

Planning, Conservation Design & Access Statement

for proposed works at

Shippons 2 & 3

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



Fig.1 East elevation of Shippons 2 & 3 with South gable end of Shippon 1

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Planning, Design & Access Statement

Edition: Planning Application & Listed Building Consent Submission
Date: 20th January 2023
Project: 399 – Shippons 2 & 3

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, Design & Access Statement is in support of the proposal submitted as part of the Planning Application & Listed Building Consent Submission for alterations to Shippons 2 & 3 by Damian Field Architects Ltd on behalf of Chris Cannon.

As a Chartered Architect, Damian Field has twenty eight 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 remove the obscured glass window to the existing Bathroom of Shippon 2 & replace with a partially obscured & restricted opening light window & change the Bathroom to a Bedroom. Extend Shippon 3 into part of Shippon 2 at ground & first floor with alterations to the internal layout of Shippon 3.

The Applicant is the owner of Shippon 3 & is looking to purchase Shippon 2 based upon the outcome of the Planning & Listed Building Consent Applications.

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

399/L(--)01	RevA	Existing Ground Floor Plan
399/L(--)02	RevA	Existing First Floor Plan & East Elevation
399/L(--)03	RevA	Proposed Ground Floor Plan
399/L(--)04		Proposed First Floor Plan & East Elevation
399/A(31)05		Window Assembly Detail
399/A(22)06		Party Wall Assembly Details
399/A(23)07		Party Floor Assembly Detail
399/L(1-)08		Existing Site Layout
399/L(1-)09		Proposed Site Layout
399/L(--)10		Site Location Plan

Location

Shippons 2 & 3 are located in the Tarbock Hall Estate off Ox Lane situated within the Tarbock Green Conservation Area & the Green Belt.

They are within sizeable plots & form part of the post 2005 conversion of the buildings within the Tarbock Hall Estate which includes Shippon 1, Tarbock Hall, The Farmhouse & Chapel.

