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261-01

22/06/22

The Hovels,
Tarbock Hall Lodge
Ox Lane
Prescot
L35 1QA

Design and Heritage statement

Rev B



Introduction.

This design and heritage statement is submitted on behalf of Barry and Jennifer Molloy, owners of the building known as Tarbock Hall Lodge.

‘The Hovels’ sits in the grounds of Tarbock Hall Lodge and is the building to which this application relates.

Full planning and listed building approval has already been obtained 8/00016/LBC 18/00114/FUL. This re-application is purely as a consequence of further structural dilapidation discovered at the commencement of building works. The only alteration from the original is the reconstruction, rather than the retention, of the north and west walls. This is visible on drawing 261-01 – L(00)03 REV E.

Brief.

The application is for the careful demolition, retention of existing materials where possible, rebuild and extension of the ‘Hovels’ to create a usable family space.

Location.

The building is within the garden of Tarbock Hall Lodge. Tarbock Hall Lodge sits alongside a number of buildings within the grounds of Tarbock Hall.

Tarbock Hall is Grade II listed, so due to the positioning of ‘The Hovels’ within the context of this building, it was determined by the local authority that an LB application is required to progress the works.

Tarbock is a village and former civil parish within the Metropolitan Borough of Knowsley, in Merseyside, England. It is situated to the south east of Huyton and to the east of Netherley. The village itself is 6 miles from Liverpool city centre, 3.5 miles from Widnes and 2 miles (3.2 km) from Prescot.

Site

The Hovels has remained empty for a number of years. Thought originally to be part of the farm estate, the building is currently unused due to its dilapidated condition.

The building sits within the corner of the garden. The side wall forms part of the Tarbock Hall Lodge site boundary. This boundary is then adjacent to a maintenance strip of land within the same ownership.





There is an existing timber pergola that runs between The Hovels and The Lodge, forming a strong visual link between each structure.

Proposal.

The proposal is to carefully demolish the existing building and rebuild, to match the original form and including a simple extension.

The proposals respect the existing building and its context with a Listed Building curtilage, whilst creating a useable room.

Design

Original Building.

The original building is a simple, single story brick building. The building has had several amendments including additional brick infill panels and the removal of the Chimney.

The building is currently in a dilapidated state – primarily due to its age and poor initial construction, and has undergone many remediation attempts prior to the purchase of the site in 2010. These remediations have also been poorly completed.

We have undertaken a structural survey of the building, reviewing the current condition and structural stability – a copy of this was included with the original application.

From the survey it is very clear that the building is in a condition that is currently not usable – even as a garden store. The building shows issues in the wall and roof condition and their construction.

We always aim to retain existing building where possible, but in this instance due to the works required to bring the building up to standard – or even to a safe condition, the best approach would be to carefully dismantle the existing building, then re-build, re-using and retaining the existing materials where possible.



This approach would ensure that from day one, the focus is consistent with the retention and rebuild of the structure.

The rebuild would follow the existing buildings form – with the footprint, height and massing remaining as is. It is intended that the reconstructed building look as close to the original as possible.

The brick walls will be carefully taken down and the bricks retained. The bricks will be cleaned by a specialist and all bricks suitable for re-use will be used in the external face of the building. We will speak with a specialist brick company, such as Imperial Bricks, to obtain a match to the existing building where required.

The roof timbers are suffering from rot and insect infestation. They are unsuitable for the new roof construction. It is intended to retain the principal timbers; treating where necessary and utilising them as decorative elements within the structure where possible.

This will retain the internal look of the building, whilst ensuring that the new roof structure is up to standard.

Prior to demolition, a measured and photographic survey will be undertaken of the existing fireplace. The fireplace will be carefully taken down and a new one constructed. This will retain the look and style of the original fireplace. A new chimney and flue will also be required, and this will take visual reference from the surrounding properties.

The existing internal roof timbers will be retained when possible. Condition and structural assessments have been undertaken by William Jones and Partners. As these are not suitable to support a roof which would comply with today's building regulations, it is intended that a new roof structure will be formed, with the existing timbers being non-load bearing decorative elements.

Extension:

The proposed extension will be subservient to the existing building, with a slightly lower roof ridge height and the walls inset.

The extension is shorter in length than the existing building, ensuring the new element is not disproportionately larger than the original structure.

The extension has been designed to be an obvious addition to the original building – in line with English Heritage's recommendations for contemporary extensions. The use of timber as a facing material sets it apart from the original structure, whilst the same roof finish and windows create a cohesive look.

