

HERITAGE STATEMENT.

NEW DETACHED DWELLING To;
LAND AT MILLBROOK MANOR.
KNOWSLEY LANE
KNOWSLEY.

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 in Merseyside.

Today it is still predominantly rural and retains a character reminiscent of pre-war England. Knowsley Village conservation area, designated in the 1970's, is typical of a historic village with a 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. At the moment, it is undergoing major re-development to convert it to a luxurious dwelling with numerous extensions & internal & external works.

The site itself is of ample size and quite easily accommodate the addition of a new 6 bed detached dwelling without causing any detriment to the Millbrook Manor itself.

The site is 3352 sq.m in area and is of a slightly irregular rectangular shape which fronts onto Knowsley Lane with vehicular access from Old Meadow.

Our proposal would approximately take up 1050 sq.m of the site which equates to less than $\frac{1}{3}$ rd of the site.

The Millbrook Manor, a heritage asset, is predominantly of stone construction with a slate roof, with traditional brick/block construction to the modern additional elements.

With the development of Millbrook Manor & a new dwelling to the overgrown car park, it is our belief that the proposals will bring around a balance to the neighbourhood making use of a vacant area located in the centre of a residential area, & we are convinced that the proposal will not only encourage but invoke an improvement in the social context of Knowsley Lane, and would not contravene local or Government Policy.

The National Planning Policy Framework (NPPF) indicates that the impact of development on the significance of a heritage asset needs to be given weight, and new development within the setting of a heritage asset should make a positive contribution to enhance or better reveal its significance, and any proposals that do should be treated favourably.

Our proposal takes up only a third of the site with the proposed dwelling, although 6 bed, a bit smaller than the Millbrook Manor but also in keeping with surrounding properties. Built to the highest standard in materials to harmonise with adjacent dwellings on Knowsley Lane & the Millbrook Manor itself.

The planning (listed buildings & Conservation Areas) Act 1990 requires local authorities to pay "special attention to the desirability of preserving or enhancing the character or appearance of a conservation area" as in s.72 (1).

The supplementary Planning Document Design Guide gives further advice, stating that the development within a Conservation Area should always be sensitive to the character of the historic environment, be of a high quality in terms of design and the materials used and aim to enhance the character ~~of~~ and appearance of the wider area.

We are of the opinion that our proposal is of a high quality in terms of design, materials used harmonise with properties on Knowsley Lane & Millbrook Manor, is not over bearing on the site, fits well within the character of the surrounding area, is sub ordinate in scale to the Millbrook Manor, which we feel is the ultimate building within Knowsley Village, resulting in compliance with the guide lines set out by the LPTF.

DESIGN PRINCIPLES

The proposed new dwelling would be constructed in a reclaimed brickwork, engineering brick band course & part rendered in a render used on the Millbrook Manor.

There will be large feature openings & entrances in an anthracite grey aluminium frame. All openings are to have a stone sill. The brick & render detail would be on all sides of the dwelling & all gable ends to have large feature windows.

The roof would be of a slate finish, to match Millbrook Manor & there would be conservation style rooflights, set in the roof.

There would ~~at~~ also be a 2 car detached garage with dormers in the roof to the front elevation.

The garage would have brickwork & render walls & a slate roof to match the dwelling.

The dwelling would have at ground floor level, a family lounge, a second lounge, office/study & a large open plan kitchen/dining/morning lounge, along with a wc & a utility.

The first floor would comprise of 4 bedrooms & a family bathroom. One bedroom would have en-suite facilities & the master bedroom would also have en-suite & a mezzanine dressing area.

The loft area would comprise 2 further bedrooms with a jack & jill en-suite.

There would be a grand hall entrance & staircase open up to the underside of roof.

The overall project would see a luxury development within the grounds of the newly modernised & up graded Millbrook Manor, adding a significant addition, enhancing the Knowsley Village area.

Although the site, at present is a car park, and probably never had buildings there at all, we now feel this is the right time to develop the land, the same of which can be said to the addition of houses on Old Meadow & Dumbreeze Grove alike.

The property would offer superb living conditions for a ^{growing} family & every effort has been thoroughly maintained in the design to be sensitive to its surroundings, whilst adding adequate privacy and interface distances.

Based on the information provided we strongly believe there would be no contravention of local or Government policy.