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

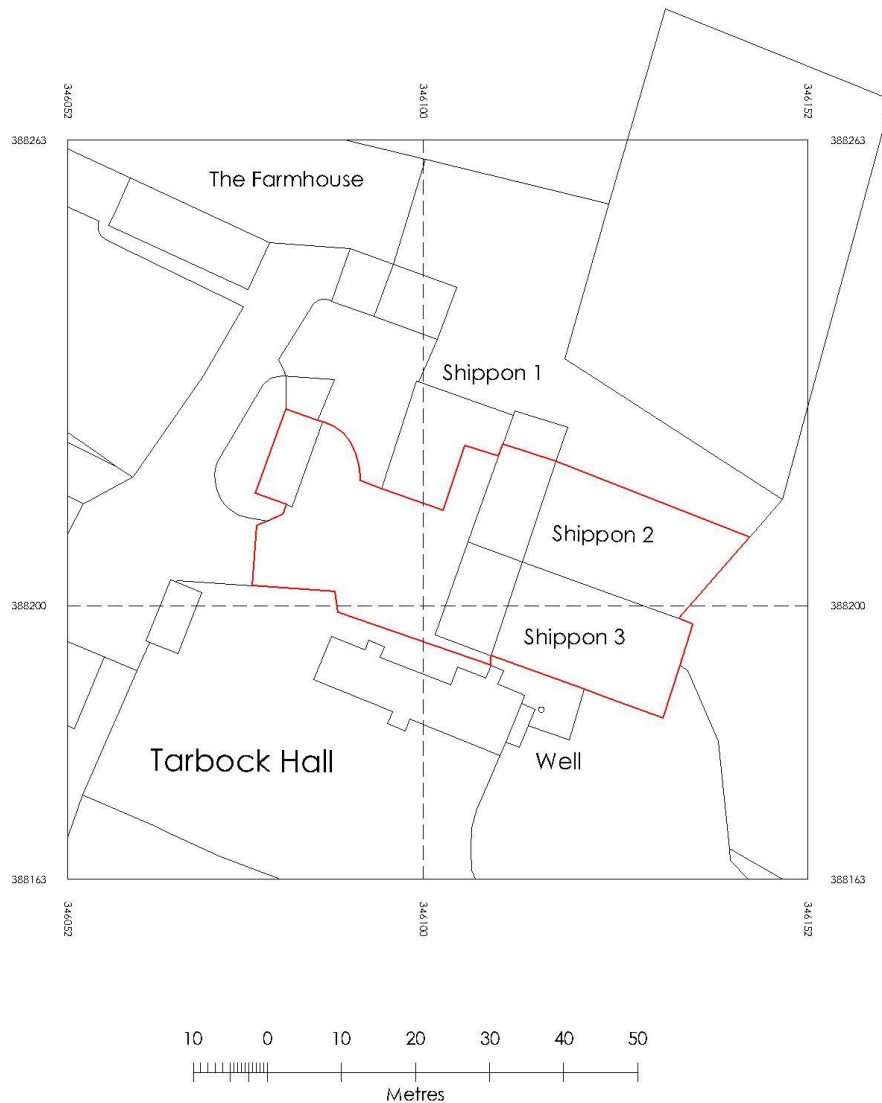


Fig.2 Site Location Plan

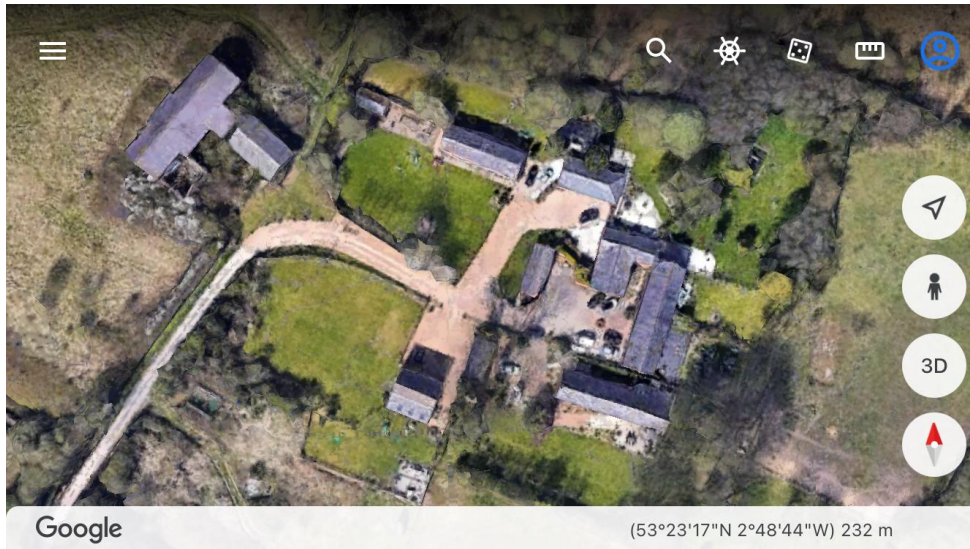


Fig.3 Google Earth aerial view of Tarbock Hall Estate

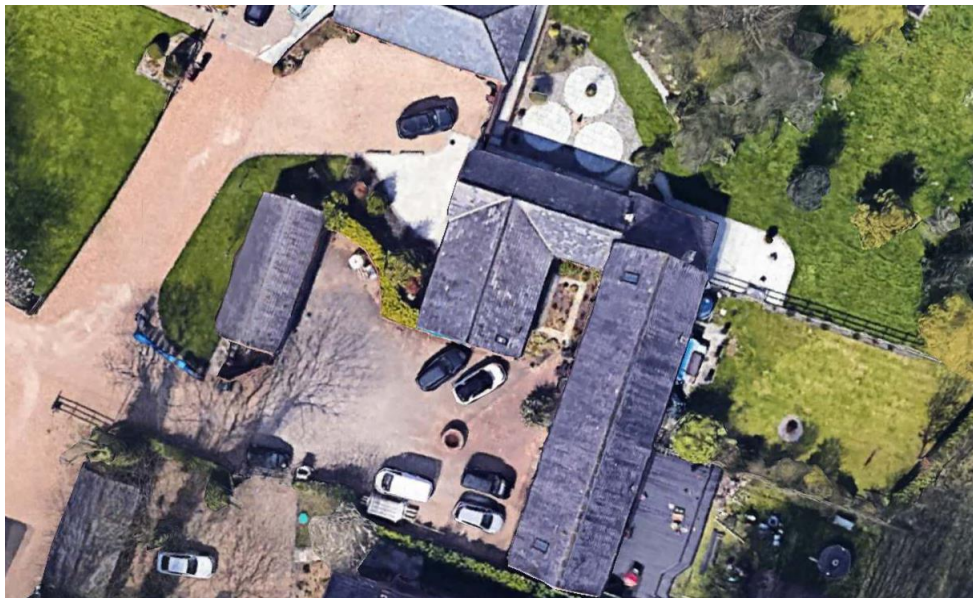


Fig.4 Aerial view of The Shippons

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Heritage & Conservation

Shippons 2 & 3 are not located within a Conservation Area, however they are within the Green Belt. Tarbock Hall Farmhouse is listed as Grade II. As the Shippons are within the vicinity of the