

Planning Statement

for proposed works at

Shippon 1

Ox Lane, Tarbock Hall Estate, Tarbock Green, L35 1QA



Fig.1 North facing elevation of Shippon 1 viewed from patio area

Planning, Design & Access Statement

Edition: Planning Application
Date: 17th July 2023
Project: 409 - Shippon 1 – Tree House & Covered Patio Area

The format of this statement is based upon the Government Guidance Circular 0106. The Statement will be completed proportionately to the complexity of the application; not all categories will be applicable to all cases.

Introduction

This Planning Statement is in support of the proposal submitted as part of the Planning Application for a Tree House & Covered Patio Area to Shippon 1 by Damian Field Architects Ltd on behalf of Clare & Karen Lewis.

As a Chartered Architect, Damian Field has over twenty five years' experience in designing & gaining approvals for dwellings on awkward or unusual sites including greenbelt & Conservation Area sites. Throughout the UK he has worked on Grade I & II Listed Buildings as Project Architect including The Albert Dock Liverpool, West India Quay in London's Docklands & Royal Mills in Ancoats Manchester alongside English Heritage.

Objectives

The objective of this application is to create a tree house & a covered area over an existing patio.

This Statement should be read in conjunction with the following drawings & reports:

409/L(--)01	RevA	Proposed & Existing Tree House Plans & Elevations
409/L(--)02		Site Location Plan
409/L(1-)03		Existing Site Layout
409/L(1-)04		Proposed Site Layout
409/L(--)05	RevA	Proposed & Existing Covered Patio Area Plans & Elevations

Location

Shippon 1 is located in the Tarbock Hall Estate off Ox Lane situated within the Tarbock Green Conservation Area & the Green Belt.

Shippon 1 is within a sizeable plot & forms part of the post 2005 conversion of the buildings within the Tarbock Hall Estate which include the other Shippon buildings, Tarbock Hall, The Farmhouse & Chapel.

Vehicular access is from the South end of the site from Netherley Road along Ox Lane.

