

Planning, Conservation Design & Access Statement

for proposed works at

Shippons 1 & 2

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



Fig.1 East facing elevation of Shippon 2 viewed from garden

DAMIANFIELD
ARCHITECTS

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

Planning, Design & Access Statement

Edition: Listed Building Consent Submission - RevA
Date: 14th March 2025
Project: 431 - Shippons 1 & 2

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 Listed Building Consent Submission for alterations to Shippons 1 & 2 by Damian Field Architects Ltd on behalf of Clare & Karen Lewis.

As a Chartered Architect, Damian Field has over 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 convert Shippons 1 & 2 into a single dwelling.

Internal access between the dwellings will be created by re-installing the historic opening between the buildings.

Existing non-historic door & windows to the Eastern garden facing elevation are proposed to be replaced with new glazed timber framed door & sliding folding screens.

Additional internal works of new lightweight timber stud partitions do not involve the removal of any historic fabric.

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

431/L(--)01	RevA	Existing Ground Floor Plan
431/L(--)02	RevA	Existing First Floor Plan
431/L(--)03		Proposed Ground Floor Plan
431/L(--)04		Proposed First Floor Plan
431/L(--)05		Existing Elevations
431/L(--)06		Proposed Elevations
431/L(1-)07		Existing Site Layout
431/L(1-)08		Proposed Site Layout
431/L(--)09		Site Location Plan
431/A(31)10		Glazed Door Assembly - Study
431/A(31)11		Single Glazed Door Assembly – Utility

Location

Shippens 1 & 2 are located in the Tarbock Hall Estate off Ox Lane situated within the Tarbock Green Conservation Area & the Green Belt & form part of the post 2005 conversion of the buildings within the Tarbock Hall Estate which includes Shippon 3, Tarbock Hall, The Farmhouse & Chapel.

Shippon 1 is within a sizeable plot & Shippon 2 is a smaller plot adjacent.

The Applicants are the owners of Shippon 1 & are in the process of purchasing Shippon 2 in order to create a single dwelling.

