

Planning, Conservation Design & Access Statement

for proposed works at

Shippon 1

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



Fig.1 North facing elevation of Shippon 1 viewed from patio area

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Planning, Design & Access Statement

Edition: Planning Application & Listed Building Consent Submission
Date: 7th July 2022
Project: 389 - Shippon 1

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 Shippon 1 by Damian Field Architects Ltd on behalf of Clare & Karen Lewis.

As a Chartered Architect, Damian Field has over twenty five 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 add roof lights & amend some of the glazing elements in order to bring more natural light into the building. The existing modern Garage & Utility will be remodelled to provide a Guest Space.

Additional works also include the remodelling of the Bedroom & Kitchen accommodation, however these works do not involve the removal of any historic fabric & are not part of this Planning Application & Listed Building Consent Submission.

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

389/L(--)01	RevA	Existing Ground Floor Plan
389/L(--)02	RevA	Existing Roof Plan
389/L(--)03	RevB	Existing Elevations
389/L(--)04	RevA	Existing Plans & Elevations Garage & Utility
389/L(--)05		Non-Historic Fabric Ground Floor Plan
389/L(--)06	RevA	Proposed Ground Floor Plan
389/L(27)07	RevA	Proposed Roof Plan
389/L(--)08	RevA	Proposed Elevations
389/L(--)09	RevA	Proposed Plans & Elevations Garage & Utility
389/L(1-)10		Existing Site Layout
389/L(1-)11		Proposed Site Layout
389/A(31)12		Proposed Glazed Door Assembly
389/L(8-)13		Proposed Outdoor Cooking/Seating Area
389/L(--)14		Site Location Plan

Location

Shippon 1 is located in the Tarbock Hall Estate off Ox Lane situated within the Tarbock Green Conservation Area & the Green Belt.

Shippon 1 is within a sizeable plot & forms part of the post 2005 conversion of the buildings within the Tarbock Hall Estate which include the other Shippon buildings, Tarbock Hall, The Farmhouse & Chapel.

