

**BAILEYS LANE
HALEWOOD
KNOWSLEY**



HERITAGE STATEMENT

JUNE 2025

1. INTRODUCTION

- 1.1 The site is comprised of a series of former farm buildings, including the farmhouse and outbuildings, and is adjacent to Finch Woods. Whilst the buildings do not have formal heritage status as listed buildings or set within a conservation area, they are acknowledged as undesignated heritage assets. The farmhouse and associated barn/shippon are identified in the Merseyside Historic Environment Record as MME5991 and MME5992 respectively. There are no known or suspected archaeological deposits within the site.
- 1.2 The site has not been occupied for some considerable time, although its setting remains unchanged. The proposal is for the re-use of the farmhouse and barn, with new residential in a courtyard arrangement. As undesignated heritage assets any planning application is required to address the provisions within the National Planning Policy Framework concerning heritage and enhancement of the historic environment. The significance of the assets is described in this report, and the impact of the proposed changes are assessed.
- 1.3 This Heritage Impact Assessment has been prepared by Rob Burns, a heritage consultant with 35 years experience working within the historic built environment, formerly a Historic Areas Inspector for English Heritage (now Historic England), and urban design and heritage manager in local government.

2. HISTORY AND CONTEXT

- 2.1 Halewood is a village located within Knowsley, close to the river Mersey, and its origins may be linked to a ford which enabled the river to be crossed, and later a ferry. Halewood, along with Hale, was one of the six berewicks of King Edward's manor of West Derby in 1066, and remained in royal hands until 1203 when King John granted the village of Hale to Richard de Meath. By the 15th century, Halewood was a separate township, within the West Derby Hundred, although the disputes between the two families of the Ireland's and Hollands, meant that it was divided between two manors.
- 2.1 In the early development of Halewood, the settlement was a scattered collection of houses, rather than nucleated, and it has been estimated that in 1700 the population was c.600 people, with over half of the male population employed in agriculture. In addition, those not employed working the land were in occupations which were related to produce, such as millers, butchers tanners and weavers, and others include carpenters, blacksmiths and wheelwrights, who served the agricultural community.(Halewood Township: A Community in the Early Eighteenth Century. J.E Hollinshead, 1981 in Trans Hist Soc Lancs and Cheshire).

2.2 The climate and fertile soil in the area supported a mixed farming regime of wheat, barley. Oats, hay, peas and potatoes as crops, and animal husbandry, including poultry and cattle. However, as in parts of Cheshire, the largest produce was cheese, and this required outbuildings to house the cattle for milking and food storage. The earliest maps show that the area was populated with scattered, non-nucleated settlements, and Greenwood's map of 1818 identifies the area within which the site was located as Bayley (Figure 1). This is the likely source of the naming of the road on which the site is located, rather than a later surname. A joint report published by English Heritage and the Countryside Agency (2006) on Historic Farmsteads in the north west of England, characterises the Mersey Bason area as predominantly involved with cattle, first for cheese production and later as the industrial markets of the Liverpool-Manchester conurbation grew in importance, for milk production. The farm at Bailey's Lane may be seen as part of the High Farming years of the 1840's to 1870's, with high -input/high-output systems, based on the ready availability of imported artificial fertilisers and feeds, and the requirements of increasing demand from the nearby conurbations.



Figure 1- Greenwood's map of 1818.

- 2.3 The OS map of 1849 shows the area in greater detail, with the buildings along Bailey's Lane in their current configuration, and facing a series of formal structures to the west of Bailey's Lane. The existing barn of the site appears to have been a larger structure than the building which is currently on the site, and to the rear (north) there were orchards and further building (Figure 2).