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

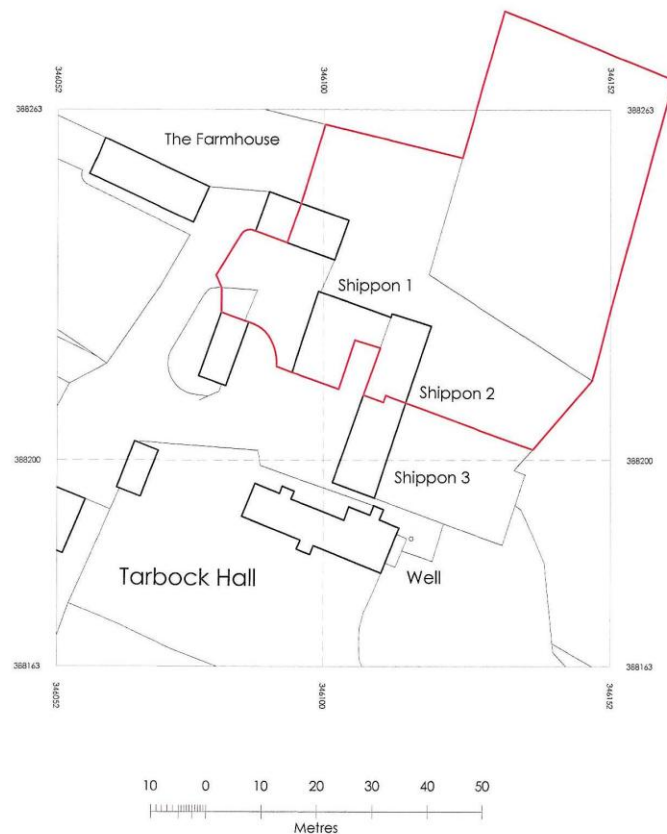


Fig.2 Site Location Plan

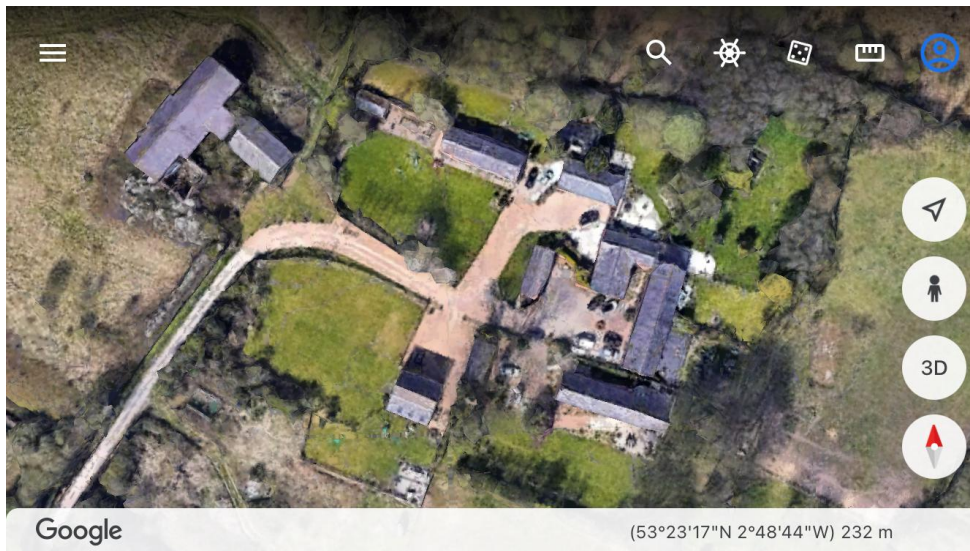


Fig.3 Google Earth aerial view of Tarbock Hall Estate

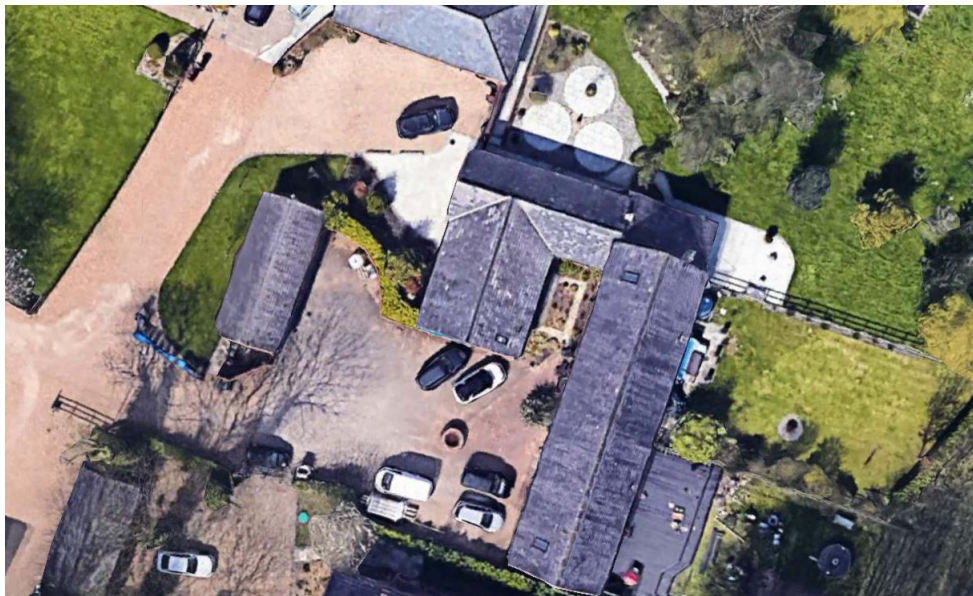


Fig.4 Aerial view of The Shippons

DAMIANFIELD
ARCHITECTS

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

Heritage & Conservation

Shippons 1 & 2 are not Listed Buildings nor are they within a Conservation Area. However, they are 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: 28th January 1971
Statutory Address: Tarbock Hall Farmhouse, Ox Lane