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

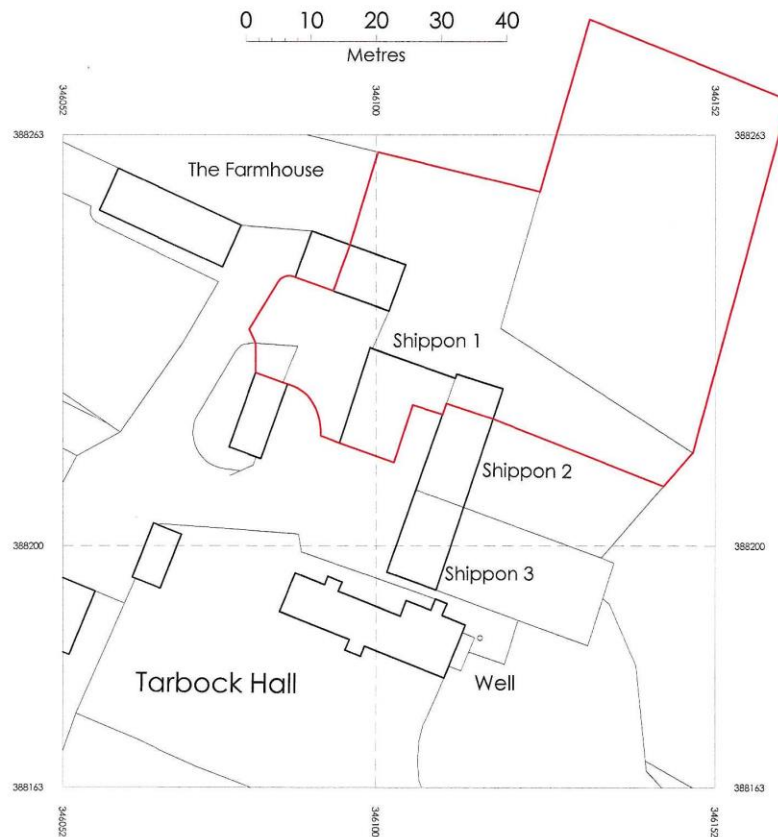


Fig.2 Site Location Plan

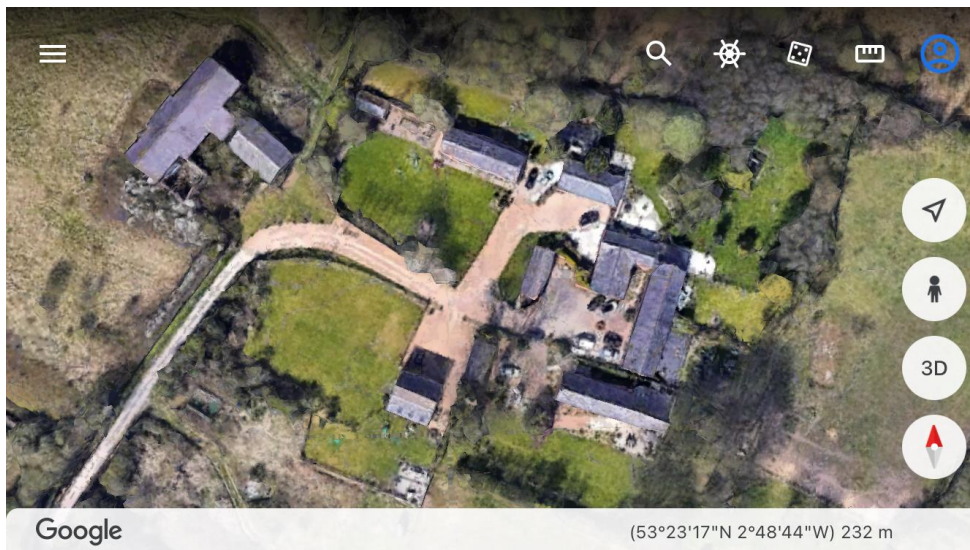


Fig.3 Google Earth aerial view of Tarbock Hall Estate

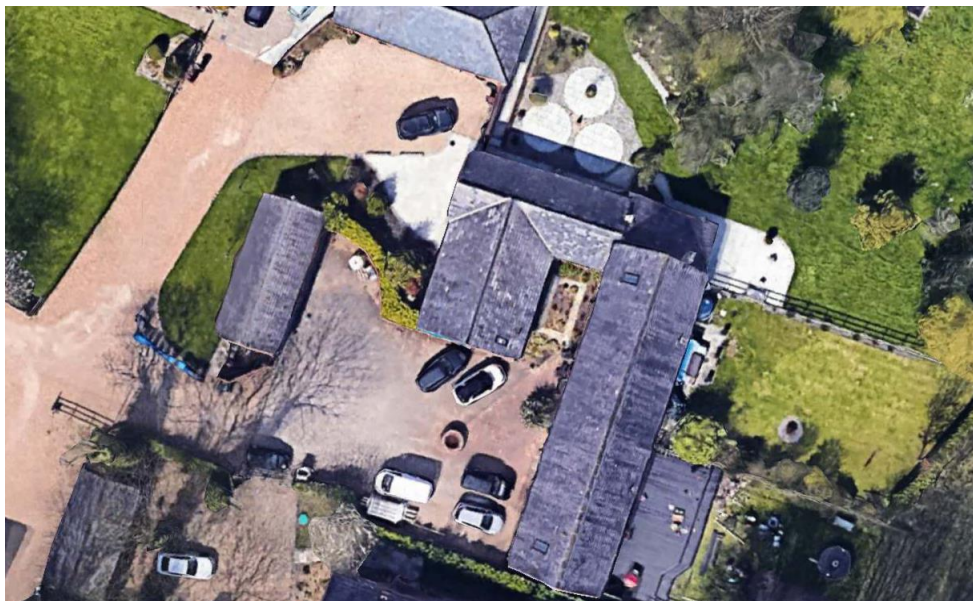


Fig.4 Aerial view of The Shippons

Heritage & Conservation

Shippon 1 is not a Listed Building nor is it within a Conservation Area.

