

DESIGN AND ACCESS STATEMENT & HERITAGE STATEMENT

Prepared for Knowsley Council in support of the **removal of 2no. windows to first-floor south elevation and replace with doors, removal of doors and window to first-floor west elevation and install 2no windows, roof alterations/extension to form a balcony with a guard rail to the south elevation** at Tarbock Country Manor, Netherley Road, Tarbock Green, Knowsley, L35 1QE,

Project Number: **A1077** | Revision **A** | 16th February 2023



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EXISTING NORTH ELEVATION
SCALE 1:50



EXISTING SOUTH ELEVATION
SCALE 1:50

Figure 2.1 – Existing Elevations

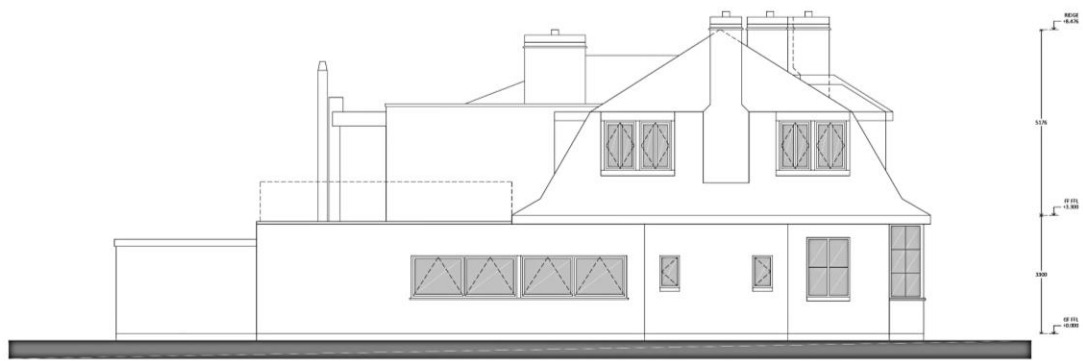
1.0 Introduction

O'Driscoll Architecture has prepared this Design and Access Statement (DAS) and Heritage Statement (HS) on behalf of Ms. Victoria Corcoran and Mr. Craig Hailes to accompany a detailed planning application. It has been prepared for Knowsley Council in support of the **removal of 2no. windows to first-floor south elevation and replace with doors, removal of doors and window to first-floor west elevation and install 2no windows, roof alterations/extension to form a balcony with a guard rail to the south elevation at Tarbock Country Manor, Netherley Road, Tarbock Green, Knowsley, L35 1QE**

The DAS & HS should be read in conjunction with the plans that form part of the planning application submission.

1.1 The Development

The proposed development will amend existing doors and windows in the South and West Elevation to one Bedroom. A balcony will be extended to suit the new location of the doors on the South Elevation.



EXISTING EAST ELEVATION
SCALE 1:50



EXISTING WEST ELEVATION
SCALE 1:50

Figure 3.1 – Existing Elevations

1.2 Relevant Planning Policy

When developing this proposal, the National Planning Policy Framework was considered. The following are some of the more relevant points:

- The **National Planning Policy Framework** states, “In determining applications, local planning authorities should take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities, including their economic vitality; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness”.

Bearing this in mind, the development seeks to positively contribute to the local character and enhance the distinctiveness of the dwelling.



Fig. 4.1 - NPPF

Figure 4.2 – Road View

1.2 Relevant Planning Policy

The **National Planning Policy Framework** states, “The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process”.

Bearing this in mind, the development seeks to positively contribute to the local character and enhance the distinctiveness of the dwelling.