Design elements such as the small feature window on the new gable echo the existing high-level openings seen on the building.

Materials

The existing materials will be retained and re-used where possible.

The brick walls will be carefully dismantled and the existing bricks retained. These will be cleaned and any existing mortar removed.

Where new bricks are required we will look to match the existing with either a reclaimed brick or a new brick to match.



If new bricks are used, a specialist heritage brick supplier, such as Imperial Bricks, will be used. They will match the new bricks to the existing – bespoke blending and weathering will ensure that any new bricks are as close to the original as possible.

The rear of the current roof is clay tiles. These will be removed, and a slate tile used in keeping with the front of the current roof. This use of a traditional roofing material will sit comfortably within the context of the listed building.

The existing roof timbers will be retained where possible and treated for insect infestation and damp. These will then be retained as a purely decorative element.

Timber cladding will be used for the extension. This cladding will form a contrast with the existing building and will also soften with time, helping the building settle into the existing landscape.

The windows and glazed doors will be a grey powder coated aluminium. This material is chosen due to its robustness and appearance. The grey frames will complement the proposed roof covering whilst the slim frame profile will be visually unobtrusive.

The use of a metal frame also complements the buildings location within the rural context.

Rainwater drainage will be factory painted metal / powder coated aluminium.



Example of Timber extension to brick building with Aluminium windows.

Specialist advice.

A structural survey has been undertaken by Structural specialists, William Jones and Partners. A copy of this is included with this application.

Following the review, it has been concluded that the best and most considered approach to the build will be the careful demolition and re-build of the existing structure.

This will also enable the floor slab and roof construction to be upgraded.

The approach for the retention of the existing timbers and the construction of a new roof will be to retain the key timbers (trusses and Purlins) as purely decorative elements where possible, with a new roof supporting structure.

This will ensure that the new roof complies with building regulations and is able to take the load of the roof, whilst retaining the historical element of the building.

Further timber surveys will be taken by a timber specialist to review the wet rot and woodworm that is currently visible. This will be treated as required.



Impact on Heritage asset (HE6.2 – 6.3).

Whilst the existing building and adjacent farmhouse are not listed, the buildings sit within the vicinity of the Grade II Listed Tarbock Hall and forms part of the ancillary buildings for Tarbock Hall Lodge.

The proposal sits within the curtilage of Tarbock Hall Lodge and is approximately 80m from the Listed Building; separated by grassed area, driveways and a brick wall.

The careful demolition and retention / re-use of the existing materials will ensure that the building fabric is retained as much as possible.

This rebuild will follow the original buildings form and scale – appearing as the original currently does.

There will be no visual impact on the listed building.

The modest extension has been designed to respect and not detract from the heritage asset. The extension sits subserviently to the existing building which is a small single-story ancillary structure.

The chosen materials are traditional in appearance with a slate roof and timber clad extension. This choice of material works well within the rural context and the context of the listed building and will soften through time, helping settle the building into its surroundings.

The rebuild and extension of this building will help retain the current building, guaranteeing its ongoing use, and fundamentally it's retention as a useable building.

Conclusion.

The proposed works are a considered response to the buildings current condition and use.

The existing structure is currently un-used and in a dilapidated condition.

The owner would like to retain and re-use this building as a family space. The building as it currently stands is unsuitable for use due to both the construction and condition.

The re-use of the existing materials will ensure the retention of the building as fully as possible, with the structures form echoing the original building.



Building Listing – Tarbock Hall (Farmhouse)

Tarbock Hall Farmhouse, Tarbock

Description: Tarbock Hall Farmhouse

Grade: II

Date Listed: 28 January 1971

English Heritage Building ID: 436410

OS Grid Reference: SJ4610188187

OS Grid Coordinates: 346101, 388187

Latitude/Longitude: 53.3878, -2.8119

Location: Ox Lane, Tarbock Green, Prescot, Knowsley L35 1QA

Locality: Tarbock

County: Knowsley

Country: England

Postcode: L35 1QA

Listing Text

1.2487 TARBOCK TARBOCK

Ox Lane

Tarbock Hall Farmhouse

SJ 48 NE 1/51

II

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

Listing NGR: SJ4610188187

This text is a legacy record and has not been updated since the building was originally listed. Details of the building may have changed in the intervening time. You should not rely on this listing as an accurate description of the building.

Source: English Heritage