However, it is 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

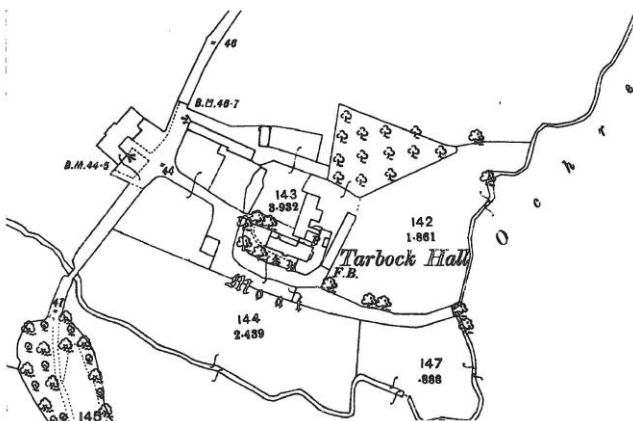
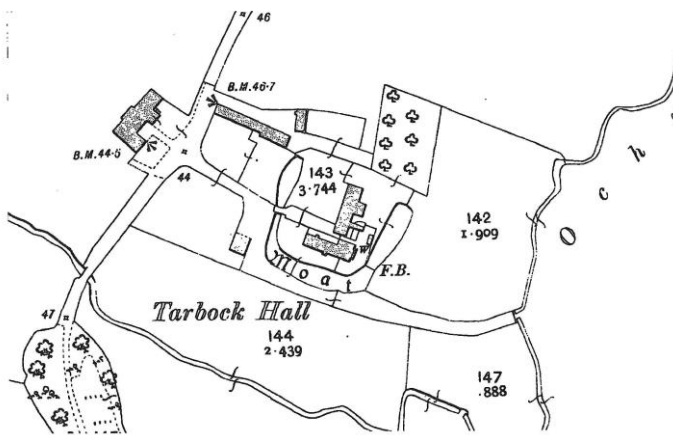
Details: C18 on earlier site, but much altered. Brick, with stone base at West end. 2 storeys. 4 segmented headed 3 light sliding sash windows on each floor. Former moat now filled in to form garden.

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

Social Context

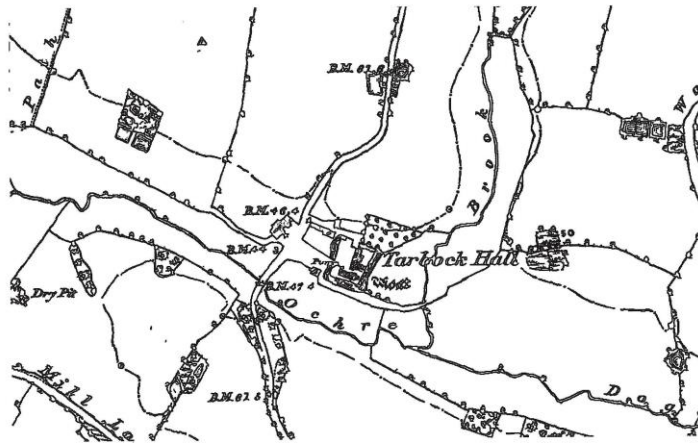
Due to the nature of the private road along Ox Lane the entrance into the proposal site of Shippon 1 & the associated buildings within the Tarbock Hall Estate the buildings are not seen in the public realm. The buildings within the Tarbock Hall Estate for part of a traditional Farmstead comprising main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

The images below show the historic development of the site.



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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).

Although the interior of Shippon 1 is modern & to a good standard but is let down by a lack of natural light into the main living space. The site has been visited twice on very sunny, blue sky days, yet the internal space to the Kitchen/Dining/Lounge space has been gloomy requiring the lights to be on.



Fig.8 Kitchen & Dining space within Shippon 1



Fig.9 Kitchen, Dining & Lounge within Shippon 1



Fig.10 Former Store converted as part of Shippon 1

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 pre-application consultation took place before this application it is understood that the applicants had correspondence with the Local Authority Conservation Officer. This correspondence is shown below:

From: Bradwell, Dorothy <Dorothy.Bradwell@knowsley.gov.uk>
Sent: 17 January 2022 11:43
To: Clare Lewis <clare.lewis@datalase.com>
Subject: RE: External Mail: RE: Shippon 1 Ox Lane - Tarbock Hall Estate

Hi Clare,

Thank you for bearing with me. I have offered my views on your queries by annotating your original email below (in red). However I thought it would also be worth mentioning the availability of Advice Note 16 from Historic England on when Listed Building Consent is required, it can be accessed at [Listed Building Consent | Historic England](#). It has a lot of detail about when Listed Building Consent is needed, which I think you might appreciate. I hope my answers to your questions are straightforward to understand, however if any point is unclear please do ask for clarification.

In order to answer your questions I have had a dig into the original applications to get a sense of how the conversion is formed, which areas are modernized/extended etc

The relevant application for the conversion of the building appears to those referenced 05/00863/COU and 05/00865/LBC. This below is a selection of the plans which show the approved changes to the building, and again I thought would be useful for you to see so I've included these for your information.