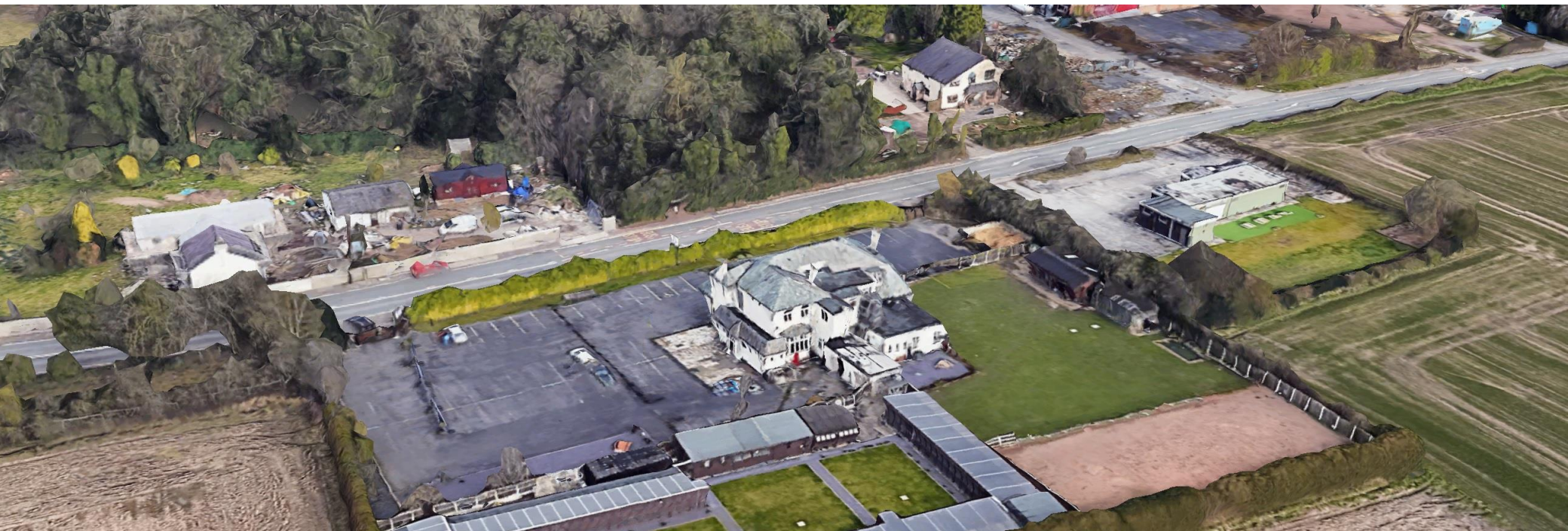


Figure 5.1 Aerial

1.2 Relevant Planning Policy

When developing this proposal, the Local Plan Core Strategy has been considered. The following are some of the more relevant points:

Policy SD1 Sustainable Development states that “when considering development proposals, a positive approach will be taken, which reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Work will be undertaken pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the area's economic, social, and environmental conditions. It also states that “planning applications that accord with the policies in this Local Plan (and any relevant policies in Neighbourhood Plans) will be approved without delay unless material considerations indicate otherwise.”

With this in mind, the development will provide work for local companies in its construction, and provide a space to utilize natural sunlight for the well-being of the occupants.

