

MOSS SIDE FARM COTTAGE

Proposed extension to existing dwelling

Heritage statement

May 2022



CONTENTS

1	Introduction	3
2	The site and its context Kirkby General Historic OS plans	4
3	Statement of significance General The site The existing building Historic Environment Records Assessment Evidential heritage values Historical heritage values Aesthetic heritage values Communal heritage values Summary	11
4	The setting Definition Extent of the setting The heritage assets affected The immediate setting Contribution of the setting to the significance of the heritage asset	15
5	Impact of the development on the heritage asset and its setting The proposals Magnitude of the impact of the proposals Summary of the impact	18
6	Planning policies	20
7	Conclusion	21

1.00 INTRODUCTION

- 1.01 This Heritage Statement was prepared to accompany the planning application to Knowsley Council for permission to extend to Moss Side Farm Cottage. It summarises the significance of the heritage asset and considers the impact of the proposals upon its setting.
- 1.02 The following documents have been consulted in preparing this statement:
- Guidance on heritage impact assessments for cultural world heritage properties; ICOMOS; 2011;
 - National Planning Policy Framework; 2019: Section 15 Conserving and enhancing the natural environment; Section 16 Conserving and enhancing the historic environment;
 - Knowsley Local Plan: Core Strategy CS2: Development principles;
 - Knowsley Local Plan: Core Strategy CS19: Design quality and accessibility in new development;
 - Knowsley Local Plan: Core Strategy CS20: Managing the borough's historic environment;
 - Knowsley Local Plan: Core Strategy SUE1: Sustainable urban extensions and safeguarded land;
 - Knowsley Local Plan: Core Strategy SUE2: Sustainable urban extensions – development principles;
 - Knowsley Replacement UDP: H8: Extensions and alterations to residential properties;
 - Knowsley Replacement UDP: DQ4: Trees and development;
 - Knowsley Council: Householder development supplementary planning document; June 2016;
 - Knowsley: Landscape character assessment; 2020;
 - Knowsley historic settlement study; 2011;
 - Merseyside Historic Environment Records;
 - Conservation principles, policies and guidance, Historic England; 2008;
 - Historic England Advice Note 12: Statements of heritage significance;
 - Historic England: The setting of heritage assets;
 - Managing built heritage: the role of cultural values and significance; Stephen Bond & Derek Worthing; Second edition; 2016;
- 1.03 Schafer Associates has extensive experience of listed and historic buildings and working in conservation areas. We are on the approved list of Liverpool Diocese and act as quinquennial architects to over thirty churches and have carried out projects on fifty more. Schemes have been commended or awarded Civic Trust Awards and awarded under Wigan Council's scheme for accessibility. We are a Chartered Practice of the RIBA and a member of the Society for the Protection of Ancient Buildings.