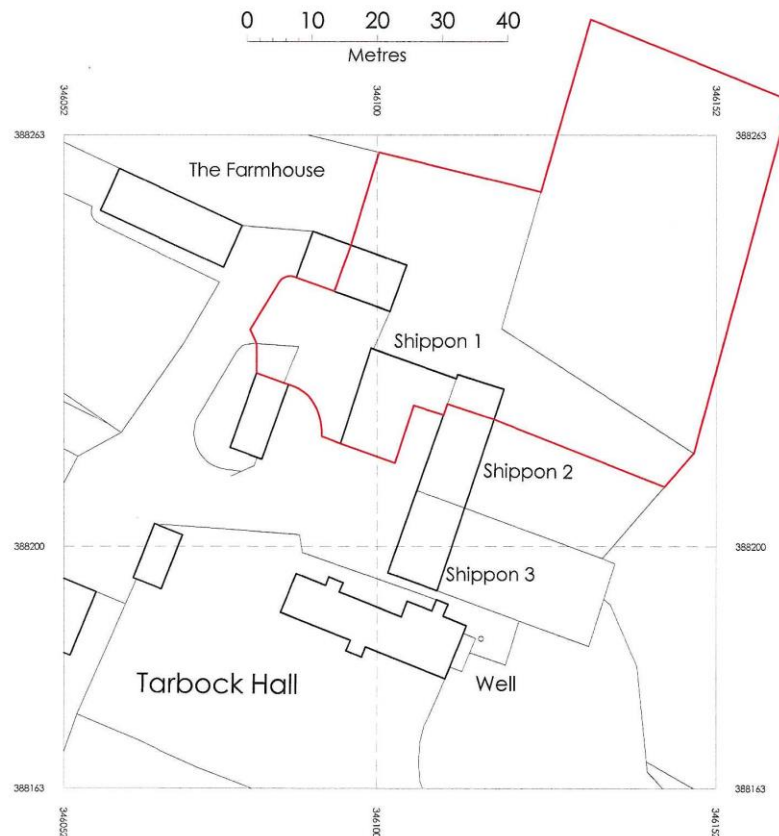


Fig.2 Site Location Plan

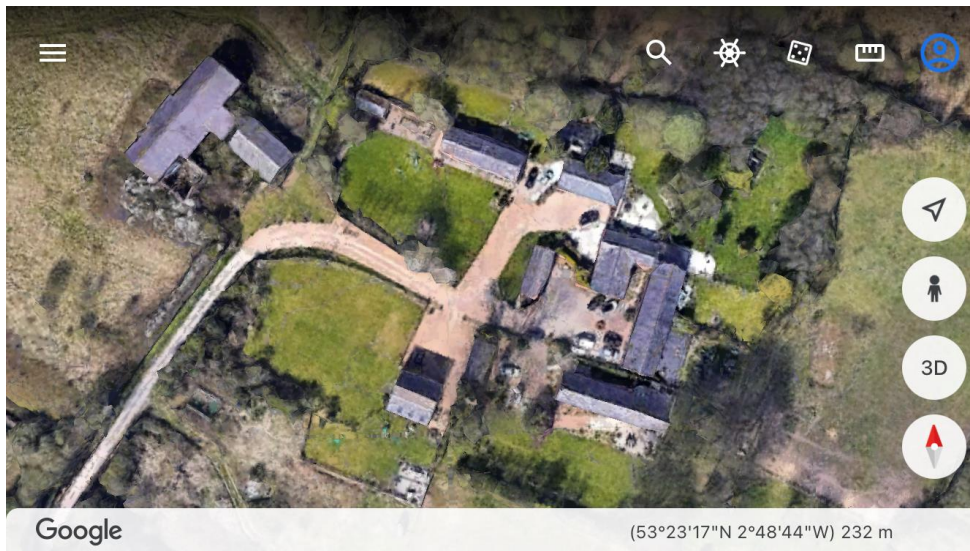


Fig.3 Google Earth aerial view of Tarbock Hall Estate

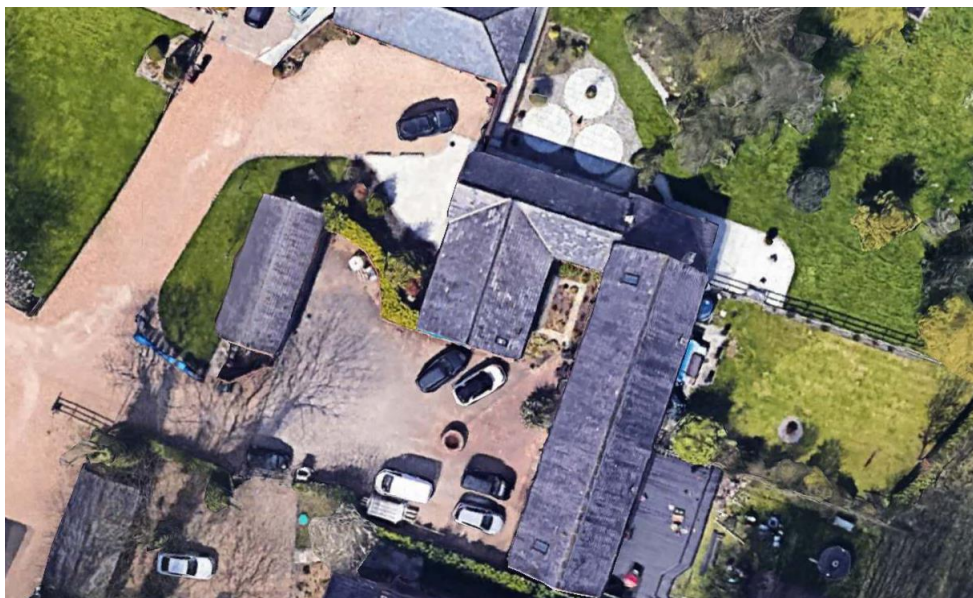


Fig.4 Aerial view of The Shippons

Heritage & Conservation

Shippon 1 is not a Listed Building nor is it within a Conservation Area.