Figure 2- OS plan, 1849

- 2.4 The OS map of 1908 identifies the collection of buildings opposite the site as Roseheath, and its courtyard form indicates that it was also a farm, with the house separate from the courtyard (Figure 3). Collectively the map regression shows that the area consisted of a series of farms, sat in isolation in a rural setting. At the application site, the existing farmhouse appears to have another house as its neighbour, associated with the barn, but this second house has been demolished at some point, leaving only the barn extant. The earlier maps show that the barn and its farmhouse extended the full width of the site, and directly bordered Bailey's Lane, rather than the current situation where it is set back within the site. They also illustrate that the site was gradually encroached by new residential development to the north, following the construction of the railway line and Halewood Station.
- 2.5 An aerial photograph from 1947 (Figures 4 and 5) shows the site at that time, with the farm and house of Roseheath opposite. The application site is occupied by the extant farmhouse

and a smaller building to the rear, which is still present today. The barn is seen with a house bordering Bailey's Lane, and a smaller additional building attached which borders what is now Finch Field, and appears to be a former pig sty. Running transversely across the site is the existing barn, but with a house attached at the western end, and secondary building attached to the eastern end. These two structures were subsequently demolished, leaving the barn as the only residual element of that arrangement. The image also shows the encroaching housing to the north, but the large field system is the most prominent feature, which predates the extensive housing built within the area in the post-war years.



Figure 3- OS plan, 1908, detail



Figure 4- image of the site, 1947 (Britain from Above)



Figure 5- closer view of the site taken from the 1947 aerial image

- 2.6 There is also a second barn on the site, which is not shown on the map regression. On inspection this was found to be of modern construction, and of very low heritage value (Figures 6 and 7).



Figure 6- second barn



Figure 7- second barn, interior, showing block construction and metal roof trusses

- 2.7 The main barn, or shippon, fits within the Cheshire typology, constructed in red brick with some sandstone detailing to the window reveals, and with stone roof tiles laid in diminishing courses. The diamond shaped ventilation slots are a common feature and are usually associated with later barns of the 19th and 20th centuries (Figures 8 and 9). The absence at lower levels of these ventilation slots on the eastern gable appears to confirm that this gable originally had a farmhouse attached (Figure 10).



Figure 8- barn, southern elevation



Figure 9- barn, eastern gable and northern elevation



Figure 10- barn- western gable and southern elevation

- 2.8 Although the interior of the barn was not accessible and has not been inspected, it appears to be a shippon, housing cattle with fully lofted hay storage above. These were standard on Cheshire dairy farms, by the mid-19th century, and this appears to be a cross-shippon, with cows tethered in a line across the width of the building. This format was gradually replaced in the later 19th century onwards by lengthwise shippons, with centralised feeding passage.
- 2.9 The house on the site is a simple, twin bay building with central entrance (Figure 11). It has been extended to the rear in two phases, with a single storey outrigger followed by a conservatory (Figure 12). It is associated with a stand alone agricultural building to the rear, which forms part of the agrarian origins of the site, and may have been a pig sty or stable, although it has been altered since this use (Figure 13).
- 2.10 The assemblage of agricultural buildings form an open courtyard arrangement. Typically in the lowland areas of Cheshire and Lancashire, the most common farmstead typology was in the form of an L or T, although some of the larger farms had a U-shaped form. The original form seen on the earlier OS maps show a linear block as the main range, but this was lost when the farmhouse attached to the barn/shippon was demolished.



Figure 11- farmhouse with agricultural building beyond



Figure 12- rear of farmhouse, showing later extensions.



Figure 13- house, shippon and agricultural building to the rear of the site. (Google Street View, 2024).

