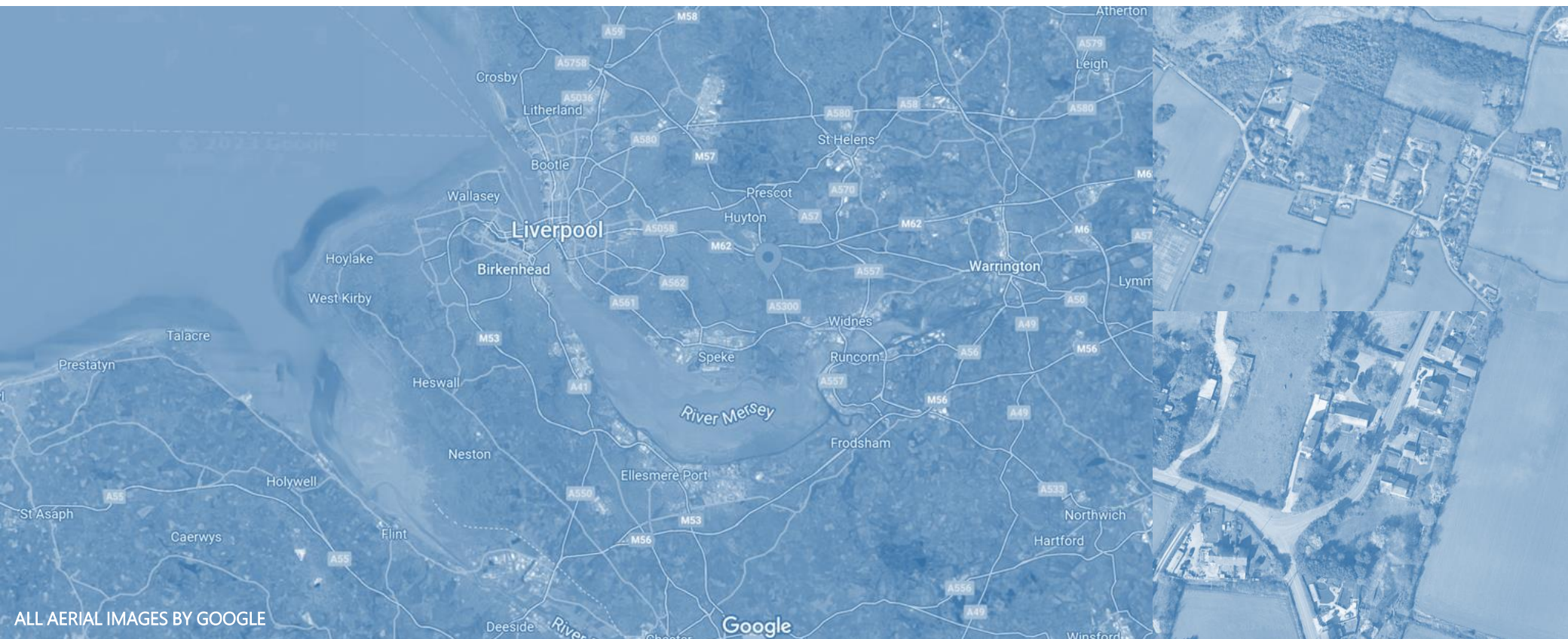


HERITAGE STATEMENT

Prepared for Knowsley Council in Support of the Demolition of an Existing Garage and Construction of a New Garage at Alderley, Water Lane, Tarbock Green, L35 1RE

Project Number: **A1076-300** | Revision **P1** | 25th July 2023



ALL AERIAL IMAGES BY GOOGLE

Google

1.0 Site Address

1.1 Address: Alderley, Water Lane, Tarbock Green, Tarbock, L35 1RE

2.0 Heritage Asset

- 2.1 The site is on Water Lane within the Tarbock Green Conservation Area.
- 2.2 The site is located in the Green Belt.
- 2.3 The house is not Listed, locally listed or near a listed building.
- 2.4 Alderley is a **non-designated heritage asset**. The definition means the asset does not meet the criteria for designated heritage assets.

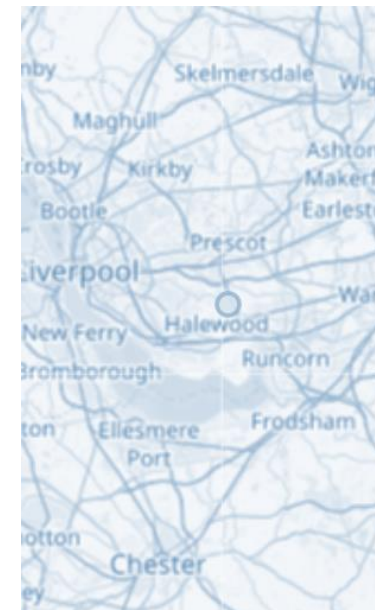


3.0 The Significance of the Asset / HER Merseyside Records

Reference: Merseyside Environmental Advisory Service - *MME6216*

3.1 The building is shown on the Molyneux estate plan of 1769, but the full plot is not numbered. The south eastern corner is shown with a pink boundary across it and is recorded as No. 42, an encroachment occupied by Thomas Heys. It appears that the building is a latter addition to the map. To the north there are similar additions in black, with no coloured boarders, which are labelled as No. 67 and 68, but there are no corresponding entries for these in the survey, again suggesting that these are later additions. Yates' map of 1786 shows a building in this area, though this may be intended for the house to the south of this site, or possibly for both of them. Greenwood's map of 1818 shows more buildings in this area, with two buildings on the east side of the road to the north of the watercourse (i.e. this site and the one to the north of it). Hennet's map of 1829 shows two buildings in this area but set back from the road. The Tithe map of 1849 record it as No. 375, a house, outbuilding, yard and garden owned by the Earl of Sefton, leased by the executors of Thomas Ashton and occupied by John and Elizabeth Ashton.