Farmhouse, whilst not mentioned specifically in the details, they are considered to be part of the Listing. From Historic England's website the List Entry is as follows:

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

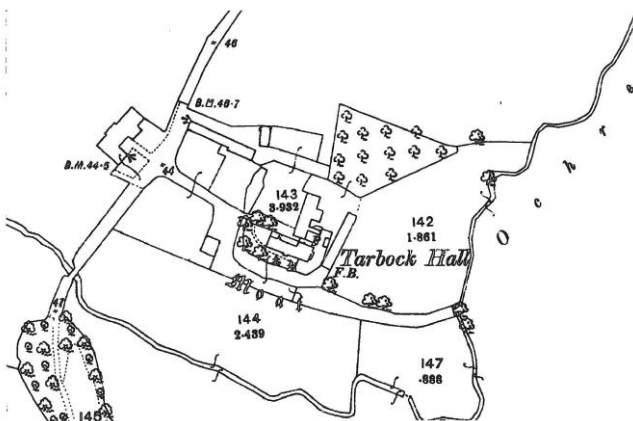
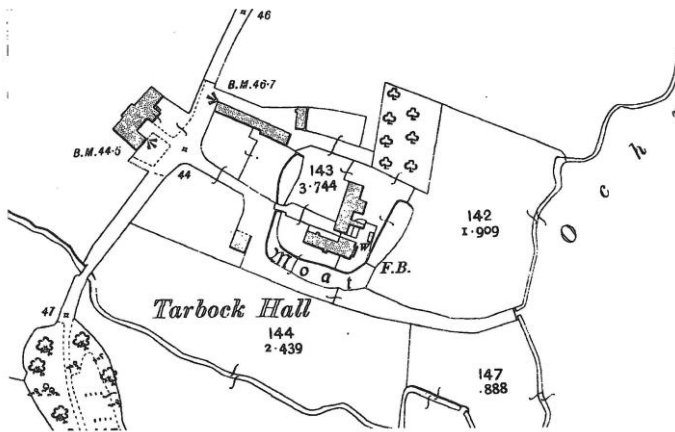
Details: C18 on earlier site, but much altered. Brick, with stone base at West end. 2 storeys. 4 segmented headed 3 light sliding sash windows on each floor. Former moat now filled in to form garden.

For further information please see Heritage Impact Assessment in Appendix A.