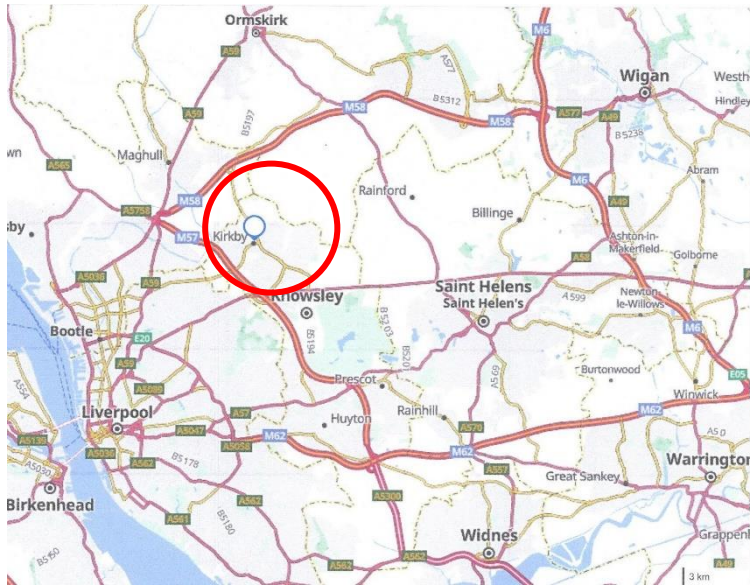
2.00 THE SITE AND ITS CONTEXT

Kirkby

- 2.01 Kirkby is a town within the metropolitan borough of Knowsley and lies six miles north-east of Liverpool. The population in 2016 was 41,495 making it the largest in Knowsley and the ninth biggest settlement in Merseyside.
- 2.02 It is believed that Kirkby was founded around 870AD, following archaeological evidence of Bronze Age activity. Kirk-by derives from the Old Norse meaning “church” and “settlement” or “village”. Settlers arrived via Ireland around 900. The first recorded evidence of a settlement appeared in the Domesday Book of 1086.
- 2.03 Many areas were mossland but drainage allowed extensive agriculture. Kirkby remained largely farmland until the mid-twentieth century. Transport links to the region began in 1848 with the building of the Liverpool and Bury railway. The East Lancashire Road (A580) added a major road connection in 1935 and industrial development was considered before the Second World War. ROF Kirkby, a Royal Ordnance Factory, was established in 1939, and employed over 20,000 workers at its height.
- 2.04 A large area of land, including Kirkby, was bought by Liverpool Corporation in 1947 for use as an “over-spill” area, utilised during Liverpool’s slum-clearance programme in the 1950s and 60s. Kirkby’s 1951 population of 3,000 grew to over 52,000 by 1961.
- 2.05 The M57 runs adjacent to Kirkby and the M58 connects just north of the town. Kirkby railway station serves the town on the northern line and on the Kirkby branch line. Bus routes connects Kirkby with most of Merseyside and Greater Manchester.



Location of Knowsley



Location of Kirkby



Aerial view of the site

General

- 2.06 The site is located to the east of Kirkby, just beyond the Brintonwood Trading Estate and the massive Kirkby substation. However, its location is almost rural. The east side of Hewitts Lane is greenbelt, and the next town to the east is Rainford.
- 2.07 The site lies off Hewitts Lane and is triangular. The eastern boundary is formed by Hewitts Lane and the northern boundary by Knowsley Brook. The south-east boundary is to a small residential development of four houses (Waterworks Cottages?). The site has an area of 0.1Ha.
- 2.08 The site is entered from Hewitts Lane, which is slightly higher but, once entered, is generally flat. The site accommodates the cottage and some minor outbuildings to the north. Some of these have been demolished leaving their concrete bases.



View from the north



The north boundary to Knowsley Brook



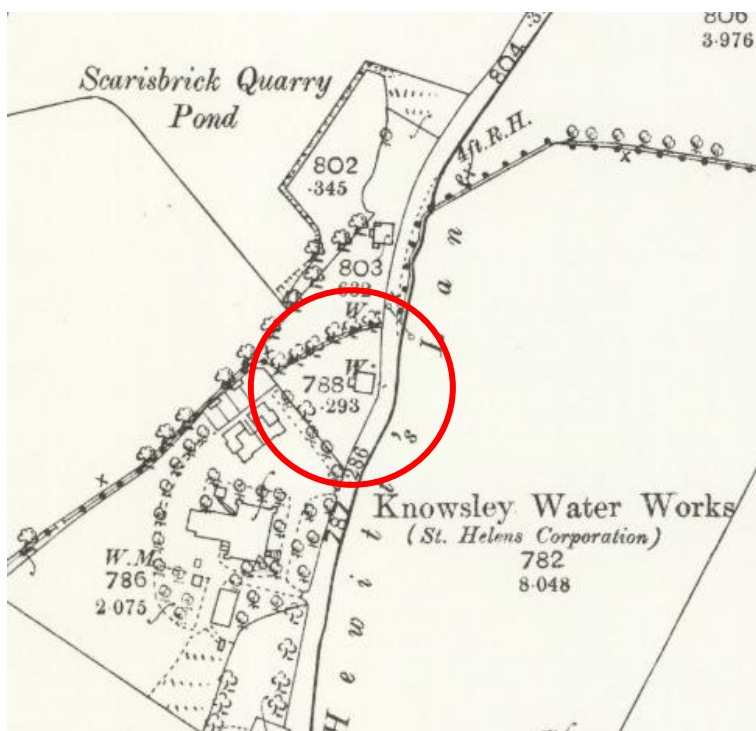
View from the site towards the adjacent Waterworks Cottages