However, it is in the vicinity of a Listed Building the Tarbock Hall Farmhouse. From Historic England's website the List Entry is as follows:

Name:	Tarbock Hall Farmhouse
Listing Grade:	II
List UID:	1253427
Date first Listed:	28 th January 1971
Statutory Address:	Tarbock Hall Farmhouse, Ox Lane

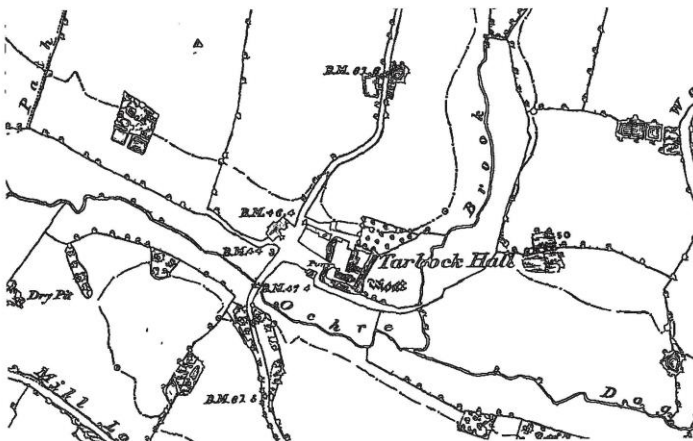
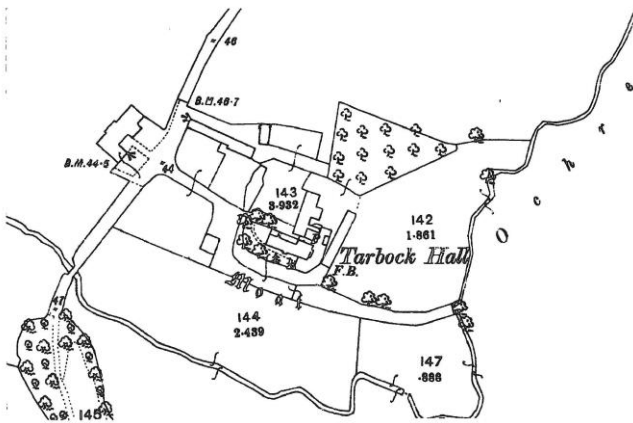
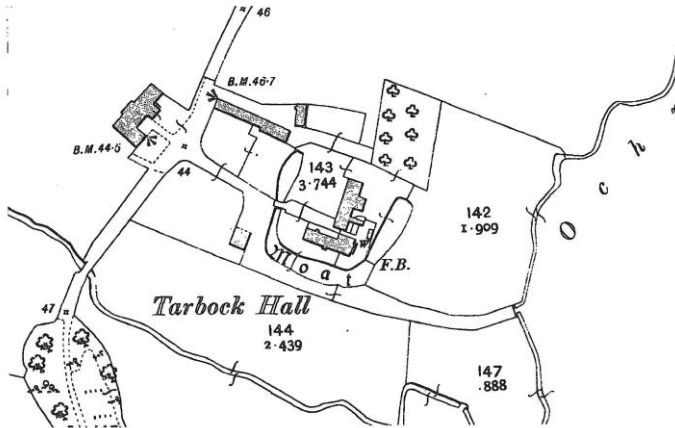
Details:	C18 on earlier site, but much altered. Brick, with stone base at West end. 2 storeys. 4 segmented headed 3 light sliding sash windows on each floor. Former moat now filled in to form garden.
----------	--

There are no Tree Preservation Orders (TPO) within the site.

Social Context

Due to the nature of the private road along Ox Lane the entrance into the proposal site of Shippon 1 & the associated buildings within the Tarbock Hall Estate the buildings are not seen in the public realm. The buildings within the Tarbock Hall Estate for part of a traditional Farmstead comprising main hall, farmhouse & outbuildings, sheds & stables.

The images below show the historic development of the site.



Figs. 5, 6 & 7 Historic maps of Tarbock Hall Estate

Photographic Survey

The following photographs were taken at 10am on Thursday 8th June 2023:



Fig.8 Tree Deck



Fig.9 Tree Deck



Fig.10 Tree Deck

Figs. 8, 9 & 10 show the existing tree deck & the screening trees & bushes around it.



Fig.11 Deck Access

Fig.11 shows the access to the deck & how it allows for expansion as the tree continues to grow.



Fig.12 Existing Patio

Fig.12 shows the existing patio in the foreground which the proposed covered structure is to be located. In the background is the tree deck (proposed location for the tree house) which shows how it is screened from the main house by other mature trees & bushes.



Fig.13 Existing Patio

Fig.13 shows the view of the existing patio viewed from the main house

Design Philosophy

Assessment & influence of Context, Design Process & Principles, Pre-application Consultations, Planning Policy, Design Quality, Scale, Layout, Appearance, Materials, Landscaping & Sustainability of the Development.