Best wishes,

Dorothy Bradwell BA DipTP MRTPI
 Principal Conservation and Design Officer
 Knowsley Metropolitan Borough Council

Tel: (0151) 443 2780 |
 Knowsley Council | Yorkon Building | Archway Road | Huyton | L36 9FB
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From: Clare Lewis
Sent: 07 December 2021 14:30
To: dorothy.bradwell@knowsley.gov.uk
Cc: Karen Lewis <karen.lewis@datalase.com>
Subject: Shippon 1 Ox Lane - Tarbock Hall Estate

Hi Dorothy

Really great speaking with you earlier.

As I mentioned we are in the process of purchasing the above named property and it is in need of updating.

We have no experience of listed buildings and the consent needed etc and we want to ensure we do everything by the book in order to preserve the heritage of the property, combined with modern living. We need to understand if the following could be possible. I appreciate we may need to put in a pre-application, but any advice you can give would be very welcome. Also if you could point me in the direction of where to find out more about the grade II listing and what is to be preserved about the buildings that would be great. Anything to give us a better understanding is much appreciated.

1. The windows and doors are in need of repair/replacement. Would we have to replace like for like or could we put in aluminium instead of wood. Does the colour green have to stay? As I mentioned one of the buildings has grey windows. **Any changes to the material or design of the windows, or their complete replacement would require an application for Listed Building Consent. (The exception to this would be the replacement - in replica - of those in the new-build sections of the building.)** The use of wood would be a requirement for all replacements, and I would be looking for the green colour (our records indicate this is colour reference BS 16 D 45) to be retained as this helps to underline the interrelationships between the former Tarbock Hall buildings. Changes to the designs might be acceptable given the existing are of quite domestic and modern appearance; for example a more solid/vertically boarded character would likely be beneficial. Some design guidance you may find useful is available at [Adapting Traditional Farm Buildings | Historic England](#).
2. Can we put in bifold doors across the indicated section at the back of the property as illustrated in fig 1? **This would require Listed Building Consent. It appears this would involve removal of a large section of the original wall which I would be unable to support.**
3. Can we put in a log burner using the existing chimney as indicated in fig 2? **My records indicate that the fireplace and chimney are a new construction created at the time of the conversion of the shippons. Listed Building Consent would be required only if there are material changes to the external stack and chimney/cowl etc. New additions should visually complement the buildings. Something fairly plain and 'of its time' is likely to be acceptable.**
4. Can we put skylights/Velux windows in the roof as indicated in fig 3 (rough drawn and not to scale)? There seems to be skylights in a few of the properties already. **Adding any new rooflights would require Listed Building Consent and would need to be clearly justified as they are likely to detract from the simplicity of the roofscape and farm yard character of the complex. The design of new rooflights should marry with any existing rooflights in the wider complex, and would be expected to be set flush with the plane of the roof, rather than project above it.**
5. Can we replace the skirting heating system with gas heated radiators and an electric underfloor heating system? **I am unsure to what extent this would affect the historic fabric of the building. Changes which affect the interior only of the modern section of the building (that with the bedrooms) would not give rise to the need for Listed Building Consent. Where there are changes affecting the exterior (e.g. any new vents), or the historic fabric in the original portion of the building (containing kitchen/dining and study) , Listed Building Consent may however be needed. I would need further details of the work entailed and of the existing floor before I could advise on the need for consent, or what the likelihood would be of this being agreed. Broadly speaking though, if the works do not affect any historic fabric or the appearance of the building it is not likely to be controversial.**
6. Can we update the kitchen and bathrooms? **Looking at the approved plans it appears that all bathrooms are within the new extension, and therefore internal changes to those spaces will not require Listed Building consent as they will not affect historic fabric or the external character of the building. For the kitchen, replacing modern domestic fittings (e.g. kitchen cupboards, appliances)**

7. would not require Listed Building Consent, however if new interventions need to be made into historic fabric to support these changes e.g. by a new layout requiring new runs of pipe/electrics through historic walls/floors (rather than re-using existing) then Listed Building Consent for that intervention might be needed; this depends on whether special interest / historic fabric is affected. It is difficult to advise without further details of what is affected by the work.

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'.