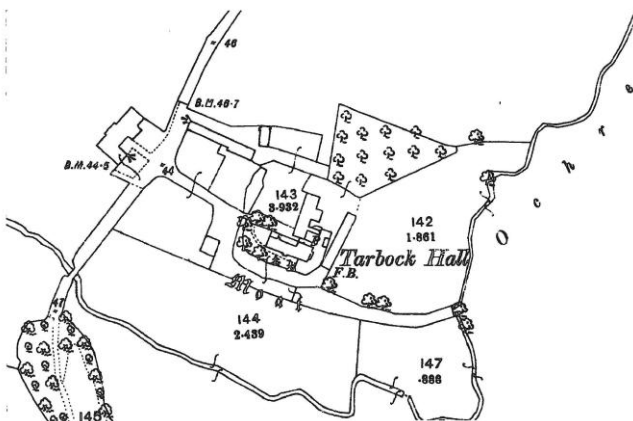
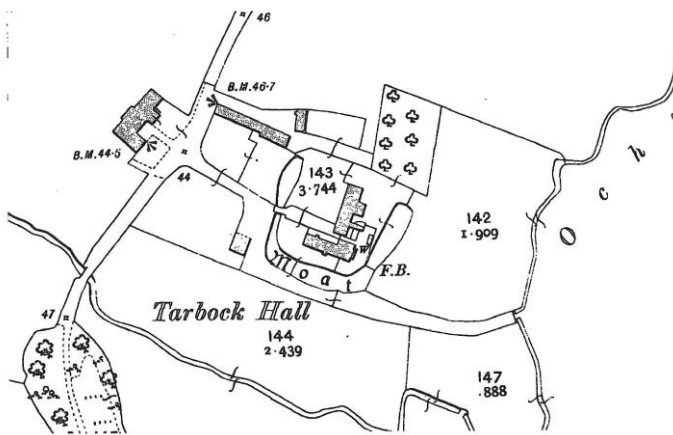
Details: C18 on earlier site, but much altered. Brick, with stone base at West end. 2 storeys. 4 segmented headed 3 light sliding sash windows on each floor. Former moat now filled in to form garden.

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

Social Context

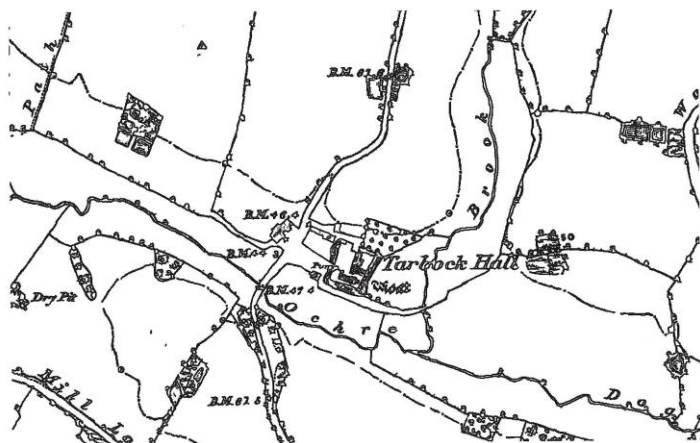
Due to the nature of the private road along Ox Lane the entrance into the proposal site of Shippons 1& 2 along with the associated buildings within the Tarbock Hall Estate the buildings are not seen in the public realm. The buildings within the Tarbock Hall Estate for part of a traditional Farmstead comprising main hall, farmhouse & outbuildings, sheds & stables.

The images below show the historic development of the site.



DAMIANFIELD
ARCHITECTS

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



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

Planning History

The buildings were originally converted post 2005 following the 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 1 & 2 formed a part of this wider approval.

More recently all three Shippons have had approvals both to update the dwellings:

Shippon 1 (22/00424/FUL) Granted 9th December 2022

Alterations & refurbishment comprising the installation of timber framed sliding doors, installation of roof lights & conversion of garage to form guest annexe & the erection of a detached timber framed covered seating area with brick plinth.