Pre-Application Consultations with L.A. Officers

Although no formal pre-application consultation took place before this application it is understood that the applicants had correspondence with the Case Officer for their previous Planning Application, John Fleming, to confirm whether an application was required. Our subsequent email correspondence is shown below:

From: [Fleming, John](#)

Sent: 06 July 2023 11:32

To: [Damian Field](#)

Subject: RE: External Mail: Shippon 1 Tree House

Hi Damian,

Thank you for the email. In terms of the application I would advise a planning application only. I have confirmed this with conservation officer who agrees with my assessment as it would not disturb any aspect of the existing curtilage listed properties if it is an independent structure shall we say.

I would advise though that it should be carefully sited to ensure that it does not result in adverse impacts to the character and setting of the heritage asset and that an Arb report will likely be required.

Kind regards,

John Fleming
Planning Officer
Planning

Telephone: [443 2819](tel:4432819)

Knowsley Council, Huyton Library, Civic Way, Huyton, Knowsley,



Springwood House, 4 Rose Lane, Mossley Hill, Liverpool, L18 5ED
Tel: 07950 830844 www.damianfieldarchitects.co.uk

From: Damian Field <damian@damianfieldarchitects.co.uk>
Sent: Wednesday, July 5, 2023 3:07 PM
To: Fleming, John <John.Fleming@knowsley.gov.uk>
Subject: External Mail: Shippon 1 Tree House

CAUTION: This email originated from an external source. If you suspect a potential phishing email, report it via the IT Self Service Portal which can be found within the Quick Links section on Bertha

Hello John,

A slightly unusual scheme for Shippon 1 that I think Karen & Clare Lewis may have spoken to you about? – a tree house!

Karen & Clare have asked me to submit an application for a tree house that they are constructing & a covered structure for a patio area at Shippon 1. I want to check whether I need to submit a Listed Building Consent or a Planning Application or both?

The previous application for Shippon 1 required both applications. I have recently submitted both applications for works on Shippens 2 & 3 which Knowsley Planning stated that only LBC was required, but are now saying that they needed both after all, so I am very keen not to have this confusion on this Tree House & Covered Area submission.

A swift response would be appreciated as the Applicants are keen to progress things.

Regards Damian

DAMIANFIELD
A R C H I T E C T S

.....
Springwood House, 4 Rose Lane, Mossley Hill, Liverpool, L18 5ED
Tel: 07950 830844 www.damianfieldarchitects.co.uk
.....

.....
Damian Field Architects Ltd – Company Registration No. 10017354 – Registered in England
Registered Office – 29 Hallville Road, Liverpool, L18 0HP
.....

The above comments from the Planning Officer have subsequently been taken into account in this submission.

Planning History

The site at Tarbock Hall was development under the previous Planning Approval (05/00863/COU) & Listed Building Consent (05/00865/LBC). The development was described as the 'Conversion of Shippon Barn & Outbuildings to form 3 No. residential dwellings, erection of detached garage block & construction of new access road'. Shippon 1 formed a part of this wider approval.

Planning Permission (22/00424/FUL) & Listed Building Consent (22/00425/LBC) was recently received on 9th December 2022 for alterations & refurbishment to Shippon 1.

DAMIANFIELD
A R C H I T E C T S

Springwood House, 4 Rose Lane, Mossley Hill, Liverpool, L18 5ED
Tel: 07950 830844 www.damianfieldarchitects.co.uk

Assessment & Influence of Context

The Farmstead development of Tarbock Hall Estate is not viewed in the public realm in that it is accessed via the long private drive of Ox Lane.

The buildings of the Tarbock Hall, The Farmhouse, The Shippons, Chapel & various outbuildings have been converted along with new Garages in the 2005 Planning & LBC Approval.

A Shippon is a shed in which cattle were kept or milked.

They are of traditional facing brick with stone detailing & slate roofs. The Shippons & their Garages & Outbuildings have vertical painted timber cladding.

The proposed covered area to the patio & the tree will be independent structures from the main house of the Shippons & the Garages.

The Tree House will be screened from view by the existing mature trees around it & so will not adversely effect the character & setting of the heritage asset not the openness of the green space surrounding the site.