3.2 In 2020/1 the building was renovated and a building survey was carried out by Specialist Archaeological Services. The building was originally a handmade brick-built double fronted double pile house. The building had brick foundations and therefore was not a rebuilding on an earlier stone base. In the late 19th or early 20th century, the roof had been replaced. Probably at the same time the chimneys were rebuilt or increased in height using machine-pressed brick. The western part was a separate structure that had been rebuilt and modified on several occasions. It was originally built in stone but had been reduced in length and rebuilt in brick, and a cart Garage created in the southern elevation. It had been a stable, though by 1926, when the building appears in an estate sale catalogue, it was in use as a coal house and store room. The attached outbuilding had also apparently been used as a bothy, an agricultural labourer's dwelling. The roof of this section of the building contained one older timber, an adze-hewn purlin with what are probably Baltic timber marks on it. A watching brief was also carried out on groundworks for extensions to the building. These identified a ditch which predated the house, possibly of 18th century date, it may be the boundary shown on the estate plan of 1769. A brick-lined well was found, it had been filled probably in the 1970s when a conservatory was built over it.

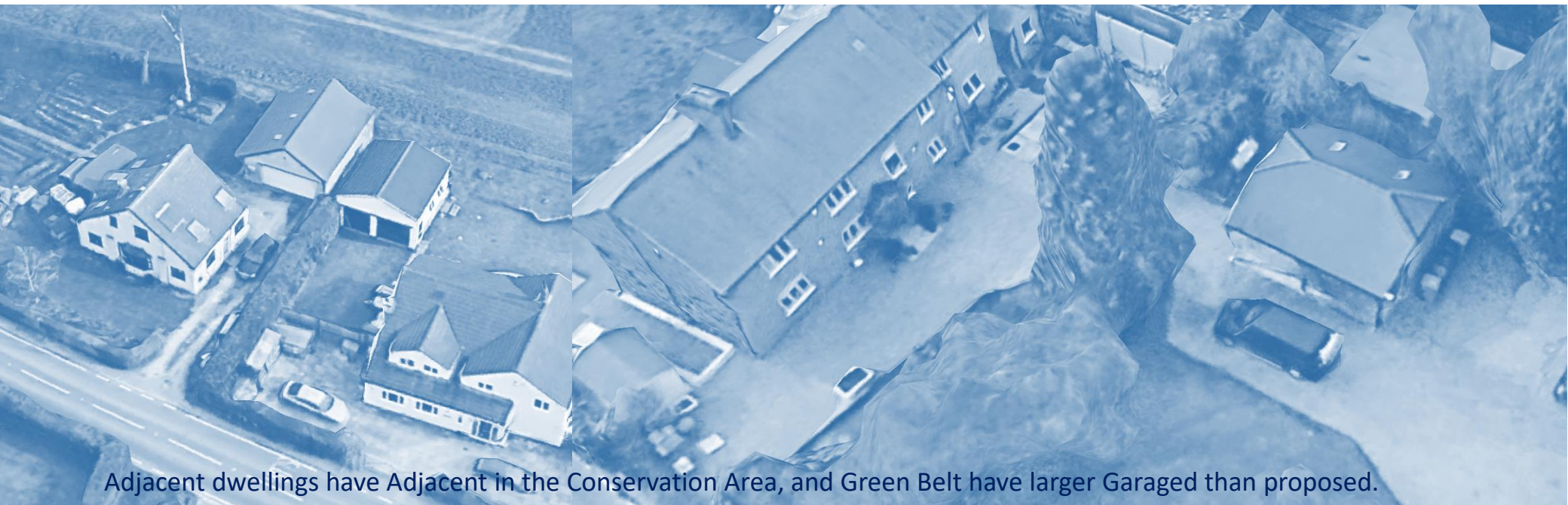


4.0 The Proposed Work

- 4.1 The proposed work is to provide a safe Garage to Alderley that works with modern vehicular and safety requirements. The material will be the same as granted. The Garage will replace an existing Garage.

5.0 Impact on Significance of the Asset

- 5.1 The proposal is for a new Garage that will have **no impact** on the historical asset. The existing Garage is modern and not in keeping with the asset or vernacular. The new garage location is further away from the existing dwelling. The new location and demolition of the existing garage will improve the openness of the Green Belt and make the asset more visible in the conservation area.



6.0 Enhancement and Public Benefits

- 6.1 The proposal will dramatically improve the awareness of Alderley as a dwelling in the conservation area, as the existing garage detracts from the dwelling. The improved spacing highlights the asset.

The new garage will reduce the number of sheds, minor buildings, and short-term storage.

7.0 Other

- 7.1 The asset is the home of a modern family, not a museum or artwork to be admired from a distance or put in a frozen state. It has evolved since 1769 and will continue to do so. The owners are securing the optimum viable use of the heritage asset in support of its long-term conservation.

Given the scale of the Garage and proximity to the bulk of the dwelling, it is clear that it does not affect the openness of the green belt. The demolition of the existing garage dramatically improves the openness of the Green Belt.