Social Context

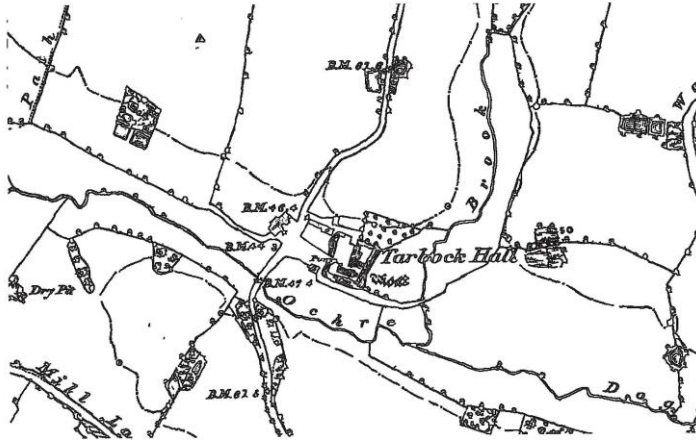
Due to the nature of the private road along Ox Lane the entrance into the proposal site of Shippons 2 & 3 & the associated buildings within the Tarbock Hall Estate the buildings are not seen in the public realm. The buildings within the Tarbock Hall Estate form part of a traditional Farmstead comprising main hall, farmhouse & outbuildings, sheds & stables.

The images below show the historic development of the site.



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

Existing Use & Condition

The buildings were converted post 2005 following the Planning Approval (05/00863/COU) & Listed Building Consent (05/00865/LBC).

The interiors are modern & to a good standard. The layouts benefit from turning the traditional house format upside down in that the bedrooms are located on the ground floor allowing the open plan Living/Dining/Kitchen spaces to take advantage of the open view to the countryside.



Fig.8 Kitchen & Dining space within Shippon 2



Fig.9 Stairs within Shippon 2



Fig.10 Dining & Lounge within Shippon 3
Exposed trusses to upper floor



Fig.11 Stairs within Shippon 3

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Fig.12 Entrance to Shippon 3



Fig.12 Entrance to Shippon 2

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 Enquiry & Consultations with L.A. Officers

Prior to our appointment a Pre-Application Enquiry (Ref: 22/00020/PREAPP) was submitted on 12th April 2022 with subsequent information issued on 15th October 2022. The Pre-App response from Knowsley MBC is shown below:

2 & 3 Shippon Tarbock Hall Estate, Ox Lane Tarbock Green, Knowsley, L35 1QA Issues and Risk Log

8 November 2022

Proposal: REMOVAL OF OBSCURED GLASS WINDOW TO EXISTING BATHROOM AND REPLACE WITH AN ORIEL WINDOW AND CHANGE BATHROOM TO A BEDROOM, EXTEND 3 SHIPPON INTO TO PART OF 2 SHIPPON AT GROUND AND FIRST FLOOR AND ALTERATIONS TO THE INTERNAL LAYOUT TO 3 SHIPPON

Planning Ref: **22/00020/PREAPP**

On basis of information submitted 12/04/2022 and 15/10/2022

- Location Plan 002
- Pre-Application Statement.
- Window Details
- Proposed Floor Plans

National Planning Policy Framework – see [here](#)

Development Plan:

- Knowsley Local Plan Core Strategy, adopted January 2016 – see [here](#)
- Saved Policies of the Knowsley Replacement Unitary Development Plan, adopted June 2006 – see [here](#)
- Merseyside and Halton Joint Waste Local Plan 2013 - see [here](#)

Relevant Supplementary Planning Documents (see [here](#)):

- Design Quality in New Development SPD;
- New Residential Development SPD
- Ensuring a Choice of Travel SPD

The Council's Validation checklist can be found using the link below.

<https://www.knowsley.gov.uk/residents/building-and-planning/planning-permission/consultation-on-planning-validation-checklist>

The most significant planning issues, and therefore risks to achieving a planning permission, are shown below. Those issues highlighted in red are considered to be of high risk to the achievement of a successful outcome.

This is a working document and will be updated during the course of the project when issues are addressed.

	High		Medium		Low
PERCEIVED RISK			CURRENT POSITION & NEXT STEPS		
Principle of Development	The site is located within the Green Belt. Para 149 of the National Planning Policy Framework states that new buildings in the Green Belt are inappropriate unless one of the exceptions is met. It is considered that the development meets exception para 145c)			The external alterations would be minor in size and consistent with NPPF para 149. The extension is considered acceptable in principle.	