Shippon 1 (22/00425/LBC) Granted 9th December 2022

Alterations & refurbishment of dwelling house including the replacement of existing chimney, erection of a pergola & the partial conversion of a detached garage to form a habitable room with ensuite.

Shippons 2 & 3 (23/00030/LBC) Granted 31st January 2024

Refurbishment works comprising reconfiguration of Shippon 2 & 3 including replacement of 1 No. window.

Shippon 1 (23/02653/FUL) Granted 12th February 2024

Erection of tree house.

Existing Use & Condition

Shippons 1 & 2 are currently separate dwelling houses. Both have modern interiors to a good standard. However, Shippon 2 would benefit from additional natural light into the rear of the property.

The following photographs were taken at 1.30pm on 7th February 2025:



Fig.8 East Elevation C



Fig.9 Glazed lounge door to Shippon 1 – North Elevation D



Fig.10 Window to Bedroom 1 – Shippon 2



Fig.11 Stair & balustrade. 1st Floor Shippon 2



Fig.12 Roof truss at Party Wall. 1st Floor 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

Although no formal submitted Pre-Application Enquiry took place before this application it is understood that the Applicants had extensive correspondence & meetings on site with the Local Authority Conservation Officer. The correspondence from 28th September 2022 is shown below:

[External]: RE: External Mail: Shippon 1 Ox Lane

From Bradwell, Dorothy <Dorothy.Bradwell@knowsley.gov.uk>

Date Wed 28/09/2022 14:09

To Clare Lewis <clare.lewis@datalase.com>

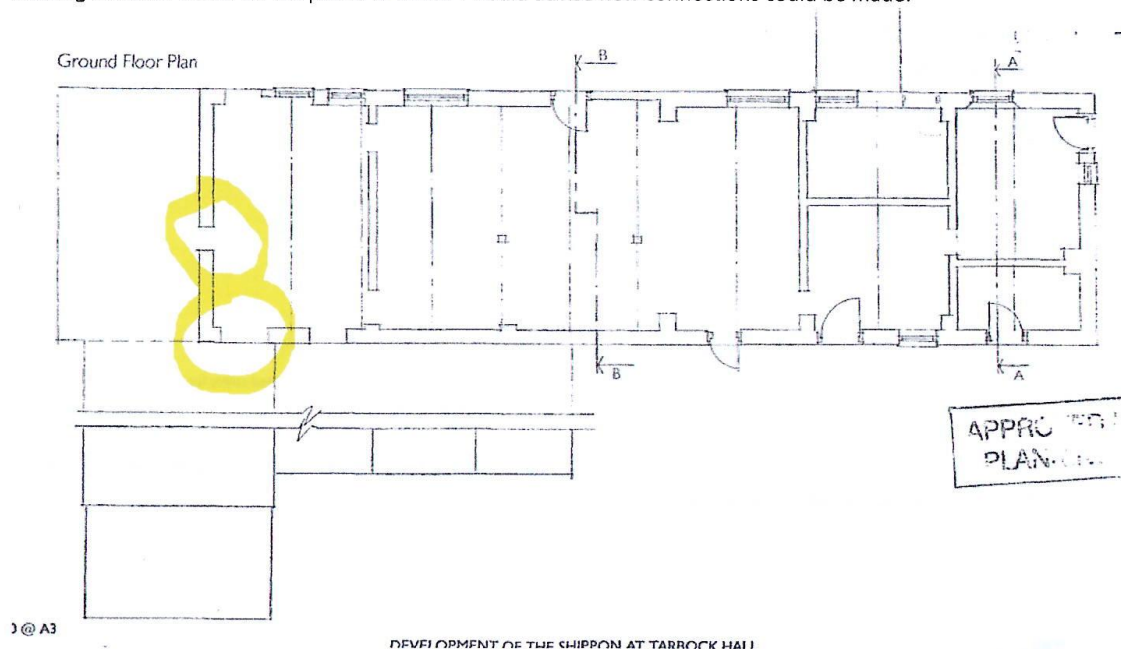
Cc Fleming, John <John.Fleming@knowsley.gov.uk>; damian@damianfieldarchitects.co.uk
<damian@damianfieldarchitects.co.uk>