Shippon 1 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 of traditional facing brick with stone detailing & slate roofs. The Shippons & their Garages & Outbuildings have vertical painted timber cladding & can be seen in the photographs below:



Fig.11 Brick & Timber South gable end to Shippon 1



Fig.12 Modern Garages to the Tarbock Hall Estate



Fig.13 Gable end of Garage/Utility Room to patio



Fig.14 Gable to Living Space & Shippons 2 & 3 beyond

Design Process & Principles

The applicant's main desire is to bring more natural light into the dwelling. This is combined with the remodelling of some of the non-historic partitions within the bedroom wing, rework the Kitchen area from the rather confusing arrangement at present & create a Guest space within the existing Utility area in the Garage.

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 – Repair/Replacement of Windows & Doors

Where any existing windows or doors are to be repaired or replaced they are to be of the same material (painted timber) & the same 'Tarbock Hall' design as previously approved under the applications 05/00863/COU & 05/00865/LBC.

Any repairs or replacement are to be as the previously approved Window Detail Drawings showing head, cill, transom, mullion & jamb details references 811/15 & 811/16.

No change in material or design is suggested other than the windows or doors explicitly listed in Item 2.

Item 2 – Introduction of bi-fold doors into the North Elevation

The Applicant's desire is to bring more natural light into the main Kitchen/Dining/Lounge space of the former farrowing shed. The proposal of removing the brickwork between the glazed doors of the Lounge & Dining space was raised between the Applicants & Conservation Officer prior to this application. The brickwork in question & subsequent bi-fold doors would have resulted in the arrangement below:



Fig. 15 The proposed area of wall removal shown red a pre-application discussion stage



Fig.16 The resulting Bi-Fold doors

This amount of loss of original wall was rightly considered too much by the Conservation Officer who stated that they would not be able to support such an intervention.



Fig.17 Proposed area of wall removal shown red as submitted in this application

In order to provide the applicant with additional natural daylight but still satisfy heritage concerns we are suggesting the following alternative. Having read Historic England's 'Adapting Traditional Farm Buildings' one of the key issues is to minimise alterations & loss of significant historic fabric....*"retention of as much significant historic fabric as possible is a fundamental part of any good adaption"*

"....consider how to introduce daylight. Ventilation was a more significant requirement than lighting in the design of most farm buildings. One of the greatest challenges with any adaption is to increase daylight without compromising the building's external appearance."

Therefore we are looking to remove much less fabric than first suggested by taking out the 1m pier of brickwork between the doors to the Dining & Kitchen areas. This 1m wide pier represents only 6.3% of this part of the façade, hopefully this is not considered to be excessive & could be supported.

It is also worth bearing in mind that in our previous works on Listed Buildings & on occasion with English Heritage the approach that has been adopted is that any external historic fabric that is removed could ultimately be reinstated. There is no reason why this approach

could not be taken in this case if it was approved to remove the masonry pier.

An additional argument for allowing the removal of this smaller amount of brickwork is that the elevation is not easily viewed from the public realm within the Tarbock Hall Estate development. As such, this North elevation of Shippon 1 it is one of the least prominent elevations.

The most prominent Shippon 1 elevations being the East gable end adjoining the rear of Shippens 2 & 3 along with the West entrance elevation & South gable elevations facing the main courtyard.



Fig.18 The proposed elevation is more balance & reduces the loss of fabric

The proposed bi-fold doors will be of timber construction & detailed to match the existing glazed doors previously approved. Details of this glazed door assembly can be seen on the drawing 389/A(31)12 appended to the application.

Item 3 – Log burner using existing chimney

Records indicate that the fireplace & chimney were of new construction created at the time of the 2005 conversion of the Shippens. All proposed works to install a log burning stove will not result in the loss of any historic fabric & will not involve any material changes to the external stack & chimneypot/cowl etc. Therefore, these works are not subject to any Listed Building Consent.

Item 4 – New rooflights/Velux windows to roof

The addition of any new rooflights would require a Listed Building Consent.

Historic England's 'Adapting Traditional Farm Buildings' states that it is "*...always preferable to use flush 'conservation' type rooflights as these have less impact on the roof surface.*"

The rooflights that are proposed in this submission are conservation rooflights by the 'Rooflight Company' – recessed installation, black external profile & glazing roof bar. Structural opening 837x1440mm with viewable dimensions 517x980mm CR10-2. Top hung with motorised opening.



Fig.19 Typical Rooflight Company Conservation Rooflight

The rooflights that are proposed in this submission are conservation rooflights by the 'Rooflight Company' – recessed installation, black external profile & glazing roof bar. Structural opening 837x1440mm with viewable dimensions 517x980mm CR10-2. Top hung with motorised opening.