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	"c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building";	
Living conditions of future occupiers	Adequate light, outlook and privacy will need to be provided for the occupiers of the building. Any future planning application should demonstrate how acceptable light, privacy and outlook will be provided to the occupiers of the building.	The proposed restricted window opening is considered acceptable in terms of amenity.
Impact on Neighbouring properties	The impact of the development on the living conditions of the existing dwellings will need to be considered. The impact of the development on neighbouring properties will need to be addressed in any planning application.	The proposed restricted window opening is considered acceptable in terms of the amenity of neighbours.
Highways	The changes proposed would not materially impact the highways network.	The proposal is acceptable in highways terms.
Heritage	The site is a listed building and listed building consent will be required for changes. The restricted window would appear to be acceptable in principle from a heritage perspective, however, the precise detail of the	A Heritage Statement is required to be submitted. A separate listed building consent is also required.

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	restricted window will need to be subject to the views of the council's Conservation Officer.	Planning permission is required for the change to the window, but not the other parts of the proposal.
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Planning Law requires the submission of certain information with a planning application dependent upon its type, scale and location. More detail about this can be found [here](https://www.knowsley.gov.uk/knowsleycouncil/media/Documents/Validation-Checklist-Nov-2018-Draft-for-Consult_2.pdf). Please see the validation checklist: https://www.knowsley.gov.uk/knowsleycouncil/media/Documents/Validation-Checklist-Nov-2018-Draft-for-Consult_2.pdf

DOCUMENT	STATUS
Existing and Proposed Plans and Elevations	Essential
Existing and Proposed Site Plans	Essential
Design and Access Statement	Essential
Heritage Statement	Essential
Details of Materials	Essential

Note: The risks and uncertainty associated with an application's outcome can be reduced if information requirements are met, when an application is submitted. It can alleviate the need for planning conditions requiring the submission and further approval of additional details.

The advice given here does not indicate any formal decision by the Council as Local Planning Authority. Any views or opinions are given without prejudice to the formal consideration of any planning application and are based on the details submitted, site observations and other available information sources. A formal decision on a proposal can only be given

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on the submission of a planning application after its full consideration, which will involve consultation with local residents, statutory consultees and any other interested parties. You should also bear in mind that any subsequent changes to planning legislation or planning policies may affect the advice given. The pre-application process involves engagement by both the Local Planning Authority and potential applicants and, as such, we would welcome further discussions as you consider necessary although protracted discussions may incur additional fees to be advised in advance.

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Fig.13 Pre-Application Enquiry Response

The above comments 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'.

Shippons 2 & 3 formed a part of this wider approval.

Planning Policy

The design of the proposed scheme has been undertaken with guidance from the following sources:

Historic England – Adapting Traditional Farm Buildings

National Planning Policy Framework (NPPF)

Tarbock Village & Tarbock Green Conservation Area Appraisal 2005

The Historic Environment Record (HER)

Knowsley Replacement Unitary Development Plan 2006

Sustainable Design Supplementary Planning Document

Lifetime Homes Guidance

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 a mixture of traditional facing bricks with sandstone & slate roofs. The Shippons & their Garages & Outbuildings have vertical painted timber cladding & can be seen in the photographs below:



Fig.14 View into courtyard of Shippons 2 & 3

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Fig.15 Elevation mixture of brick & sandstone block



Fig.16 Extg. Bathroom window to Shippon 2

Design Process & Principles

The applicant's main aim is to increase the size of Shippon 3 by purchasing Shippon 2 & re-structuring the internal layouts. Some functions of rooms will change in this re-structuring such as the existing Bathroom to Shippon 2 will now become a Bedroom.

No 'new build' extensions are proposed.

The aim is to have as little impact on the setting & buildings within the Tarbock Hall Estate as practical. Our approach & process is best explained by how we have treated the questions raised by the Applicants & Conservation Officer at pre-application stage:

Item 1 – Principle of the Development – Perceived Risk Low (Green)

Whilst the site is located within the Green Belt, there are no extensions to the existing building & the external alteration to the Window of Shippon 2 is very minor & would be consistent with NPPF paragraph 149 & therefore should be considered acceptable in principle.

