

HERITAGE and DESIGN & ACCESS STATEMENT

Millbrook Manor
Knowsley Lane
Knowsley
L34 0JN

History

Knowsley village, once owned by the Earl of Derby, is documented in the doomsday book of 1086 and retains one of the best village cores within the Merseyside area. Today it is predominantly rural and retains a character reminiscent of pre-war England.

Knowsley village conservation area, designated in the 1970s, is typical of an historical village with a village green at its centre. The parish church, village hall, school, the Derby Arms Hotel, and the estate workers houses, are an indication of the influence of the Earl of Derby.

The Schoolhouse, formerly Millbrook Manor, which is the property on the land relating to this planning application, was built in 1845 by the 13th Earl of Derby.

From its use as a school for approximately 150 years, then function room and restaurant, and now - after a major refurbishment and extension to create a unique property with a focussed vision to provide a high quality therapeutic residential home for up to 10 children.

Millbrook Manor achieves this change with all the historic features preserved and enhanced with a rendering extension as a contrast. The proposed function of the building relating back to its core function, to give children a solid foundation for life.

Design

All rooms in the dwelling to be retained, with a large kitchen and dining area, utility, WC, games room, cinema room, music lounge, and therapy rooms.

The large room adjacent to the kitchen area currently noted as a pool area, although not yet been implemented, would be changed to a multi-use room with disabled bathroom access, WC, a quiet room, study areas to one side, training room and a meeting room to rear garden area.

The garage area would be converted to include 2 additional bedrooms and another therapy room.

A new floor within the large room is to be constructed with a new staircase, this would allow further space for treatment rooms, breakout spaces for homework, crafts, hobbies, staff training space and a meeting room.

The first floor of the main dwelling would be retained which at present contains 5 en-suite bedrooms and a separate bathroom area.

To the front side of the building above the garage area is a fully functional 4-bedroom Annexe, complete with lounge, kitchen and en-suite facilities and separate bathroom. This is to be retained and the annexe to be used as emergency admission for children.

The care home would have facilities to cater for up to 10 children at any one time.

There are extensive newly laid garden areas to the front, side and rear of the property, with a long-cobbled driveway and private gated entrance there is ample parking and can easily park 8 vehicles. There is a further area off site that could provide additional 10 parking spaces if required.

Access

Access to the site is as existing, the building has level thresholds throughout with 2 bedrooms & bathrooms at ground floor level.

Landscaping

Landscaping is as existing with extensive gardens to front, side and rear. Newly laid lawns and patio areas with cobbled driveway

Overview

Millbrook Manor is well suited to its proposed new purpose of a residential children's home; its history and its core function is once again realigned as a building that works toward improving the lives of children and young people.

The buildings proposed future as a place for children to grow is hardwired into the re-imagining of Millbrook Manor, with character intact, Knowsley villages identity is retained through sympathetic conversion as a home for children and young people, a sanctuary that utilises the space to provide areas for learning, play as well as supporting children through therapy to a better future, all in an aspirational environment that raises their life chances.

We are of the opinion that the proposed change of use sets a high benchmark for an Ofsted registered residential home in the LCR, it also accurately reflects recent legislation introduced (November 2024) by Education Secretary Bridget Philipson to drive up standards for children and young people who are looked after.

The change of use also creates many local jobs and a unique, one-of-a-kind addition to the Knowsley village area.

We strongly believe our proposed usage matches the area and protects its identity. Millbrook Manor would become the standard bearer for children and young people's residential care in the UK

The property offers aspiration and hope to children, it offers employment and brings economy to Knowsley it also represents the change and quality shift that the care industry is undergoing. The proposed building function and its usage has already

undergone scrutiny and surpassed all inspections from professional bodies and Ofsted consultants.

Proposal

The proposal is to retain every aspect of the building and to change its use to a therapeutic residential care home for children and young people.

We feel our proposals are confidently design led and will not add any harm to the street scene or the conservation area.

We are also of the opinion that our proposals comply with guidance set out in the NPF and respectfully request that the application is approved in its current form.

We have been and are currently running a childcare business within the childcare sector for over 27 years.

Thank you

Yours sincerely

Brendan Cain