildings are now used by the North West Water Authority.

Building No. 4. This appears to be of a later date than the other buildings in the complex. It was used as the works office.

Building No. 5. This wooden construction was originally the paint and fitting shop.

Building No. 6. A two storey brick building, the top storey being used for joinery, the bottom as a plumbers shop.

Building No. 7. This barn-like structure adjoining building No. 6 (now in a poor state of repair) was the timber shed. The Works used timber from Lord Sefton's estate and this was kept here to be well seasoned before it was used.

Building No. 8. A long single storey brick-built construction. The part nearest Ingoe Lane was the stables, the rest was the blacksmiths shop.

Building No. 9. This was probably where the kilns were situated and the land between (No. 10) was where the bricks were stored.

No. 11. An attractive area of willow trees.