Historic England state that *"Where rooflights are to be added it is often better to locate them on the least prominent roof slope when viewed from the public vantage point"*

If we assume that the main public vantage point would be the courtyard between Tarbock Hall & Shippons 2 & 3 & also the driveway to the Farmhouse then the North sloping roof to Shippon 1 is the least prominent roof slope & where the majority of the new rooflights are proposed.

"....rooflights poorly positioned can have an intrusive impact where the roof is the dominant characteristic & is steeply pitched"

The roof to Shippon 1 where rooflights are proposed is neither the dominant characteristic nor is it steeply pitched.

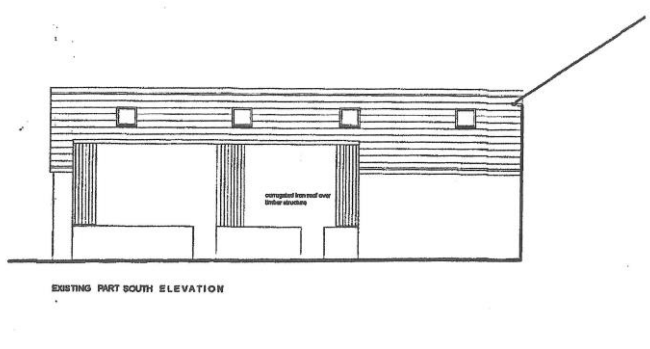


Fig.20 Shippon 1 prior to 2005 development

Fig.20 shows an extract from an approved drawing 811/14 from the 2005 Planning Application which shows 4 No. rooflights on the South elevation of Shippon 1 roof. This sets a precedent for rooflights on this building.

The rooflights proposed on the hipped roof to the Garage are neither prominent from a public vantage point nor in a historic building.

Item 5 – Replacing existing skirting heating system with gas heated radiators & an electric underfloor heating system

These proposed works would not effect any of the historic fabric as they would be confined

to the modern section of the building (i.e. the bedroom wing) or not create any new openings to the exterior in the historic parts of the building. Electric underfloor heating utilises a thin heating matt under the floor finish & given that this floor would have had to have been excavated, blinded, insulated & then concreted in the 2005 development no historic fabric would be lost in the installation of such a new heating system. Therefore these works would not be subject to a Listed Building Consent.

For clarity of what represents non-historic fabric see drawing 389/L(-)05 below in Fig.21 which shows the new build elements in red.