Item 2 – Living conditions of future occupiers – Perceived Risk Medium (Yellow)

Officer's comments:

'Adequate light, outlook & privacy will need to be provided for the occupiers of the building. Any future planning application should demonstrate how acceptable light, privacy & outlook will be provided to the occupiers of the building'

It is understood that the original proposal by applicant was for an Oriel style window which

This proposal is further detail in the submitted drg. 399/A(31)05 & shown below:

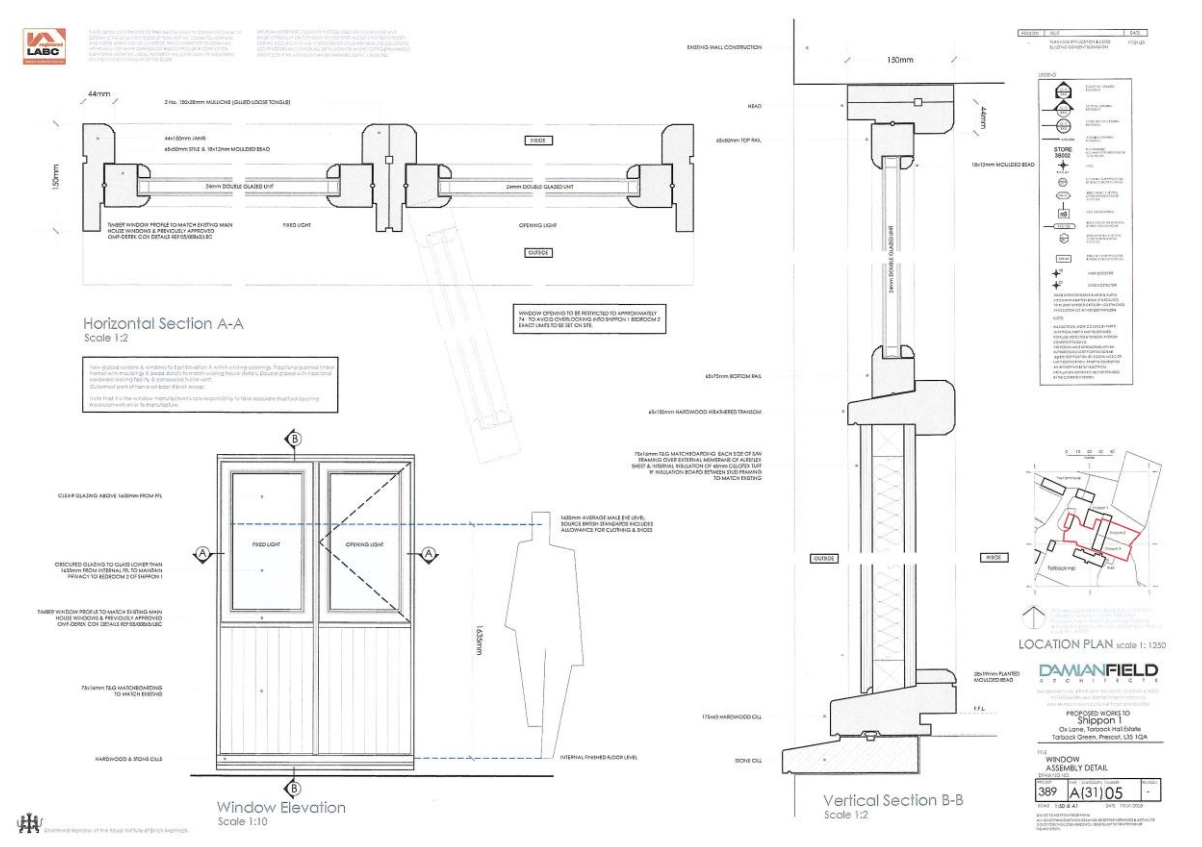


Fig. 17 Proposed Window Assembly Detail

The proposed design is a timber window of profile to match the existing windows & is consistent with the previously approved OMF-Derek Cox details Ref: 05/00865/LBC. These are considered to be the 'Tarbock Hall Estate style'.