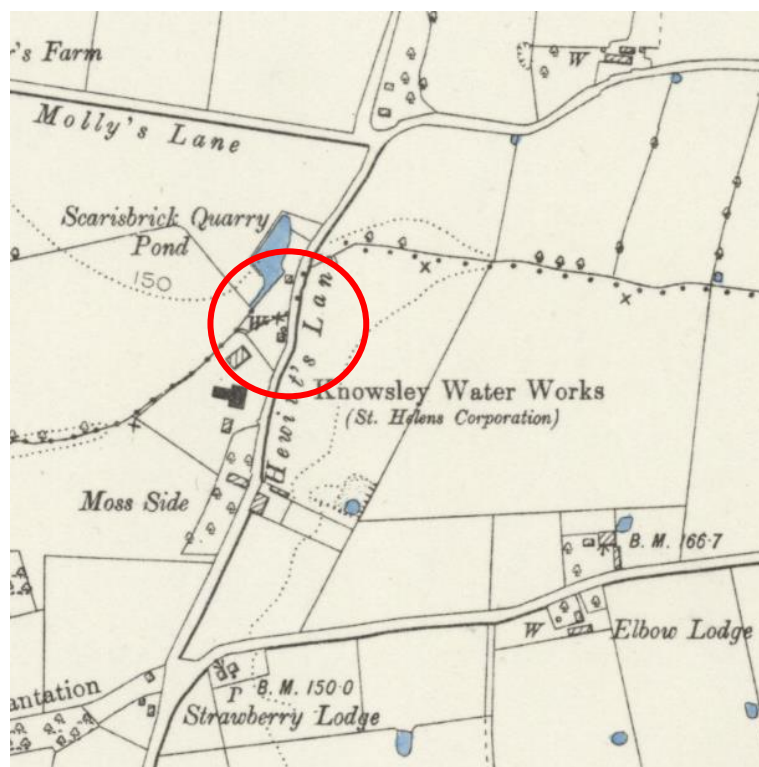
The view to the east of the site showing greenbelt

Historic OS plans

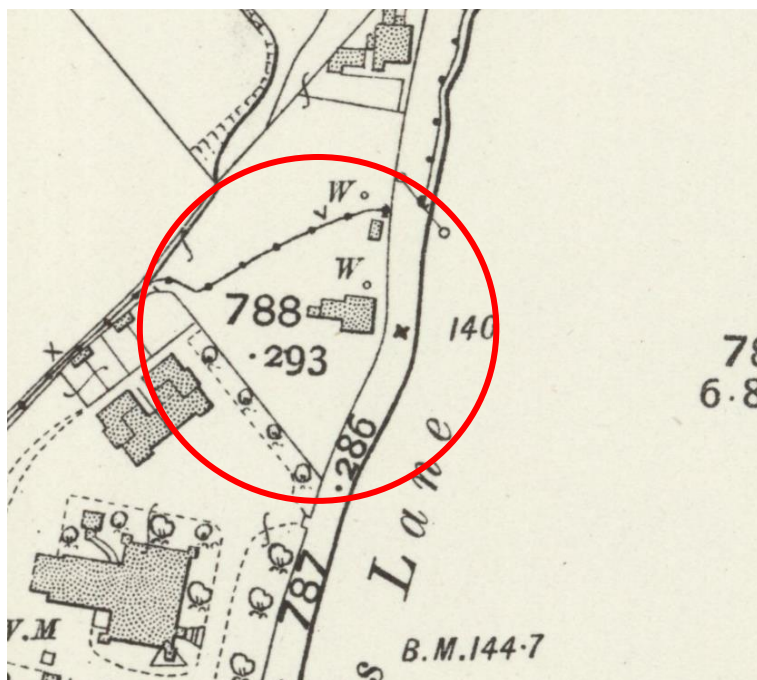
- 2.09 A study has been made of historic OS plans, below. They show a variety of extensions to the west of the cottage, sometimes what appears to be extensions to extensions (1908, 1956 plans). There has been much change to the building over the years. Plans also show what appears to be a well.