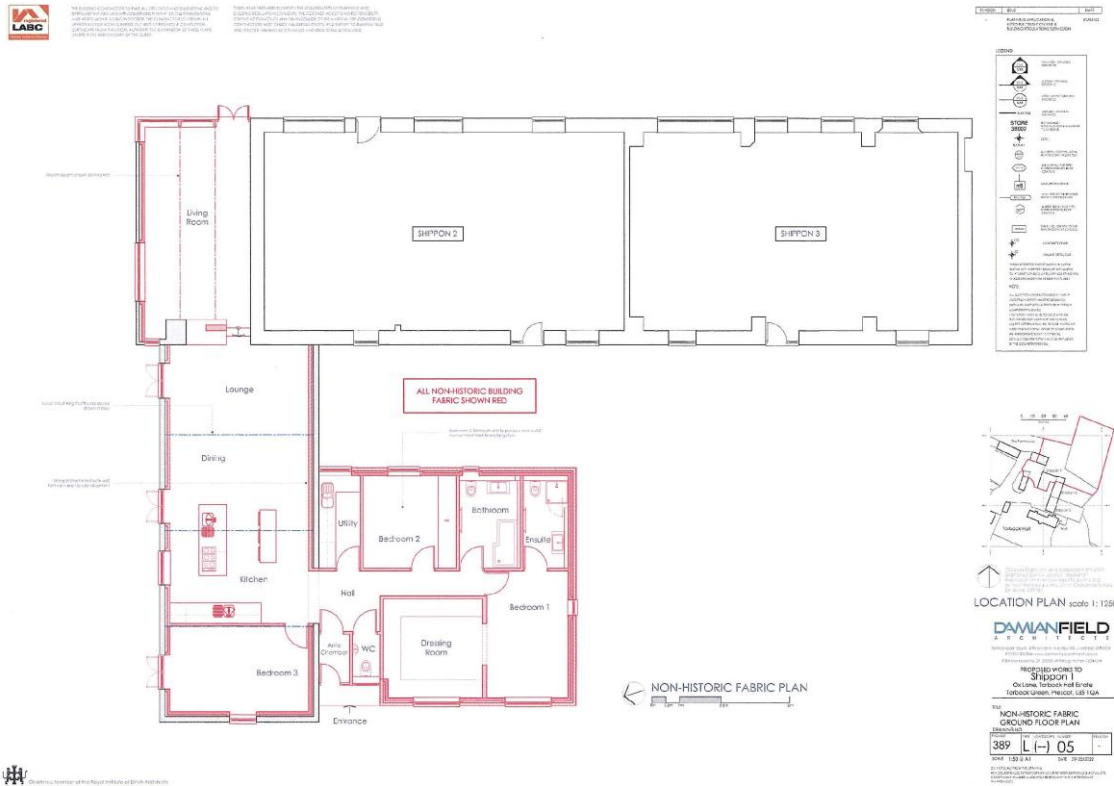


Fig.21 All non-historic building fabric shown in red

Item 6 – Updating Kitchen & Bathrooms

As outlined in Item 5 works to remodelling the Kitchen & the Bedrooms would not result in the loss of any historic fabric therefore would not be subject to any Listed Building Consent.

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 Shippon 1 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.

