

CONTEXT & HERITAGE ASSESSMENT

WOODEND, NETHERLEY ROAD, TARBOCK GREEN

CONDY LOFTHOUSE ARCHITECTS

CLA REF | 19-112 Rev *

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CONTENTS

ASSESSMENT	2
INTRODUCTION	2
SITE CONTEXT	3
CHARACTER	3-4
LOCAL CONTEXT	5



INTRODUCTION

This assessment has been prepared on behalf of the applicant in support of a feasibility study for the proposed residential development, with associated access, landscaping, parking and services.

The aim of this assessment is to demonstrate understanding and appreciation of some of the key architectural elements of the built environment surrounding the development site.

The site is located adjacent to two no. conservation areas, Tarbock Green and Tarbock Village, which have influenced the designs proposed for the site.



FIGURE | 01
Google Earth Aerial view
of application site

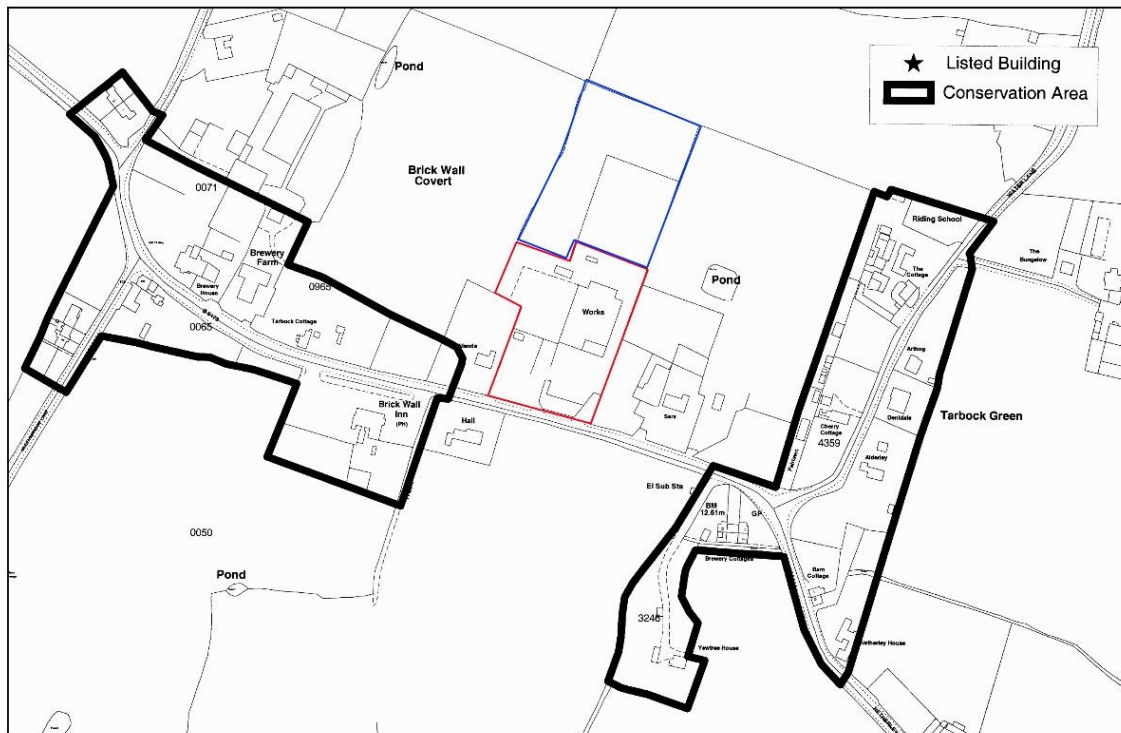
SITE CONTEXT

The application site is parcel of industrial land measuring approximately 8374m², set within Green belt land. It is roughly 'L'-shaped and bounded by residential properties, industrial land and woodland/overgrown land. The surrounding context varies greatly in both scale and massing, and the site is in need of re-development and improvement.

The brownfield site has had varied uses prior to its current state, it was formerly a petrol station, and then was later developed into a working print factory/warehouse facility.

Since the business occupier of the site has re-located the majority of their business workings to a new development, less employees have been in attendance at site, and instead it is used for the storage of goods and materials. The land has become overgrown and is also in a fairly poor condition, having become under-managed and prone to fly tipping.

The site is designated as a 'Primarily Residential Area' in the Council's Adopted Local Plan.



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FIGURE | 02
Application site located
adjacent to 2no.
local conservation
areas



FIGURE | 03
Original Post office and Smithy Building
and the current Building.
Photograph sourced from
archivesknowsley.gov.uk/tarbock

The local area has several old cottages and buildings, and of the oldest cottages is believed to bear a datestone of 1776. One of the key feature buildings in the village is the Old post office and Smithy, located on the corner of Netherley road and Greensbridge lane, See above images. The Post office and smithy building used to be thatched roofed, and was part of the small scale nineteenth century re-development of the village, where it was rebuilt in 1884.



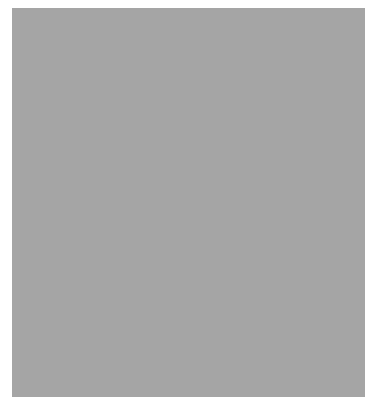
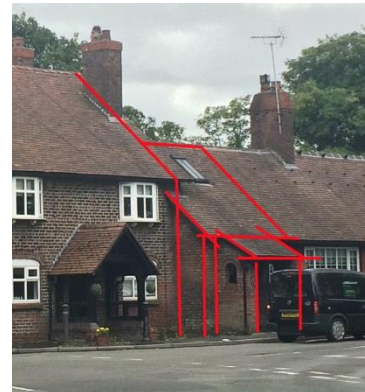
FIGURE | 04
Original Brickwall Inn Building and the
current Brick Wall Inn Building built
in 1940. Photograph sourced from
archivesknowsley.gov.uk/tarbock

CHARACTER



Dormer Windows, Feature Gables, Corbelling, Brick and Render facades, Feature chimney's , Low-slung roof lines, Projecting Gables, In Line Gable verge details, Projecting Eaves, Feature Bays Windows.

CHARACTER



Feature brickwork, Brick plinths, Symmetry in elevations, Brick headers, Stone cills, Feature Entrance doors, Large scale ground floor windows, well-proportioned windows.

As part of this analysis we have given consideration to the site and the context in terms of a Local Noli plan. This has helped determine built form and local patterns in the plot sizes and building sizes.



FIGURE | 03
Noli plan of the existing
local area

It is clear to see that the plots tend to be detached houses with gardens to the rear or side, and some more traditional style semi-detached farm houses, linked to the history of the local area.