3 ASSESSMENT OF SIGNIFICANCE

- 3.1 The application site is an important aspect of the historic development of the agricultural landscape of the county of Lancashire, and latterly Merseyside, and of the evolution of the area from an essentially agrarian location, to a suburban settlement.
- 3.2 The site has experienced different layouts in the past, and has seen additions as well as demolitions of associated structures within its curtilage, but it retains a historic character relating to its former farming use. In the Master plan for the East of Halewood Extension (Knowsley Council, 2019), the site is identified as a group of historic buildings.
- 3.3 Appraised against the methodology for assessment of cultural significance in *Conservation Principles* (English Heritage, now Historic England), the following values are identified:

Evidential Value

- 3.4 The former farmhouse has no diagnostic features remaining which can firmly provide a definitive date of construction, but it appears first on the OS map of 1849, although its construction date is likely to be earlier than this. The former sty/stable to the rear is also present on that map. The site forms a part of the agricultural settlement pattern of the area, before it was used to provide an expanding post-war population with housing. Whilst the

presence of Finch Woods and the east of Halewood area allow for some remedial semblance of the original context, this has been heavily denuded, and the masterplan proposals for the urban extension contained within the East of Halewood Masterplan, would dilute this even further.

Historic Value

- 3.5 The buildings on the site are of historical interest for their association with other farms within the area, at a particular stage in the evolution of Halewood, and as a residual, physical reminder of the agrarian roots of the settlement. Value is also provided by the way in which they contrast with the suburban surroundings, as a pocket of earlier building typologies which are now isolated, and which manifests the evolution of Halewood from farming to residential community.

Aesthetic Value

- 3.6 The buildings are undesignated heritage assets, with limited heritage significance. The arrangement of the former farmhouse, sty and barn on the site forming a series of agricultural related uses retains some interest, although it is unlikely that the current house was directly associated with the barn within the site, with the original arrangement relating to a farmhouse attached to the barn to the west, and fronting Bailey's Lane. Nevertheless, the barn in particular with its diamond pattern ventilation slots and stone roof tiles has a strong character and resonates with the agricultural origins of Halewood. The former farmhouse has less intrinsic merit, but does retain some aesthetic interest.

Communal Value

- 3.12 The communal value of the buildings relate to the role they play in providing a distinctive character to this part of Halewood and the manner in which they manifest the agrarian beginnings of the settlement.

4 POLICY AND GUIDANCE

- 4.1 In relation to the historic environment, The National Planning Policy Framework (2024) states that strategies should take into account:
- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
 - the desirability of new development making a positive contribution to local character and distinctiveness; and

- opportunities to draw on the contribution made by the historic environment to the character of a place. (para. 203).

4.2 In relation to the determination of planning applications, Para 210 calls for Local Authorities to take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

4.3 Para 216 relates to development proposals and the degree of harm to a non-designated heritage asset, and states that *The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*

4.4 The Knowsley Local Plan (2016) contains a number of policies relating to non-designated heritage assets. Policy CS20 states that:

Managing the Borough's Historic Environment

1) Development proposals in Knowsley should preserve or enhance the borough's historic and architectural assets, including Listed Buildings, Conservation Areas, Historic Parks and Gardens and archaeological remains, together with other local areas, buildings and structures of historic importance. The Council will:

a) Require preservation of the local distinctiveness and character of historic assets through sensitive design of new development, including appropriate integration with their setting and immediate landscape;

b) Prevent demolition and/or development which would result in substantial harm or the loss of a designated historic asset or its setting, unless the proposal would result in substantial public benefits which clearly outweigh the harm or loss;

c) Where a development proposal will result in less than substantial harm to a designated heritage asset or its setting, assess such harm against the benefits of the proposal;

d) Facilitate long term conservation and enhancement of local assets and areas of historic importance, including through the preparation of Conservation Area Management Plans.

2) The re-use of vacant and underused historic assets will be encouraged, with favourable consideration given, where appropriate, to proposals which will:

a) Enable a use for a purpose sympathetic to its conservation;

- b) Retain or introduce public access; and*
- c) Enhance the importance of the asset for local tourism, leisure or the economy.*

3) Development proposals on sites which include, or are considered to have the potential to include, heritage assets or comprising archaeological interest, should be accompanied by a heritage impact statement.

4) Locally important historic assets which are not subject to statutory designation will be identified in a local list and will be afforded consideration in the decision making process.