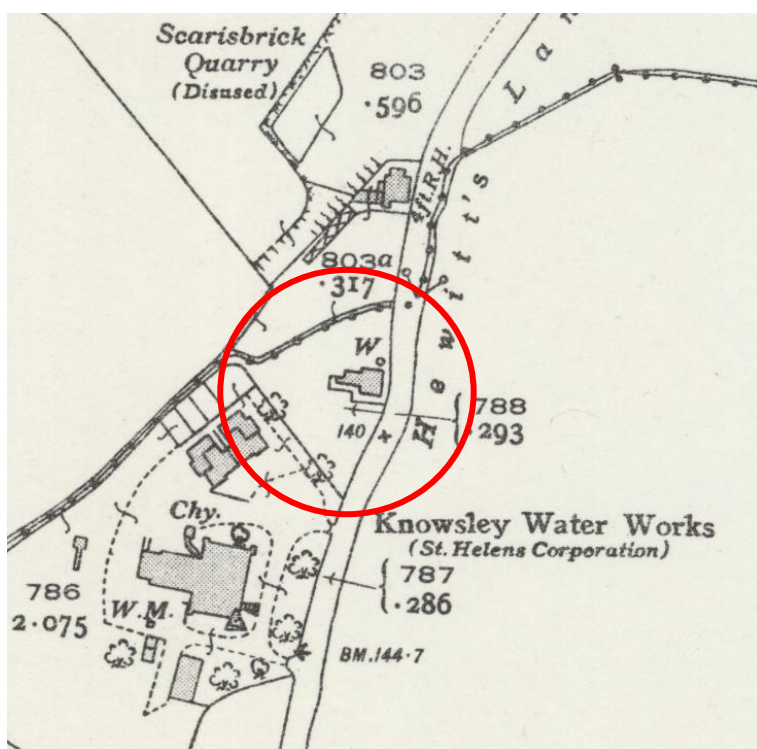
1892 OS plan



1894 OS plan



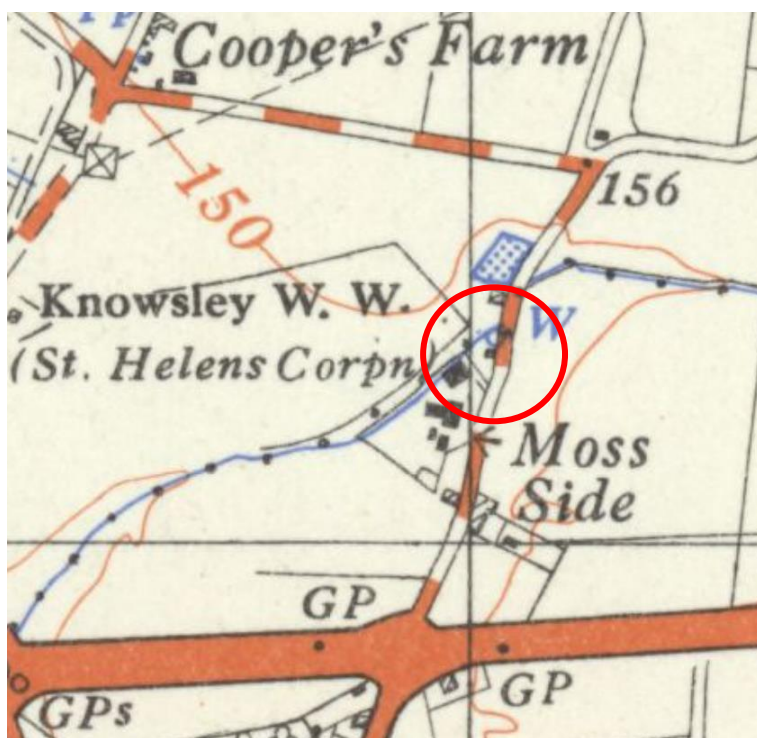
1908 OS plan



1945 OS plan



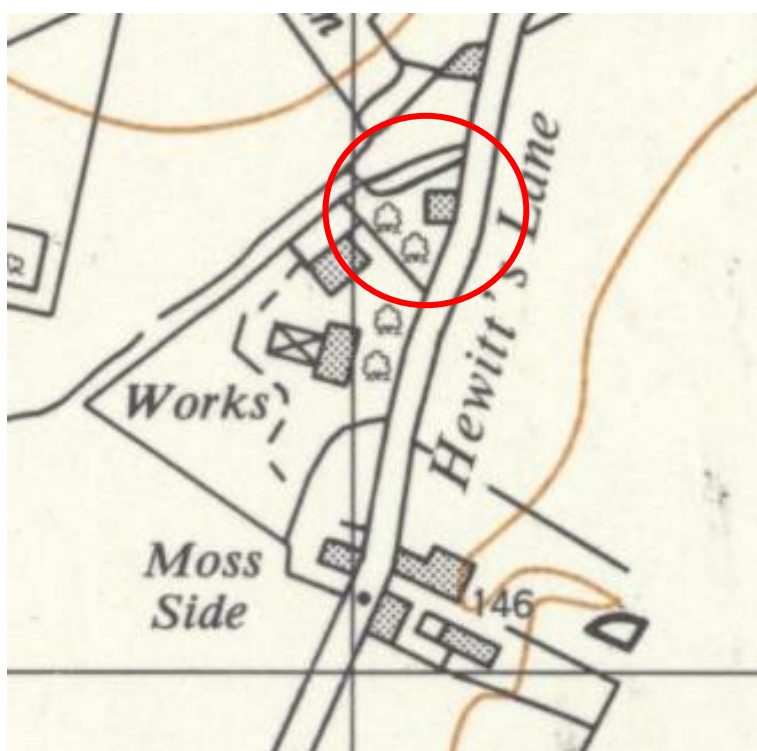
1946 OS plan



1953 OS plan



1956 OS plan



1966 OS plan

3.00 STATEMENT OF SIGNIFICANCE

General

- 3.01 Moss Side Farm Cottage is not listed, nor is it within a conservation area. It was once in the greenbelt but was removed under a Sustainable Urban Extension through the adopted Core Strategy in 2016. It is therefore an undesignated heritage asset. It has been extended on various occasions as seen in the historic OS plans.