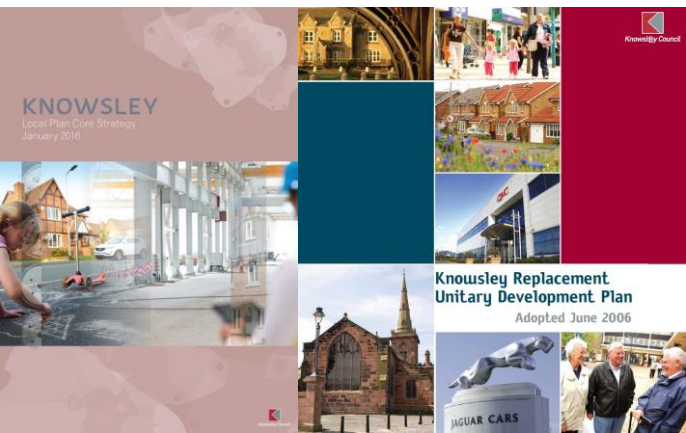


Figure 6.1 - LPCS

Figure 6.2 UPD 2006

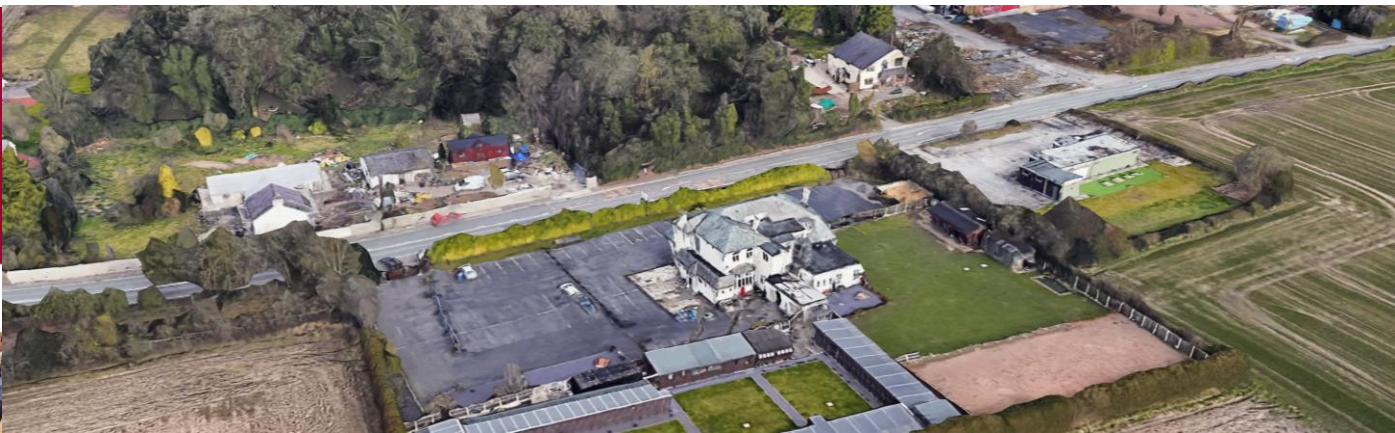


Figure 6.3

1.2 Relevant Planning Policy

Policy CS19, Design Quality and Accessibility in New Development, states, “In order to enhance Knowsley's existing built and natural environment, improve local distinctiveness and make areas more attractive, sustainable, safer, and better connected, it is necessary to establish high standards of design and accessibility. A positive image for Knowsley is vital to encourage investment and to improve quality of life for residents. Image is strongly influenced by buildings, spaces and cultural landmarks with the approach seeking to reflect positive characteristics of immediate surroundings including the importance of responding to, complementing, and integrating views and scenery, particularly of natural landscapes”. It also states “The general principles within the policy seek to ensure that new development enhances the ‘quality of place’ in Knowsley. Identifying specific priority areas will allow the Council to encourage the most innovative and creative designs in areas that have the greatest impact in raising the image of Knowsley and attracting new residents and investment. Raising the design quality of key gateways, town centres and transport corridors will improve the area for residents, visitors, and potential investors by providing a more positive and welcoming impression”.

Bearing this in mind, the development will improve the visual impact of the property and add quality design. It will enhance the property's functionality and provide a better sense of connectivity with the green belt and the open views.



Figure 7.1 – Street View

1.2 Relevant Planning Policy

Policy CS20, Managing the Borough's Historic Environment, states that “the designation of an area as a Conservation Area ensures that important local buildings are protected from unauthorised demolition and that new development is expected to integrate appropriately with the special character of the area, even if previous unsympathetic developments exist. The general presumption is always in favour of the preservation of buildings or structures that make a positive contribution to the character and appearance of a Conservation Area. This approach is not intended to prevent change or development, but to ensure that where change does take place, it helps to preserve or enhance the special character of the area”.

Bearing this in mind, the development will improve the visual impact of the dwelling and enhance and be sympathetic to the overall property.



Figure 8.1 Proposed Elevations

2.0 Design

2.1 Existing Land Use

The current land use will remain the same, i.e., dwelling house with garden.

2.2 Amount

The existing balcony is 16.5m²; the proposed extended balcony is a further 8.5m² m².

The guard rail will be a minimum of 1100mm above the finished floor level of the balcony.

2.3 Layout

The proposed balcony will be extended in the south elevation. The guarding will be 1930's style black metal.

The new door on the South Elevation will replace the doors on the West Elevation

New windows on the West Elevation will replace those omitted on the South Elevation.