Sketch Design

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

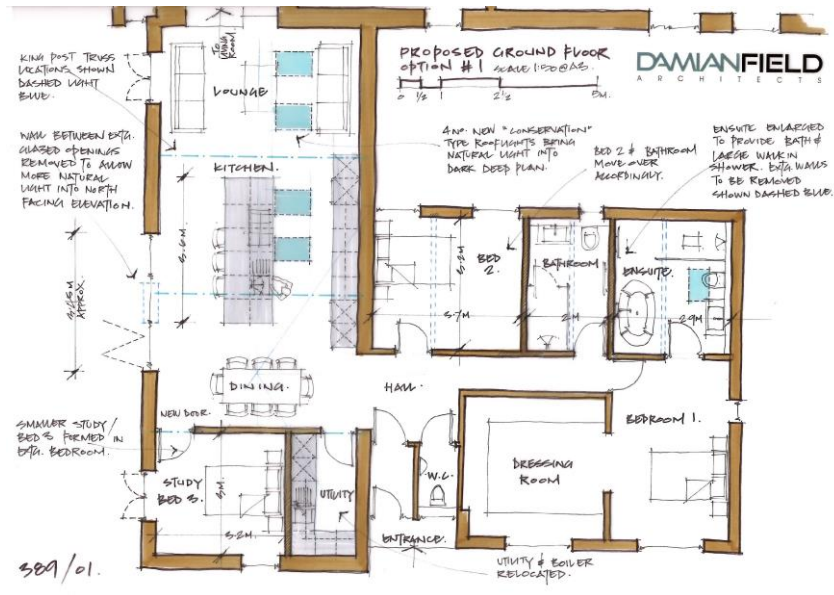


Fig. 22 Ground floor sketch design option #1

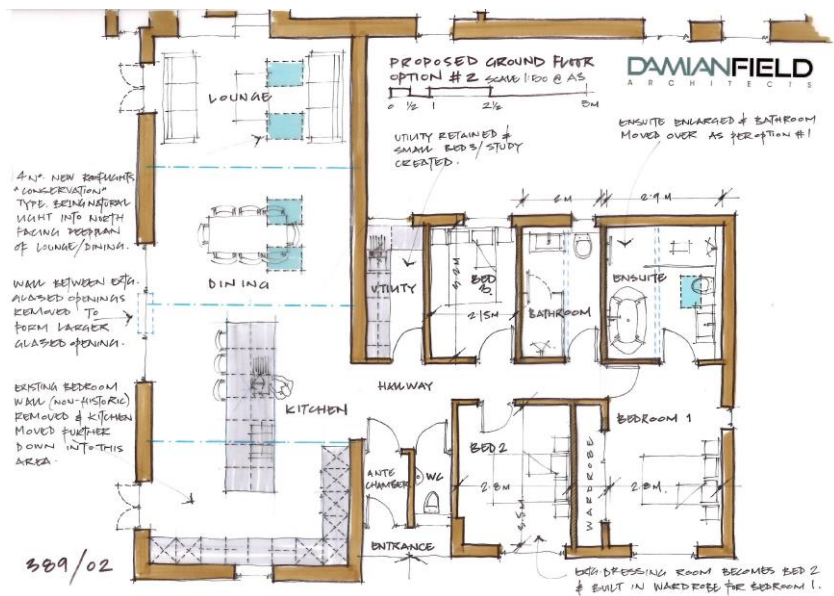


Fig. 23 Ground floor sketch design option #2

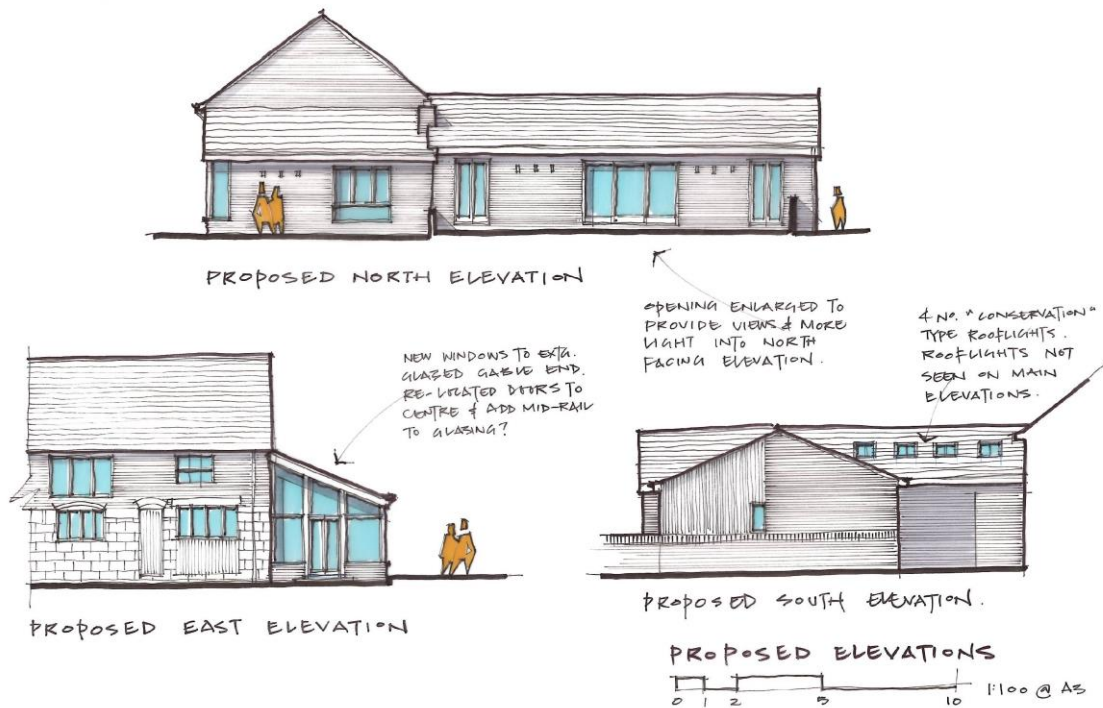


Fig. 24 Proposed elevational treatments at sketch design stage

Appearance & Materials

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

Rooflights are to be of recessed conservation type.

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.

The outdoor kitchen / timber framed trellis proposed by the Applicants may be considered a temporary structure & as such may not be subject to a Listed Building Consent but has been included in the drawing submission for reference.

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 Shippon 1, 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 Shippens, 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 Shippon 1 is set in a large plot of 3282 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 Shippon 1 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 add roof lights & amend some of the glazing elements in order to bring more natural light into the building. The existing modern Garage & Utility will be remodelled to provide a Guest Space.

Additional works also include the remodelling of the Bedroom & Kitchen accommodation, however these works do not involve the removal of any historic fabric & are not part of this Planning Application & Listed Building Consent Submission.

These works relate to Shippon 1 not the 'asset' (Tarbock Hall Farmhouse).

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'.

Shippon 1 formed a part of this wider approval.

7.0 The Impact on the Asset

As the proposed works to Shippon 1 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 Shippon 1 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.

The proposed addition of conservation type rooflights are located on the least prominent roof slopes when viewed from the public vantage point which mitigates any impact.

The small amount of masonry to be removed is on an elevation is not easily viewed from the public realm within the Tarbock Hall Estate development. As such, this North elevation of Shippon 1 it is one of the least prominent elevations, again mitigating any impact.

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