CAUTION: This email originated from outside the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Clare,

Thank you for your email. Since we met yesterday, I had managed to find the main drawing, which I can confirm was an 'existing' drawing from 2005 (i.e. the building pre-conversion), it does appear to show 4 lights placed on the south roof slope but I am still trying to find a photograph, or written description to confirm the nature of these features. They could for example have been vents, or the remains of them. If you happen to have any pre-conversion images I would be very grateful if you could send over a copy, as my searches have not as yet turned one up which shows this building, though I do believe I have seen one previously.

Also, as per our conversation on site regarding extending into shippon 2, I have identified that there were previously openings from shippon 2 into shippon 1 (below excerpt from 'existing' plans). The location of the pre-existing accesses would be the points at which I would advise new connections could be made.



Very best wishes,
DorothyBradwell(She/Her)
Principal Conservation and Design Officer
Planning

Telephone: [0151 443 2780](tel:01514432780)

Knowsley Council, Nutgrove Building - Second Floor, Westmorland Road, Huyton, Knowsley, L36 9FB

The key point from the email is that extending from Shippon 1 into Shippon 2 should be carried via one of the original accesses indicated in yellow on the plan above. This is the approach that will be adopted in this proposal.

More recent correspondence with the Local Authority has taken place to clarify whether a concurrent Planning Application is required to accompany this LBC.

As no extensions or change of use are proposed then only a LBC is required. This was the case with the recent submission to Knowsley Council regarding Shippons 2 & 3 where the Party Wall between the dwellings was altered.

The Planning Department at Knowsley have confirmed that a concurrent Planning Application is not required with this LBC submission but have suggested that the Applicant may wish to submit a Certificate of Lawful Development to confirm that the internal works are considered Permitted Development. See email correspondence below:

From: Black, Reece <Reece.Black@knowsley.gov.uk>
Sent: Wednesday, March 12, 2025 6:17 PM
To: damian@damianfieldarchitects.co.uk <damian@damianfieldarchitects.co.uk>
Subject: Query on amalgamation of 2 previously converted former farm buildings to residential dwellings (Shippon)

Hi Damian,

I've looked further into this matter this afternoon.

There is an extensive Planning History at the site, some of which, particularly the most recent and directly relevant I have reviewed, particularly any applications for the conversions of the previous farm buildings to residential dwellings to see if there would be any Planning Conditions which explicitly prohibit any proposals such as this query to be completed without formal Planning Permission – for which I could not find any such Condition.

I've checked with my manager and the view would be that the proposal of amalgamation of two dwellings into one would not require Planning Permission if all the works were limited to internal alterations. As stated, I could not see any Conditions which restrict this and instruct a Planning application for full Permission be submitted to officiate this, however, as said, there was a lot of history at the site, and I think that a Certificate of Lawful Development (CLD) would need to be submitted in order to confirm with certainty that, the proposal of combining / amalgamating two dwellings into one, would not require Planning Permission and (with certainty) that this site had no restrictions. From what I have reviewed I could not see any Condition which would demand this, but I wanted to be clear on this as the Officer who is allocated the LBC may find something further which would mean full Planning Permission is required.

Therefore, it is not the opinion the works discussed on the phone would require Planning Permission alongside the LBC, however, this is an informal opinion from doing a search through the most relevant and recent determined Planning applications. The mechanism to officiate with certainty that the works required to the property in question would be through a CLD.

I hope this provided a degree of clarity. I am happy to discuss further if you have any more queries or points of clarification.

Best wishes,
Reece

Reece Black (He/Him)
Planning Officer
Planning

Telephone: [0151 443 5040](tel:01514435040)

Knowsley Council, Huyton Library, Civic Way, Huyton, Knowsley, L36 9GD



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

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

Design Process & Principles

The Applicant's proposal is to extend Shippon 1 into Shippon 2 to create a larger single dwelling. The internal access point will be through one of the original openings identified by the Local Authority Conservation Officer. All other internal works such as partitions to form a dressing room, ensuite or lobby will be in areas of existing modern construction within the buildings & therefore no historic fabric will be removed.