Figure 9.1 – Aerial



Figure 9.2 – South Elevation

2.4 Balcony

a) Scale

The proposed dwelling has increased in size with a significant extension; the Balcony will be proportionally similar, keeping the scale and mass appropriate.

b) Landscaping

The Proposed Balcony will be set on existing hardstanding with no disruption to the existing trees or soft landscaping.

The hedge line to the roadside will be maintained. Trees will be kept on the boundary.

c) Appearance

The Proposed Balcony uses matching material, and the appearance will be the same as the existing balcony approved by Knowsley Council.

The balcony frame will be natural oak, with oak handrails and clear glass balustrades.

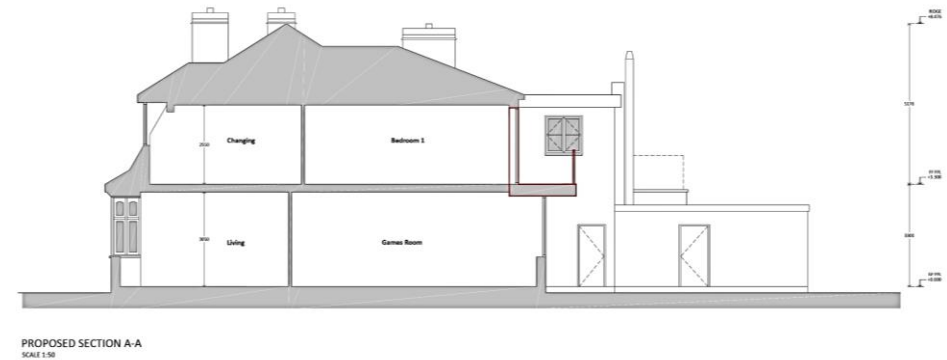


Figure 10.1 - Proposed Section



Figure 10.2 – Proposed Plan



3.0 Sustainability Statement

The development is limited in scope and size, limiting its ability to contribute significantly to sustainability. However, there is scope to ensure the materials are locally sourced and ensure the labor used in its construction is local, adding to the local economy and reducing travel CO2 emissions.

A sustainable appraisal will be carried out with the design team before the detailed design stage to ensure the targets are met. The team will aim to meet the following sustainable design objectives:-

Energy and CO2 Emissions

- Improved natural ventilation and solar gain.
- The works will be constructed in such a way as to limit energy being wasted.

Materials

- Local sourcing of new materials where appropriate.

Pollution

- Pollution will be negligible.

Figure 11.2 – Benefits of Sunlight

4.0 Access

4.1 Transport Statement

There will be no extra load on the existing traffic network.

4.2 Access for Vehicles

An existing entrance will be utilized for access with a hardstanding surface for vehicles to access the site.

4.3 External Circulation

The ground around the Proposed Balcony will be flat for people.

4.4 Internal Circulation

The Proposed Balcony will have level access for people.



Figure 12.2 – Aerial

5.0 Heritage Statement

5.1 The 'Brick Wall Inn' falls within the Tarbock Green Conservation Area and is recognized as such within the Tarbock Green Conservation Area Appraisal (TGCAA)³, which states that "There is evidence of a 17th-century inn and brewery house located on the site of the current Brick Wall Inn. The inn predates the hamlet of Tarbock Village which was officially recognized with the Enclosure Act of 1814."

5.2. The original 'Brick Wall Inn' was a plain square building built using handmade bricks and over a period several outbuildings including a shippon and stables were added. For over a century, the license was held by the Ambrose family. Until the 1880s the ale sold was brewed by Fleetwood's at the Brewery House on the opposite side of the road. In the 1920s the brewery was bought by the Burtonwood Brewery Company, who made further alterations before it was demolished in 1940 and a new brewery house was built.

5.3. However, in 1940, the whole of the 'Brick Wall Inn' and the site adjacent to it (Tarbock Village Hall) were rebuilt⁴. Local historians state: - As the Brick Wall Inn so clearly illustrates whilst many... properties have histories attached to them, these are often the legacy of former buildings.

5.4. The building sits alongside Netherley Road but, unlike the Post Office and Smithy, it is not named as a key building within the Knowsley Council's TGCAA document.