The site

- 3.02 The site is off Hewitts Lane, a single-track lane with tarmac finish. It can be approached either from the East Lancashire Road (A580) to the south or Molly's Lane to the north. Greenbelt lies to the east of Hewitts Lane.
- 3.03 The site is triangular with an area of 0.1Ha and is generally flat. The eastern boundary is formed by Hewitts Lane and the northern boundary by Knowsley Brook. The south-east boundary faces a group of houses, Waterworks Cottages. It is classified in Knowsley Council's Landscape Character Assessment as "Urban fringe farmland".



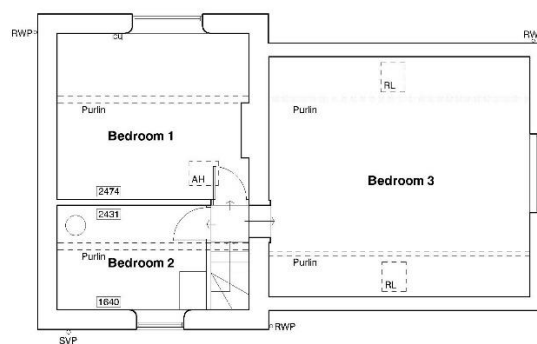
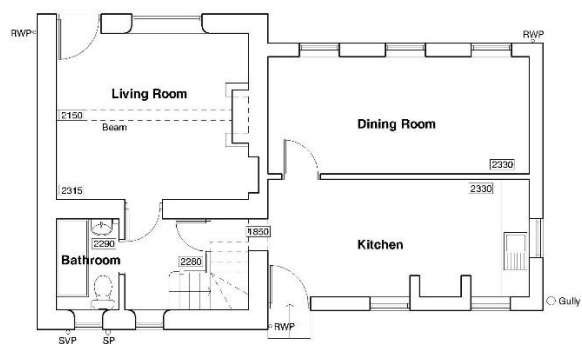
Existing site plan, site edged red

The existing building

- 3.04 Moss Side Farm Cottage sits near to Hewitts Lane and is composed of two parts: the original cottage and the latest in a series of extensions.
- 3.05 The original two-storey cottage is built in coursed stone rubble with a pitched, slated roof set low over the first floor. Timber window frames (not original) sit in plain openings with stone heads and inclined stone sills. The brick chimney is not original. The extension is built in blockwork and rendered externally, and is incongruous with the cottage. It is understood that the extension was constructed in two stages, with the first floor being added later, yet to be finished internally.



The building from the south



Existing plans

- 3.06 Internally the cottage is very simple. The original section accommodates a Living Room and Bathroom on the ground floor and two bedrooms on the first. The later extension accommodates a Kitchen and Dining Room on the ground floor and a large, unfinished room on the first, presumably intended to accommodate two bedrooms.



Living Room



First floor Bedroom



First floor of later extension

Historic Environment Records

- 3.07 The building is considered an undesignated heritage asset by virtue of its age and significance. The Merseyside HER refers to it as Moss Lane Cottage. The Derby Estate Survey plan of 1783/5 shows a building on this site and records it as No 12, a cottage and garden, occupied by Hugh Hulme. The Tithe map of 1847 records it as No 242, a cottage, occupied by Widow Huyton.
- 3.08 The HER also includes a reference to the former Scarisbrick Quarry which was situated immediately to the north of the site. The Molyneux estate plan of 1769 does not show a quarry on this site (so presumably the stone for the cottage was quarried elsewhere). The field is recorded as part of No 103, Far Field. The Tithe map of 1839 shows a small enclosure on the site and records it as No 903, part of Far Field, a quarry, owned by the Earl of Sefton. The 1st edition 6" OS map of 1850 shows a quarry and labels it as Scarisbrick Quarry (sandstone). The 1st edition 25" OS map of 1893 labels it as Scarisbrick Quarry Pond. The 2nd edition 25" OS map of 1908 labels it as disused.
- 3.09 The HER refers to 70 records within 1km, ten of which are within 250m of the site. These include:
- Moss Side Cottage;
 - Scarisbrick Quarry;
 - Former site of a house, Moss Side, Hewitts Lane, first recorded 1783;
 - Former site of a house, Hewitts Lane, first recorded 1769;
 - Former site of a barn at Moss Side, Hewitts Lane, first recorded 1783;
 - The Cottage, No 6 Cut Lane, first recorded 1769;
 - Delph Cottage, Hewitts Lane, first recorded 1769;
 - Former site of a house, East Lancashire Road, first recorded 1783;
 - Burnt flint and flake, found on Molly's Lane;
 - Possible enclosure cropmark, visible in an aerial photograph.