- b. Provision or replacement of buildings of comparable quality and design;*
- c. The salvage and reuse of special features within the replacement development;*

5 PROPOSAL

- 5.1 The works comprise the retention and conversion of the original barn/shippon and the farmhouse. Supplementing the retention of the existing buildings, it is proposed to provide a sinuous block to the south and east of the farmhouse, and a new block in the northern section of the site. The new residential buildings are part single storey and part two storey, which allows for a varied roof structure to provide a more organic appearance to the development.
- 5.2 The proposed new block consolidates and encloses the courtyard, which is a feature of the current arrangement, and together with the existing buildings on the site, forms a U-shaped plan form, which is a common farmstead type associated with the lowland Lancashire/Cheshire areas. The proposals would see the demolition of the existing second barn on the site, which is of modern construction, and has very little heritage value. This will be replaced by a new building which is orientated north-south, aligning with Bailey's Lane.
- 5.3 The barn/shippon will retain its essential features, including the diamond ventilation slots at higher levels, and the window and door openings. The eastern gable will be extended with a single storey outrigger, re-establishing a structure which appears in the earlier OS plans and the aerial view of 1947. This will be constructed in brick, with timber paneling detailing. The openings will be formed in aluminium, reflecting the austere and simple forms associated with the structure. A part of the proposals, the existing farmhouse will be retained and restored, although the existing uPVC windows will be replaced with aluminium versions, to provide continuity across the site. The north-south range is of one and two storeys, whilst the southern extension to the south of the farmhouse is single storey. This will ensure that when

viewed from Bailey's Lane, the house will remain the dominant form, and this is aided by the proposed extension set back from the primary elevation of the farmhouse (Figure 14).



Figure 14- existing view from the south, along Bailey's Lane. The proposals are single storey when read against the gable of the existing farmhouse, and also set back from the front plane of the building. This will preserve the primary importance of the farmhouse on the approach from the south.

- 5.4 The new structures will be constructed in brick to complement the existing barn/shippon, with brick detailing in the form of the diamond shaped slots, which will give context and resonate with the existing. The openings are also inspired by those on the barn/shippon, sharing similar dimensions, and the simplicity of form which is a characteristic of the site.
- 5.5 The new construction which is located in the northern part of the site, and which essentially replaces the existing, later, building takes the form of a twin gables structure with a brick plinth and timber cladding to the upper elevations. As with the other buildings on the site, it is proposed that the openings are finished in aluminium, whilst the roof is of slate. The earlier OS maps and the 1947 aerial image illustrate that this part of the site was occupied by buildings, and the new structure reflects this arrangement. The twin gables and the orientation of the building means its volume will be largely screened from Finch Fields. This area is the nearest public open space, and the buildings on the site can be seen from this location currently (Figure 15). Whilst the proposed building to the rear of the farmhouse, which will mark the eastern extremity of the site, will be seen from the open space at Finch Woods, the

varied roof line comprising of one and two storey volumes, will allow some views through to the existing buildings on the site. It should also be noted that there has been considerable tree planting along this boundary to Finch Woods, as seen in Figure 15, and over time this will ensure that the site is completely screened from the public open space.



Figure 15- the site from Finch Woods

- 5.6 The proposals retain the structures contained in the Merseyside HER, and provide them with a sustainable new use. A rigorous design assessment has ensured that their essential character will remain, and the proposals for new structures within the site have been informed by an appraisal of the sub-regional vernacular characteristics of historic farmsteads and in particular the arrangement of the layout across the site. The proposal works with the grain of the historic buildings, echoing earlier layouts, and the new structures provide clear continuity with the historic buildings on the site, echoing their tone, texture and scale. The significance of the existing heritage assets is not harmed, and their setting, which has been much denuded over time, will be restored to a degree through the provision of the new structures. The proposal does not detract from the strong relationship between the existing historic buildings, nor the historic importance of their association. Significance would remain if the proposal was implemented, and there is no harm to the asset. The proposal preserves the significance of the heritage assets, and is policy compliant.