Figure 13.1 – Brick Wall Inn Map circa 1849 (© Ordnance Survey)

5.5. Externally, there are no distinguishing features to the original building apart from the roof which is constructed from Welsh slate. The windows date from the 1940s rebuilding. On the ground floor, they are arched in a pseudo-gothic style and vernacular and are made from wood. On the first floor, the windows are casement windows with leaded inserts (circa 1930/40s style). All windows are ill-fitting and draughty.

5.6. The property has several internal 'features' including inglenook fireplaces and timber beamed ceilings. However, these are not original; the fireplaces are clad in local sandstone and the beams are timber-framed 'plants' over the existing ceiling beams, which are again not of particular note. These features look to have been created in a 'rustic' style, possibly as a later refurbishment of the interior in keeping with styles of public houses of the 70s and 80s. Again, none are original to the 'Brick Wall Inn' building but have been re-created during the 1940 rebuild and updated as ongoing refurbishments by the (Burtonwood) brewery.

5.7. The toilet block and entrance to the west side were added in the late 1970s and are again in a poor state of repair and the roof is leaking.

5.8. There is no evidence of any architectural heritage within the building or the site.



Figure 14.1 – Brick Wall Inn Map circa 1904 (© Ordnance Survey)

Heritage Assessment

5.9. The evidential value of an asset derives from a building's "potential to yield evidence about past human activity". In the context of The Brick Wall Inn, it is a former public house with associated outbuildings. The evidential value of the property relates to its form, function, height, and mass. It must be noted that the property has already been reused in part as a dwelling, accommodating an existing residential accommodation that was undertaken with permission in the 1970s. Thus, the evidential value has been compromised to a degree.

5.10. Historic value relates to the connection the asset has to "past people, events, and aspects of life which are illustrative or associative" (ibid). The Brick Wall Inn relates to a former way of life as a public house, a semi-rural one. It ceased to exist as a public house in 2010. The property, as a holistic site, is no longer used although the current use is semi-rural in nature. Thus, it does retain an element of its overarching historic character within the rural setting.

5.11. The aesthetic value derives from the "conscious design of a place" (ibid). In this context, this relates to the simplistic nature of the building's character, which is reflected in its former use. Although it has no discerning features, the elements which contribute to its aesthetic quality are the bay windows at the front of the property and the unbroken roofscape. Therefore, its aesthetic character is very simple and it is by this, this that defines the asset.



Figure 15.1 – Brick Wall Inn Map circa 1938 (© Ordnance Survey)

5.12. However, previously approved works on the asset have compromised its aesthetic quality. It is believed that some of its characters have been lost, primarily through the insertion of openings and additions and the wholesale covering in, what is presumed to be cement render.

5.13. The communal value relates to “the meaning of a place for the people who relate to it”. It is believed that there are no remains of the original ‘Brick Wall Inn’ and the building is no longer used for its intended purpose. It has already been altered in part to accommodate the expansion of the previous brewery business. Therefore, there is little reference or evidence in the form of historic fabric, which would provide significant memories, particularly as the aesthetic value has already been compromised by previous alterations. Nevertheless, the asset bears some relation to its wider context within the open fields of the surrounding green belt, which provides a degree of historical context in its setting.

Heritage Conclusions

5.14. The ‘Brick Wall Inn’ was rebuilt as a public house in the 1940s; there is no evidence of the original asset surviving. As an architectural interest, it has been subject to considerable piecemeal alteration since being rebuilt, which has led to its form, function, and layout being considerably modified internally and externally.



Figure 16.1 – Aerial

5.15. It would seem reasonable therefore to assume that it would be unlikely to achieve designated status in the future. That said, the owners advise that, although undesignated, the ‘Brick Wall Inn’ has a degree of significance in the Tarbock Green Conservation Area as a consequence of its past interest in the area. This is reflected in the advice of the local planning authority’s TGCAA.

5.16. This is attributable primarily to its historical, and, in part, local interest and memories. It is considered that the property has little communal value in its current form and especially since it closed its doors in 2010. What remains is diminished as parts of the building have already been altered. The building’s significance primarily derives from its simplistic character, which has already been compromised by past alterations.

5.17. Whilst the view of the planning authority may be that the property does have a degree of heritage significance and changes to the property should not dominate, it is suggested that a degree of compromise can be achieved.