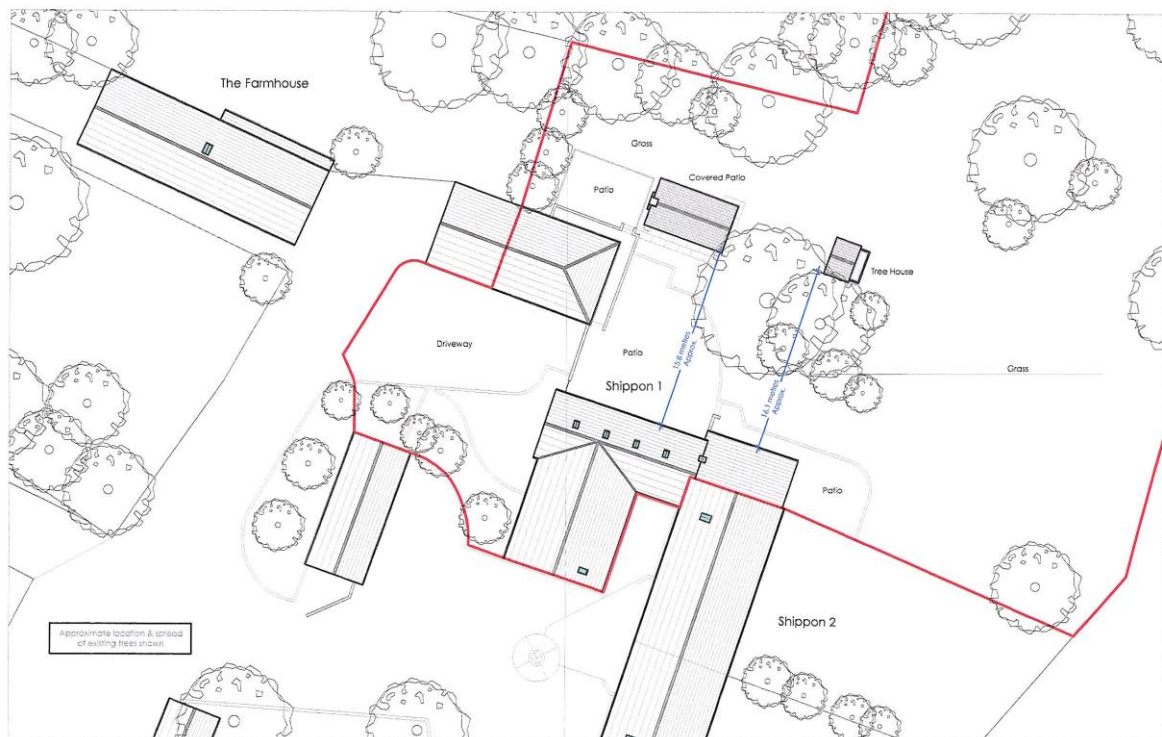


Fig.14 Extract from Proposed Site Layout

Scale & Layout

Fig.14 above is an extract from the Proposed Site Layout showing that the distance of the covered Patio is approximately 15.8 metres from Shippon 1 & that the Tree House is some 16.1 metres from Shippon 1.

The Tree House is screened from Shippon 1 by the mature trees in front of it. It cannot be

seen from Shippons 2 & 3, nor The Farmhouse to the North West or from Tarbock Hall to the South.

Similarly, the Covered Patio area is screened from The Farmhouse by the mature trees at the boundary of the site to the North West. It cannot be seen by either Tarbock Hall or Shippons 2 & 3.

Appearance & Materials

The main structure of both the covered Patio Area & the Tree House is timber.

The roofs of both will be Black Felt Shingles to match the colour of the black slates of the main buildings.

The elevational treatment of the walls of the tree house will be Cedar Shakes/Shingles.

Access, Highways & Parking Issues

It is not proposed to alter the existing vehicular access or change the existing parking & garage arrangements on site in this proposal.

This will not have any adverse effect on the Green Belt or the Tarbock Hall Estate.

Landscaping & Trees

Please see Appendix A for Arb Tree Report.

Green Belt

As the proposals are mainly screened by the existing mature trees they do not adversely impact on the openness of the Green Belt.

Conclusion

This application is proposing minimal interventions on the site as a whole.

The proposal aims not to have an adverse impact on the amenity of Shippon 1, the Tarbock Hall Estate site, Heritage asset or the neighbouring green belt area.

Appendix A

Arboricultural Tree Report