The HER records evidence of a Mesolithic or Neolithic flint blade being found in Cut Lane and more flint near Sandy Lane Farm. The latter was found in a field subject to sand extraction by Pilkington Glass.

Assessment

3.10 The significance of the heritage asset may be considered in relation to various heritage values. Historic England's *Conservation principles, policies and guidance, 2008* proposes a family of heritage values under the following headings:

- Evidential (material evidence of the past);
- Historical (how past people, events and aspects of life can be connected to the present through a place; rarity and age)
- Aesthetic (how people draw sensory and intellectual stimulation from a place; architectural/craftsmanship qualities);
- Communal (meaning, collective experience and memory).

Evidential heritage values

3.11 Evidential value derives from the potential of a place to yield evidence about past human activity. This lies in the building itself and the site, each of which remain relatively unchanged since the eighteenth century and shows vernacular construction. The HER records archaeological finds of flint, including a blade. It is quite possible that the site may yield more such evidence of past human activity. Evidential value is high.

Historical heritage values

3.12 Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. There are strong values in this instance, connecting with eighteenth century life, and the past agricultural activity in the area. There is illustrative value in the building and surrounding landscape. There is also associative value in the relationship with the Derby Estate. Historical values are high.

Aesthetic heritage values

3.13 Aesthetic values contribute to the overall significance of the cottage. The house is very simple, built in the local vernacular using local materials and construction methods. The details, including original door and window openings and stone lintels and sills contribute to the character and significance of the building (doors and windows require replacement). The current rainwater goods detract from the significance. The building is over two hundred and forty years old and has undergone several changes and shows the patina of age. The current extension has little merit. Aesthetic values are therefore medium/high.

Communal heritage values

3.14 Communal values are concerned with the meanings of a place for the people who relate to it. Apart from those who lived in the area, there is little communal value in the cottage.

Summary

3.15 Overall, Moss Side Farm Cottage probably has medium value as a heritage asset.

4.00 THE SETTING

Definition

- 4.01 The setting of a heritage asset is defined in the National Planning Policy Framework as:

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Extent of the setting

- 4.02 The setting of Moss Side Farm Cottage is very important and contributes to its overall significance. The extent of its setting is wider than the immediate site.
- 4.03 The site lies in a narrow strip between an industrial estate (with the massive Kirkby power station) and the greenbelt. It is approached either from the south (East Lancashire Road) or north (Cut Lane/Molly's Lane).
- 4.04 From the north, Hewitts Lane is a continuation of the single-track roads, farm buildings and agriculture. The first building to be encountered is Delph Cottage. From the south it is an amazing revelation to find this area off the East Lancashire Road. Entering Hewitts Lane there is a wooded area to the left and the first buildings are United Utilities' pumping stations in the covered reservoir, a dilapidated building to the right, and Waterworks Cottages.



Entry to Hewitts Lane from East Lancashire Road



First view down Hewitts Lane after leaving the East Lancashire Road



Waterworks Cottages, viewed from the site



Building on Cut Lane



Delph Cottage



The cottage from the north

The heritage assets affected

- 4.05 Waterworks Cottages, Moss Side Farm Cottage and Delph Cottage sit on adjacent sites but are apart and not perceived as a group.
- 4.06 Waterworks Cottages sit back from Hewitts Lane and are heavily screened by bushes and a high brick boundary wall with mature trees behind. Delph Cottage is screened with hedging. Moss Side Farm Cottage sits very close to Hewitts Lane with little screening, as several trees have been felled, allowing the whole site to be viewed which is not characteristic of the area. It would be better replanted.
- 4.07 There is much birdsong on the site. Knowsley Brook runs to the north boundary but makes no sound. There are several mature trees to the west of Hewitts Lane but none immediately to the agricultural land to the east, within the greenbelt.