5.18. Paragraph 178 of the PPS5 Practice Guide states “assessment of an asset’s significance and its relationship to its setting will usually suggest the forms of extension that might be appropriate.” The proposed alterations to the ‘Brick Wall Inn’ seek to enhance the historic character of the building whilst securing the long-term conservation of the asset for the



Figure 17.1 – Aerial

5.19. In design terms this has led to the following solutions being proposed:

5.19.1. Retain the simplistic nature of the building, in particular on the north and western elevations.

5.19.2. As much of the historic fabric of the building is being reused as possible. This maintains integrity and embraces the embodied energy therein.

5.19.3. Traditional building materials will be used to renovate the property such as slate and brick. New fenestration will assist in resolving the energy properties of the building. These solutions will also help to overcome existing problems with dampness and ingress of water.

5.19.4. The entrance door will be relocated to the center of the property. This will provide an honest but modern feature reflective of the agricultural the character of the building.



Figure 18.1 – Photo Brick Wall Inn circa 1900 (© Pinterest, courtesy of Lekstuga Fabrik)



Figure 18.2 – PHOTO BRICK WALL INN CIRCA 1991 (© Flickr, COURTESY OF Rodburkey)

5.19.5. Concerning paragraph 181 of PPS5 Practice Guide7 (“when a building is adapted for new uses its form as well as its external and internal features may impose constraints. Some degree of compromise may assist in retaining significance.”), the number of windows proposed in the property will remain the same. A new roof light is proposed in the south (rear) facing roof space.

5.19.6. Finally, existing wooden windows be replaced with an alternative aluminum or uPVC window in a RAL to be more sympathetic to the rural character of the property and help to clarify the distinction between the original residential building and the adjoining business premises.

5.20. It is important to be clear that in altering the property to establish a residential use, a degree of compromise is necessary.

Merseyside HER





Site of Brick Wall Inn, Netherley Road, Tarbock

[View this record at the Archaeology Data Service](#)

Description: Former site of Brick Wall Inn, Netherley Road, Tarbock. (1)
 The building is shown on the Molyneux Estate Survey of 1769, and the 'Cottage, Garden, Orchard and Croft' at 'Plats,' Plot No. 63, were occupied by 'Thomas Lathom.' (2)
 It is shown on the Tithe map of 1849, and according to its apportionment, the 'Public House called Brick Wall' at Plot No. 485 was owned by the Earl of Sefton and occupied by Jane Fairclough, leased by John Lathom, at that time. (3-4)
 It is labelled as 'Brick Wall Inn' on the 1st edition 6" OS map of 1850.
 The building was photographed in 1910, with who is believed to be the then landlord James Ambrose. The Ambrose family held the licence for 'nearly a century'. (5)
 It last appears on the 3rd edition 25" OS map of 1927, and had been pulled down and replaced by the modern structure on site by the time OS mapping dating to 1959 had been produced.

Parish: TARBOCK
District: KNOWSLEY
County: MERSEYSIDE

Grid reference: SJ461875
Map reference: [EPSG:27700] 346126, 387595

Period/Subjects: 1769 TO 1849 - PUBLIC HOUSE
 1849 TO 1959 - HOUSE

Identifiers: [ADS] Depositor ID - MME6213
 [ADS] Associated ID - HBSMR Id: MME6213
 [ADS] Associated ID - Related Resource: SME1
 [ADS] Associated ID - Related Resource: SME1298
 [ADS] Associated ID - Related Resource: SME1299
 [ADS] Associated ID - Related Resource: SME1309
 [ADS] Associated ID - Related Resource: SME805

People Involved:

- [Publisher] Merseyside Environmental Advisory Service

6.0 Summary

- a. The proposed development is a minor modification.
- b. The proposal seeks to positively contribute to the local character and enhance the distinctiveness of the dwelling.
- c. The proposal will improve the visual impact of the property.
- d. The proposal will enhance the property's use and amenity, making it a more long-term proposition.
- e. The extended balcony will be suitable in terms of mass and scale and fit a missing piece to the South Elevation.
- f. The Heritage Statement make clear the proposed changes will not affect the asset.

Figure 20.1 - Aerial

