

FILE NOTE

JOB No: U35

PROJECT: 2A SHOP ROAD

DATE: 26.03.2022

AUDERBURN ARCHITECTS

25 Goodlass Road | Suite A206 | Hunts Cross | Liverpool | L24 9HJ



0151 665 0065



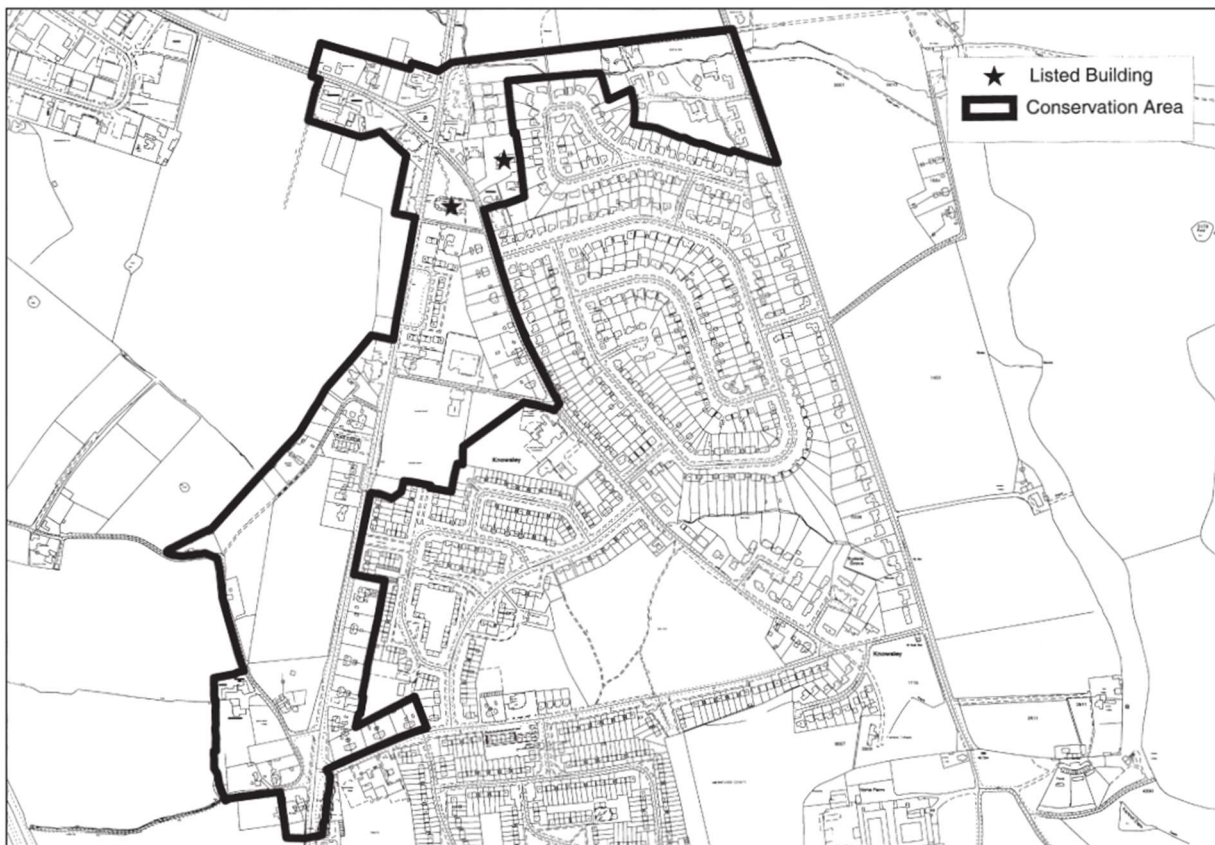
admin@auderebwarchitects.com

U35 – 2a SHOP ROAD

HERITAGE STATEMENT

1.0 The Conservation Area

Knowsley Village, Knowsley, Prescot Merseyside is a small historic village within a conservation area. The area is primarily residential with several village shops and public house and small restaurant/takeaway within. There is a dedicated Business Park on the edge of the village which leads to the M57 motorway.



Knowsley MBC Conservation Area Plan.

2.0 The History

Knowsley Village is documented in the Domesday Book of 1086 and was previously known as 'Chenulveslei'. Maypole Farm and its outbuildings date from the eighteenth Century. By the time of the Tithe Award map of 1847, St. Mary's Church and the Parsonage (now Dumbreeze House) and a number of cottages had been built.

The Lathom family had held Knowsley from before 1200 and through marriage it passed to the Stanleys, who succeeded in becoming the Earls of Derby. The village of Knowsley was developed as a direct result of the Earls of Derby building their estate at Knowsley Hall.

Knowsley Village Conservation Area retains a character reminiscent of pre-war England. Indeed, little has changed apart from a small amount of infilling. The Parish Church, Village Hall, School, the Derby Arms Hotel, and the estate workers houses are an indication of the influence of the Earls of Derby. Since the Second World War several large housing estates have been constructed to the east of the Conservation Area.