The immediate setting

- 4.08 There are no long views of the cottage. Three elevations of the cottage can be fully seen from Hewitts Lane and, apart from doors and windows, there appears to be no change to any since it was first built. Its siting close to the lane and its simple form can be fully appreciated.
- 4.09 The setting is clearly defined by the landscape: the agricultural land gives the cottage meaning. This is reinforced by the single-track lane and the absence of pavements. The lack of boundary hedging to the site makes it too open to view, unlike many of the neighbouring farms and cottages, which are enclosed, and this may detract from the setting.
- 4.10 There is no doubt that the current extension mars the setting of the original cottage. Some might argue that it should be left without any extension. This would improve the setting, standing alone and capable of being seen from all sides, but it would render the cottage uninhabitable and threaten its sustainability. For most of its life it has had some form of extension, providing the accommodation necessary for family life.
- 4.11 The nearby sub-station and the pylons, marching over the greenbelt, also detract from the setting.
- 4.12 The setting has changed over the years. The historic OS plans show Kirkby as a small rural village, when the cottage was surrounded by agriculture. The HER refers to several eighteenth-century houses, farms and barns near Hewitts Lane which have long since gone. Also long gone is the C18 agricultural life, the horses, carts, etc, and the noises and smells that went with it.

Contribution of the setting to the significance of Moss Side Farm Cottage

- 4.13 The outstanding aspect of the setting is the landscape: the rural aspect confirms the original function of Moss Side Farm Cottage. It is not far from the industrial estate and even closer to the massive Kirkby substation but remains a world away from the town.

5.00 THE IMPACT OF THE DEVELOPMENT ON THE HERITAGE ASSET AND ITS SETTING

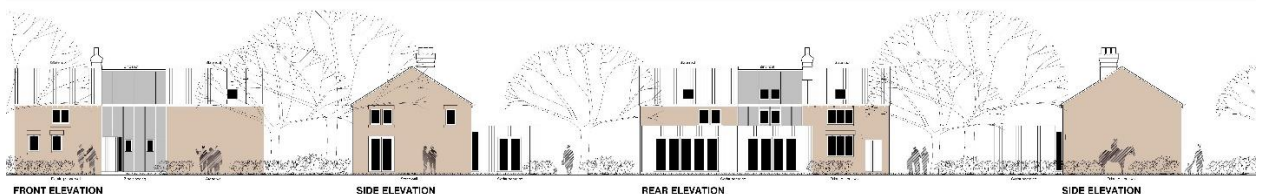
The proposals

5.01 The proposals include:

- The demolition of the west extension.
- The construction of a new extension, broken down into small elements to relate to the cottage (this is discussed more fully in the Design Statement). One element will be constructed in stone to reflect the cottage, with a smaller link block clad in zinc. A single-storey element to the south will be clad in vertical cedar boarding as a contrast to the stone, referencing the agricultural aspect of the site;
- A detached carport is to be built against the north boundary to Knowsley Brook. This will be constructed from timber and clad in open vertical cedar boards, again as a reference to agriculture. Knowsley Council's Highways section requires 3 parking spaces, but a 5-bay carport is to be built to allow for additional family and visitor parking. We feel it is important to keep cars grouped, rather than have them straddle over the site. Section 6.17 of Knowsley's Householder development: Supplementary Planning Document calls for landscaping and boundary treatments to soften the appearance of, or screen, parked cars.



Proposed plans



Proposed elevations

- 5.02 The proposals do not materially affect the existing cottage. There will be no loss, or change, of historic fabric. Even non-original features (chimney breast and stack, staircase) will be retained. The west elevation of the cottage (within the extension) has been plastered at ground floor level but not at first. It is proposed to remove the plaster (if possible) to reveal the original stonework. This would be seen from the Family Room and reinforce the distinctiveness and significance of the cottage.
- 5.03 Current views of the cottage from Hewitts Lane will not be affected by the proposals. This was fundamental to the design strategy. Replacing the current extension with the proposed will greatly improve the appearance and the setting.

Magnitude of the impact of the proposals

- 5.04 The siting, scale and massing of the new additions minimise the impact on the significance and setting of the heritage asset.
- 5.05 The proposed materials (stone, slate, untreated cedar) will all blend with the environment and will age naturally. The zinc cladding will act as a foil, ageing to a grey colour, and provide a contemporary feature.
- 5.06 The impact on adjacent buildings will be negligible. As noted above, they are not perceived as a group.

- 5.07 The following table is taken from *Managing Built Heritage: The role of cultural values and significance* by Bond and Worthing and suggests how the magnitude of impact may be assessed.