The existing door & window at Ground Floor to the Elevation C from the from the existing Utility & Bedroom 1 respectively in Shippon 2 will be replaced with a glazed timber door & sliding folding system within the existing openings. Again, no historic fabric will be lost in these proposals.

The glazed timber door & screens will match those previously approved & installed on the recent works to Shippon 1. They are to be of the same material (painted timber) & the same 'Tarbock Hall' design as previously approved under the original applications 05/00863/COU & 05/00865/LBC.

See Detail Drawings showing head, cill, transom, mullion & jamb details references 431/A(31)10 - Glazed Door Assembly & 431/A(31)11 – Single Glazed Door.

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 1 & 2 will not adversely impact on the character of the Tarbock Hall Estate.

Structural Design

There are no works that require the input of a Structural Engineer in this proposal.

Sketch Design

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

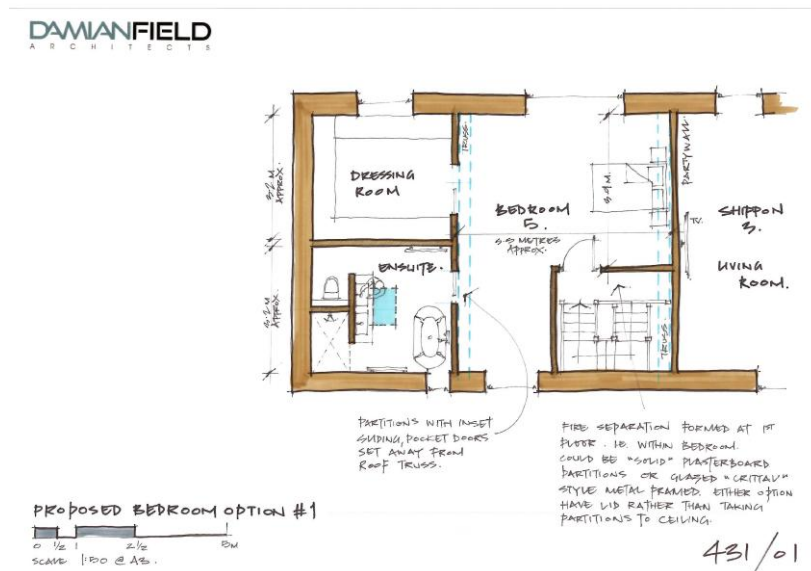


Fig. 13 1st Floor layout with separation to stairwell formed at upper level

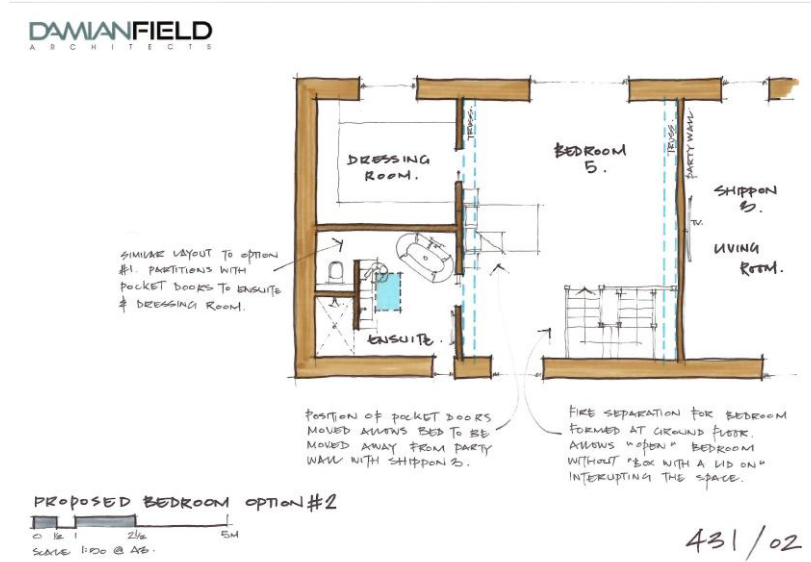


Fig. 14 1st Floor layout alternative with separation to stairwell formed at lower level