The lower part of the glazing is obscured with the upper part clear to allow views beyond Shippon 1. The height of this transition between obscured & clear is taken as 1635mm from internal finished floor level. This is the average UK male eye level taken from British Standards.

The opening light is restricted to around 74 Degrees to avoid looking into the Bedroom 2 of Shippon 1. This angle can be fine tuned on site.

Item 3 – Impact on Neighbouring Properties – Perceived Risk High (Red)

Officer's comments:

'The impact of the development on the living conditions of the existing dwellings will need to be considered....to be addressed in any planning application'.

It was considered that the approach of partially obscured glazing & restricted opening was considered acceptable in terms of the amenity of neighbours. The Window Assembly Detail of 399/A(31)05 & the sight line as drawn on the Ground Floor Plan 399/L(--)03 RevA further enhances this.

Item 4 – Highways – Perceived Risk Low (Green)

Officer's comments:

'The changes proposed would not materially impact on the highways network'.

The proposal is acceptable in highways terms therefore no additional information is required.

Item 5 – Heritage – Perceived Risk High (Red)

Officer's comments:

'The site is a Listed Building & Listed Building Consent will be required for the changes'.

This Planning, Conservation Design & Access Statement which includes a Heritage Statement along with the appended drawings forms the Listed Building Consent.

Officer's comments:

'The restricted window would appear to be acceptable in principle from a heritage perspective, however, the precise detail of the restricted window will need to be subject to the views of the council's Conservation Officer'.

Details of the restricted window are as shown on Drg. 399/A(31)05.

Design Quality

We strive to design all our buildings to the highest quality & this is especially necessary in buildings within the vicinity of Listed Buildings or the Green Belt. Our approach to architecture is to have well thought out designs that deliver high quality modern dwellings, backed up with a thorough knowledge of construction materials & techniques.

We feel that the proposed amendments to Shippons 2 & 3 will not adversely impact on the character of the Tarbock Hall Estate.

Structural Design

The structural design of any building elements & drainage will be in accordance with the Structural Engineers recommendations, method statements & calculations submitted to the Local Authority at Building Regulations stage.

The Party Wall & Floor has been detailed using the British Gypsum approved partition systems. This provides the required fire protection & sound reduction for party walls & floors without the need for brick or blockwork. This avoids the need to 'cut' blockwork into the existing inner leaf of the building & therefore does not require any loss of fabric.

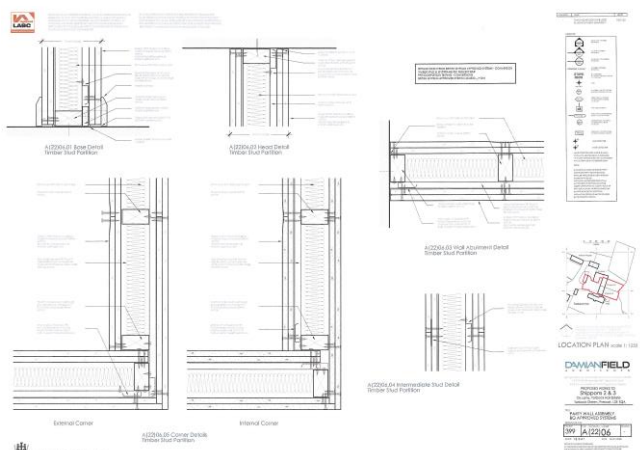


Fig. 18 Party Wall Assembly Details

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The following images show the design process at sketch stage prior to the formalisation of the drawings for submission.

[illegible]

SHIPPON 2 LAYOUT.

0 1/2 1 2 1/2 5m.

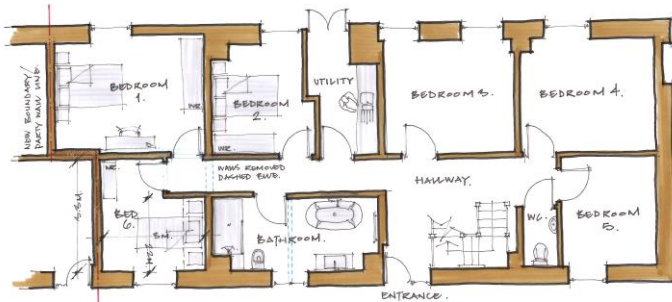
SCALE 1:50 @ A3.