3.0 Townscape and Key Buildings

Knowsley Lane is the main thoroughfare through the Conservation Area. It passes through the area around Maypole Green which forms the old village core and is known locally as the Knowsley Triangle.

The village consists of a series of Georgian and Victorian buildings. Highfield cottage was built in 1759 using local sandstone and retains most of its character with horizontal sliding sash windows at first floor level and casement windows on ground floor level.

The Grade II Listed Building of St. Mary's Church was built in 1844 by Edmund Sharpe and it has transcripts dated in 1860 by E. G Paley. The Derby memorial chapel was added in 1871 and was designed by Paley, and it has a west tower, transepts, a clerestory and a pointed lancet on the south side.

Knowsley Vicarage on Tithebarn Lane was built around 1885. It is a Grade II Listed Building and is constructed in red brick, terracotta and sandstone. Many of the local houses built at the same period share characteristics of the Vicarage including tall chimneys and jettied windows. Despite the addition of unsuitable developments throughout the Conservation Area, the village still manages to retain its rural character. The trees, high hedgerows, woods and open grassland have shielded the area from the large-scale developments which surround it.

4.0 Site Specific Context

The residential properties in the area are a mix of modern and traditional housing with some much older workers cottages built by Lord Derby from around 1840. There are also some much larger houses such as Dumbreeze House, Millbrook Manor, Knowsley Village Hall and various other older properties throughout the Knowsley Village area. All built in traditional materials for the type and age of the properties.

The majority of the houses in Knowsley Village were built around 1960 and are a mix of detached, semidetached and bungalows, some of the houses along Ormskirk Road are of the more expensive type with some set in a small private estate.

The land provided to construct the current dwelling was formerly part of No2 Shop Road. The subject building is a relatively newly constructed 4 bedroom detached home, set back from Shop Road and in alignment with No2 Shop Road. The architectural styling of No2a Shop Road is clearly modern, materially it is broadly conducive to the local vernacular.

During planning the local authority considered the vernacular to be appropriate and recognised that consideration had been given to the historical environment in accordance with Knowsley's Environmental Strategy. The building has previously been modestly extended to the east, the language of the extension clearly retains the vernacular of the original build and was considered appropriate for the area.

We note that Shop Road is predominantly populated with new buildings and differing types and scales. Cedar Court to the east of the site is constructed some distance off the boundary and will not be impacted by the proposal, we note this development provides the greatest infill along the Shop Road edge.

To the west No2 Shop Road we see a gap. Despite the intention to extend along this edge there is still a significant gap between No2 and No2a so as not to diminish the street scene. In addition, the increase in mass or volume of No2a is mitigated by the terraced nature of No1 and No2 which present as a greater volume in the street scene.

As such the proposed extension demonstrably retains the setting of No1 and 2 at the corner of Knowsley Lane, and Shop Road. We would suggest the proposal retains the principle scales we currently see from Cedar Court to wards Knowsley Lane. We would like this to be recognised as a positive consideration in the application.

5.0 Design concept

The proposal seeks a modest addition to the west of the existing property, this extends the property to the west by 2.2m along the entire west elevation creating 19.6m² of additional floor space.

The principle (South) elevation is extended by 2.2m. The profile of the room in this elevation matches the existing angle of the primary roof, thus we see continuity of the eaves line and the visual continuation of the bisecting roof line. Despite this, the asymmetry of the elevation is retained. The window aperture and associated stone details matches the existing elevation.

The west elevation seeks to create a dual gable roof which will be connected by a flat roof entity with roof light. The pitch of the gables sits comfortably below the line of the primary roof profile and replicates the pitch of the existing roof of the east elevation. Similarly, the proposed gable eaves line terminates at the point of the existing eaves, the chimney stack is also retained.

The north elevation adopts the same principles as the southern elevation, however the lack of step in the buildings plan form, presents a stronger visual connection in the bisecting roof. Again, the asymmetry of the elevation is retained.

There is no volumetric impact on the east elevation with the only change being the placement of roof lights.

These changes allow Mr and Mrs Hughes to create better proportioned rooms, fit for purpose for both their growing family and much needed assistance in looking after their parents.

Materially, the palette of materials will match as closely as is reasonably possible the existing buildings materials.

6.0 Conclusion

The proposal is modest in proportion and sensitive in its application and imposition on the existing building. The new addition is considered, key principles of the existing building are retained, such as the principle gable, the existing eaves and the asymmetry to ensure the appearance retains a well-balanced, functional property. The property does not have any heritage features. The property will not be visible from the main road through the village.

Whilst the building extends towards the sites western boundary it does not impose on No 2 Shop Road, nor does it present any over-looking issues. In doing so the impact on the street scene, or the space between the buildings is not adversely affected, therefore the character of the conservation is not harmed by the proposition.

Due to the relatively new age of the building and its associated materials the addition can be closely matched, as we see in the previous extension to the east, this was achieved seamlessly.

The development will enhance the appearance of the property and does not impact the character of the conservation area.