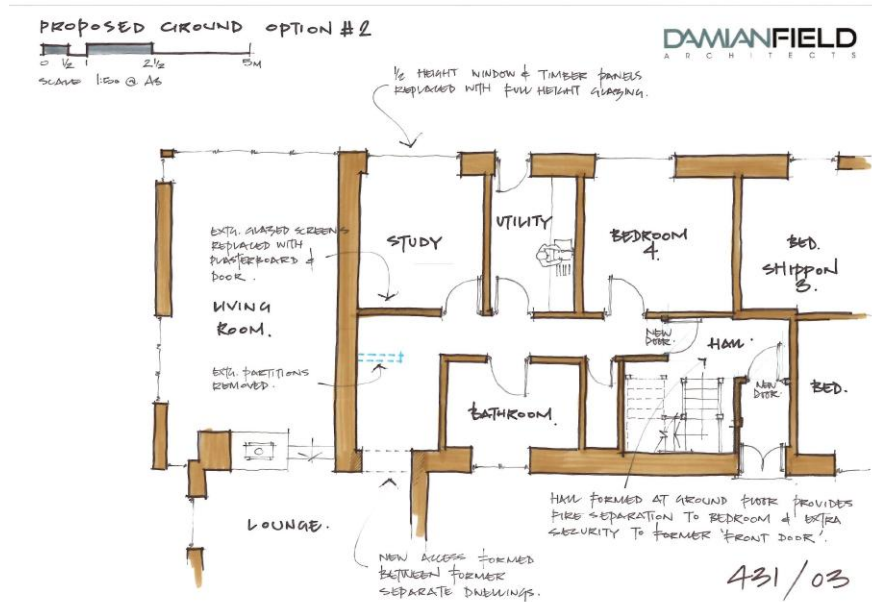


Fig. 15 Ground Floor layout with separation to stairwell & lobby formed

Appearance & Materials

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

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 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 the Shippons, 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 originally 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 1 & 2 are set in a large plot of 3603 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 Listed Building Consent purposes of Shippons 1 & 2 is not a Listed Building. However, it 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 convert Shippons 1 & 2 into a single dwelling.

Internal access between the dwellings will be created by re-installing the historic opening between the buildings. Existing non-historic door & windows to the Eastern garden facing elevation are proposed to be replaced with new glazed timber framed door & sliding folding screens.

Additional internal works of new lightweight timber stud partitions do not involve the removal of any historic fabric.

These works relate to Shippons 1 & 2 not the 'asset' (Tarbock Hall Farmhouse).

6.0 Relevant Planning History

The site at Tarbock Hall was development under the previous 2005 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 1 & 2 formed a part of this wider approval.

More recently all three Shippons have had approvals both to update the dwellings:

Shippon 1 (22/00424/FUL) Granted 9th December 2022

Alterations & refurbishment comprising the installation of timber framed sliding doors, installation of roof lights & conversion of garage to form guest annexe & the erection of a detached timber framed covered seating area with brick plinth.

Shippon 1 (22/00425/LBC) Granted 9th December 2022

Alterations & refurbishment of dwelling house including the replacement of existing chimney, erection of a pergola & the partial conversion of a detached garage to form a habitable room with ensuite.

Shippons 2 & 3 (23/00030/LBC) Granted 31st January 2024

Refurbishment works comprising reconfiguration of Shippon 2 & 3 including replacement of 1 No. window.

Shippon 1 (23/02653/FUL) Granted 12th February 2024

Erection of tree house.

7.0 The Impact on the Asset

As the proposed works to Shippons 1 & 2 do not involve any new building extensions or demolitions of buildings it will have little impact on the asset. The works will not involve any loss of historic fabric.

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 1 & 2 do not involve any new building extensions, demolitions of buildings or loss of historic fabric it will have no 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