Magnitude of impact	
Major	Change to key historic building elements, such that the asset is totally altered
	Comprehensive change to the setting.
Moderate	Change to many key historic building elements, such as the asset is significantly modified
	Changes to setting of an historic building, such that it is significantly modified
Minor	Changes to key historic building elements, such that the asset is slightly different
	Changes to setting of an historic building, such that it is noticeably changed
Negligible	Slight changes to historic building elements or setting that hardly affect it
No Change	No change to fabric or setting

From this, the magnitude of the impact of the proposals may be classed as Minor or Negligible.

Summary of the impact

- 5.08 The following matrix is used in the ICOMOS Guidance on Heritage Impact Assessments, referred to in the introduction:

VALUE OF HERITAGE ASSET	MAGNITUDE OF IMPACT				
	No change	Negligible change	Minor change	Moderate change	Major change
Very high	Neutral	Slight	Moderate/Large	Large/Very large	Very Large
High	Neutral	Slight	Moderate/Slight	Moderate/Large	Large/Very large
Medium	Neutral	Neutral/Slight	Slight	Moderate	Moderate/Large
Low	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/Moderate
Negligible	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight

- 5.09 In paragraph 3.18, the value of the heritage asset has been assessed as medium. The magnitude of impact has been assessed as either negligible or minor. Reading from the above matrix, the impact on the heritage asset is Slight or even Neutral.

6.00 PLANNING POLICIES

6.01 Relevant planning policies were listed in the introduction. The following summarise how the proposals comply with those policies.

Policy SUE1: Sustainable Urban Extensions and Safeguarded Land

Policy SUE2: Sustainable Urban Extensions – Development Principles

6.02 The proposals comply because:

- They deliver sustainable development.
- They are of high design quality which enhances local distinctiveness and identity.
- They are in accordance with the development principles.
- They deliver development which meet borough-wide and local needs.
- They protect and enhance historic and architectural assets.

Policy CS2: Development principles

6.03 The proposals comply because:

- They reduce carbon emissions, in line with national targets.
- They understand and respect the character and distinctiveness of place and landscape.
- They protect and enhance the historic environment.
- They promote good quality design and ensure that development respects its setting'
- They maximise opportunities for the regeneration of previously developed land.
- They maintain and enhance the tranquillity of open countryside and rural areas.

Policy CS19: Design quality and accessibility in new development

6.04 The proposals comply because:

- They respond to and integrate positive characteristics of immediate surroundings, including local materials, scale, mass, form, layout, alignment and density of the existing built environment.
- They complement and enhance existing landscape and features of local importance and historic interest.
- They avoid unacceptable impacts on existing residents.
- They minimise crime, with good levels of natural surveillance and security.
- They use sustainable design principles regarding heating (ground source heat pump) and drainage (via underground sewage treatment plant).

Policy CS20: Managing the borough's historic environment

6.05 The proposals comply because:

- They preserve and enhance the borough's historic and architectural assets.
- They preserve local distinctiveness and character of historic assets through sensitive design, including appropriate integration with their setting and immediate landscape.
- They sustain the future of the heritage asset, preventing demolition and/or development which would result in substantial harm or the loss of a heritage asset or its setting.
- The proposals have been assessed in relation to the possible harm to the heritage asset and its setting.

Saved UDP Policy H8: Extensions and alterations to residential properties

6.06 The proposals comply because:

- They do not result in a disproportionate addition to the original dwelling.
- The design and materials reflect those used on the original dwelling.
- They do not adversely affect the amenity or privacy of occupants of adjacent dwellings.
- They do not create potential hazards to highway users.
- Adequate parking and garden space remains for use by the residents of the extended property.

Policy DQ4: Trees and development

6.07 The proposals comply because:

- They include appropriate planting of trees and other soft landscaping, with regard to the surrounding area.
- They do not affect existing trees.

7.00 CONCLUSION

7.01 We note the following:

- Moss Side Farm Cottage is not listed.
- It is not situated in a conservation area.
- It is not situated in the greenbelt.
- Its significance has been assessed as medium.
- The setting contributes to its significance.
- There will be no loss or change, internal and external, of historic fabric.
- The impact of the proposals on the setting and significance of Moss Side Farm Cottage has been assessed as slight or neutral.
- The impact of the proposals on the setting and significance on adjacent buildings is negligible.
- Demolition of the existing extension and construction of the new will enhance the setting of the cottage.
- The proposals will improve Moss Side Farm Cottage as a residence, extending its use and sustainability.

7.02 This Heritage Statement confirms that neither the significance nor the setting of Moss Side Farm Cottage, nor any adjacent building, will be compromised by the proposals. They preserve the heritage asset and comply with Knowsley Council planning policies. We therefore request planning permission be granted.