[illegible]

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SHIPPON 3 LAYOUT

SCALE 1/80 @ AS.



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Appearance & Materials

The proposed window will match the previously approved 'Tarbock Hall Estate' style & be constructed from painted timber.

See drg.399/A(31)05 for Window Assembly detail.

Scale & Layout

As no extensions or new build elements are proposed the scale & layout of the Tarbock Hall Estate is not affected.

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

No trees will be affected by these proposals.

Green Belt

As no extensions or new build elements are proposed the scheme will have no impact on the openness of the Green Belt.

Conclusion

This application is proposing minimal interventions on the previously developed scheme.

Following comments from the Knowsley Council's Conservation Officer & the advice within Historic England's 'Adapting Traditional Farm Buildings' document it is hoped that this proposal represents an appropriate & sustainable form of development in the context of the local authority planning policy.

The development submitted is of a high standard of design using materials & techniques appropriate to their setting. The proposal aims not to have an adverse impact on the amenity of Shippons 1, 2 or 3, the Tarbock Hall Estate site or the neighbouring green belt area.

Appendix A

Conservation Area & Heritage Impact Assessment (HIA)

Having researched the Historic Environment Record (HER) website & associated links it is assumed that in this case the 'asset' is Tarbock Hall.

1.0 The Nature of the Asset

Tarbock Hall Estate comprises a series of buildings including Tarbock Hall, The Farmhouse, The Shippons, outbuildings & chapel. It is set within a large former farmstead. The buildings were converted into dwellings following the Planning Approval (05/00863/COU) & Listed Building Consent (05/00865/LBC) in 2005.

2.0 The Extent of the Asset

The proposal site of Shippons 2 & 3 is set in a large plot of 1504 square metres. The Heritage Asset of the Tarbock Hall Estate forms a much larger site.

3.0 The Application Site

Tarbock Hall Estate
Ox Lane
Tarbock Green
Prescot
L35 1QA

The 'asset' site is located off Ox Lane Lane Which leads to the Tarbock Hall Estate

The 'asset' site is located in the Green Belt, but it is not within the Tarbock Green Conservation Area.

The 'application' site for Planning & Listed Building Consent purposes of Shippons 2 & 3 is within the vicinity of the Grade II Listed Tarbock Hall Farmhouse.

4.0 The Significance of the Asset

The 'asset' (Tarbock Hall) is a Grade II Listed Building. The listing details state "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."

5.0 The Proposed Works

The objective of this application is to remove the obscured glass window to the existing Bathroom of Shippon 2 & replace with a partially obscured & restricted opening light window & change the Bathroom to a Bedroom. Extend Shippon 3 into part of Shippon 2 at ground & first floor with alterations to the internal layout of Shippon 3.

The internal remodelling works do not affect any historic fabric.

6.0 Relevant 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'.

Shippons 2 & 3 formed a part of this wider approval.

7.0 The Impact on the Asset

As the proposed works to Shippons 2 & 3 do not involve any new building extensions or demolitions of buildings it will have little impact on the asset.

The proposals will not block any key views or adversely impact on any relationships between its neighbouring buildings.

8.0 Applications for Demolition

It is not proposed to demolish any of the asset.

9.0 Preserve, Enhance & Mitigate

As the proposed works to Shippons 2 & 3 do not involve any new building extensions or demolitions of buildings it will have little impact on the asset. This will preserve the existing relationships between the buildings & not block any key views within the estate. Nor will the proposal have any impact on the 'openness' of the Green Belt.

10.0 Sources of Information

Historic England – Adapting Traditional Farm Buildings

National Planning Policy Framework (NPPF)

Tarbock Village & Tarbock Green Conservation Area Appraisal 2005

The Historic Environment Record (HER)

Knowsley Replacement Unitary Development Plan 2006

English Heritage