
HERITAGE & DESIGN & ACCESS STATEMENT

Millbrook manor
Knowsley Lane
Knowsley L34 0JN

History

Knowsley village, once owned by the Earl of Derby, is documented in the Domesday Book of 1086 and is considered to be one of the best village cores within the Merseyside area.

Today it is predominantly rural and retains a character of reminiscent of pre-war England. Knowsley Village Conservation Area, designated in the 1970s, is typical of a historical village with its village green at its centre. The parish church, village hall, school, the Derby Arms Hotel, and the estate workers' houses, are an indication of the influence of the Earl of Derby. Since the Second World War several housing estates have been built to accommodate the growing population.

The school house, formerly Millbrook Manor, which is the property on the land relating to this planning application, was built in 1845 by the 13th Earl of Derby. From its use as a school for approximately 150 years, then function room and restaurant, and to now after a major refurbishment and extension to create a luxurious dwelling, of which is one of the largest private dwellings in the Merseyside area.

Millbrook Manor is a new jewel in the Knowsley area with all the historic features preserved and enhanced with a rendering extension as a contrast, making it a superb family home.

Design

All rooms in the dwelling to be retained, with uses of a luxury kitchen and dining area, utility, WC, games room, cinema room, music lounge, and therapy rooms.

The large room adjacent to the kitchen area currently noted as a pool area, although not yet been implemented, would be changed to a leisure room with disabled bathroom access, WC, a quiet room to one side, and a meeting room to rear garden area.

The garage area would be converted to a 2 additional bedrooms and an other therapy room. A new floor within the leisure room is to be constructed with a new staircase which would lead to further en-suite bedrooms and a meeting room.

The first floor of the main dwelling would be retained which at present contains 5 luxury en-suite bedrooms and a separate bathroom area.

To the front side of the building above the garage area is a fully functional 4 bedroom Annexe, complete with lounge, kitchen and en-suite facilities and a separate bathroom.

This again is to be retained and used as emergency care & staff quarters. With the facility to be used as live in staff quarters, this would enable 24h round the clock service and care for all children.

The care home would have facilities for 12 children at any one time. There are extensive newly laid garden areas to the front, side and rear of the property, with a long driveway and private gated entrance and a cobbled drive to easy facilitate 8 car spaces. There is a further area off site that could provide additional 10 parking spaces if required.

Access

Access to the site is as existing & the building has level thresholds throughout , & bedrooms & bathrooms at ground floor level

Landscaping

Landscaping is as existing with extensive gardens to front, side and rear. Newly laid lawns and patio areas with cobbled driveway ensuring luxury on the exterior as well as the interior.

Overview

Millbrook manor is quite simply one of the best properties in Merseyside after the refurbishment. The client has gone through such huge lengths to retain such a magnificent building culminating in a beautiful property.

The idea of changing the use to a children's residential care home raises the standards of living enormously to the level these children deserve, regardless of the huge revenue this type of facility would bring to the area. We are of the opinion that the proposed change of use sets the benchmark for the standard of living underprivileged children deserve. Whilst also creating local jobs and a unique one of a kind addition to the Knowsley village area. We strongly believe this suits well in the area and would become the ultimate care home facility in the country. The property offers superb living conditions to an industry that is forever growing and would quite easily meet with all relevant council policies.

Proposal

The proposal is to retain every aspect of the building and to change it use to a residential care home facility. As a residential care home specifically for children it would stand alone as the best residential care home for children in the country, and should be welcomed with open arms by everyone concerned, due to its sheer luxury. We feel that our proposals are confidently designed lead and will not cause any harm

to the street scene or the conservation area. We are also of the opinion that our proposals comply with guidance set out in the NPPF and respectfully request that the applications is approved in its current form.

We have been, and currently are, running a business within the childcare sector for the past 27 years. Thank you.