

**HERITAGE STATEMENT FOR REFURBISHMENT
AND CHANGE OF USE FROM AGRICULTURAL USE
TO CHILDREN'S CARE FACILITY FOR 3 CHILDREN
TOGETHER WITH ASSOCIATED TRAINING AND
STAFF FACILITIES (USE CLASS C2 RESIDENTIAL
INSTITUTIONS) 5 NETHERLEY ROAD, TARBOCK
GREEN**



Plate 1. SW Elevation of Brewery House

Hinchliffe Heritage
22nd July 2024

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1. Introduction

1.1 This Heritage Statement has been prepared to support an application (23/02740/FUL) for planning permission for the proposed “REFURBISHMENT AND CHANGE OF USE FROM AGRICULTURAL USE TO CHILDREN’S CARE FACILITY FOR 3 CHILDREN TOGETHER WITH ASSOCIATED TRAINING AND STAFF FACILITIES (USE CLASS C2 RESIDENTIAL INSTITUTIONS) of the rear part of Spencer House, 5, Netherley Road, Tarbock Green.

1.2 The front part of the building (Spencer House) is already used for children’s care facilities but the rear part (Brewery House and outbuildings) are currently disused due to their poor condition.

1.3 The application was submitted in October 2023 with a *Design / Access, Heritage Statement* prepared by Smith Young Architects but Knowsley Council responded in an email dated 31st January 2024:

There are two non-designated heritage assets recorded on the Merseyside Historic Environment Record within the proposed development site: MME6228 Outbuilding to rear of Brewery House, Netherley Road, Tarbock, a 19th century building, and MME6204 Brewery House and Spencer House, Netherley Road, Tarbock, an 18th century building. The Molyneux estate plan of 1769 shows buildings on this site which by 1849 are recorded as a brewery, house and outbuildings owned by the Earl of Sefton...

...The Heritage Statement fails to consider the characteristics of the heritage assets in sufficient detail to understand the potential impact of the proposals on their significance. It does not provide a detailed heritage assessment including assessment of the significance of the internal spaces affected by the proposals, and of the surviving internal finishes and features. A full assessment of the impact of the proposals cannot be made. You will be required to undertake a programme of historic building investigation and historic research to mitigate on this occasion the impact on the non-designated heritage assets and the Conservation Area, and this can be secured through a planning condition should planning permission be granted.

1.4 This heritage statement aims: to consider the heritage significance of the building and its setting; to assess the impact of the proposed works on that heritage significance and the townscape; meet the requirements of Para 200 of the NPPF and; provide the “programme of historic building investigation and historic research” to avoid a condition on that issue.

1.5 This statement has been informed by a visit to the site, desk-based research and an inspection of the records on the building and adjacent sites at Liverpool Local Records Office and the Merseyside Historic Environment Record.

1.6 The two recorded entries at the site, which are on the Merseyside Historic Environment Record, are: the outbuilding to the rear of Brewery House and; Brewery House and Spencer House. These are not designated heritage assets but Knowsley Council has assessed them as being non-designated heritage assets (NDHAs). The site is also within the Tarbock Green Conservation Area. The proposal has the potential to have an impact on these non-designated heritage assets and/or their settings.

1.7 In preparing this statement, particular regard has been paid to the advice in Para.s 200, 201 and 209 of the National Planning Policy Framework (NPPF) 2023:

200. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact

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of the proposal on their significance....

201. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

209. 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.

1.8 This Heritage Statement has been prepared by John Hinchliffe BA (Hons), BPI, MSc (Blg Heritage & Conservation), IHBC, RTPI of Hinchliffe Heritage.



Plan 1. Location Plan



Plate 2. Aerial photo of the site

2. Description of the Application Site and Tarbock Green

2.1 The Application Site

Introduction

2.1.1 The site is in an isolated group of rural buildings, at Tarbock Green, in the open countryside in the Metropolitan Borough of Knowsley, approx 3.5km S of Huyton, 5km NW of Widnes and 11km E of Liverpool City Centre.

2.1.2 The surrounding land is mostly flat irregular-shaped arable fields and woodlands, although many fields are now used as grazing in connection with the livery stables in the area. The area is served by winding country lanes, although the M62 and the Knowsley Expressway are both within 1.5km.

2.1.3 The application site is part of an historic former farm and brewery, which has evolved since the mid 18th C. The application site is part of an existing land-holding and building which comprise the later farmhouse (Spencer House) and the early cottage (Brewery House) and outbuildings. The application site itself comprises: the E part of Brewery House; an attached outbuilding (which was formerly a stables and barn/outbuilding) and so is referred to in this heritage statement as stables/barn; the ground floor outer walls only of a detached former stables building N of the stables/barn, which is referred to as the stables and; an area of unused ground around (N, S and E) of the buildings.

2.1.4 The whole wider site is named as Brewery Farm on the 1846 OS Map and the 1946 OS Map but as Tarbock Brewery on the 1849 OS Map and the 1907 OS Maps. The land holding of the farm and brewery was split in the 20th C and a building at the E end was either rebuilt or extensively remodelled as a separate house and is now known as Brewery Farm.

2.1.5 The buildings on the application site were historically part of a farm which also brewed beer under the name of Tarbock Green Brewery, which extended further to the E and included additional buildings, which are no longer in situ. However, the buildings in the application site are now disused, due to their poor condition.

2.1.6 The whole ensemble is the result of several phases of building, adaptation and demolition from the mid 18th C onwards and so it is difficult to fully understand its evolution. The buildings in the application site appear to have been constructed in at least two phases, from the late 18th C the small vernacular cottage (Brewery House), which was part of the original phase and the W part of which is already incorporated into that part of the building which has already been converted into the care facilities.

2.1.5 Approx 7m to the N of Brewery House are the ground floor walls only of a small outbuilding.

2.1.6 Attached to the W of Brewery House is Spencer House, which was built in the mid 19th C, as a large house in polite but restrained architectural style, probably for the owner of the farm/brewery.

2.2 Brewery House, Stables/Barn, Stables and Spencer House

Brewery House and Stables/Barn (Plates 2-18)

Exterior

2.2.1 Brewery House and the stables/barn are the oldest parts of the ensemble and probably date from the mid 18th C, as an estate map of 1769 (Map 2) suggests that they were in situ then. The house part is shown as Building 2 on Plate 3, although the LH (W) LH (W) part is now within the

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care facilities which were created in Spencer House (Building 1) when it was converted approx 10 years ago. The external brick walls of that W part have been rendered and altered. Brewery House was a two storey, three bay vernacular cottage with a (slightly off) central-entry plan and was constructed in common red bricks in English Garden Wall Bond and with a blue slate roof.

2.2.2 The E part, which is within the application site, incorporates the slightly off-centre doorway on the front (S) elevation, around which a lean-to porch was erected in the 20th C in blue bricks. The door itself has a deep central rail with vertical boards above and below.

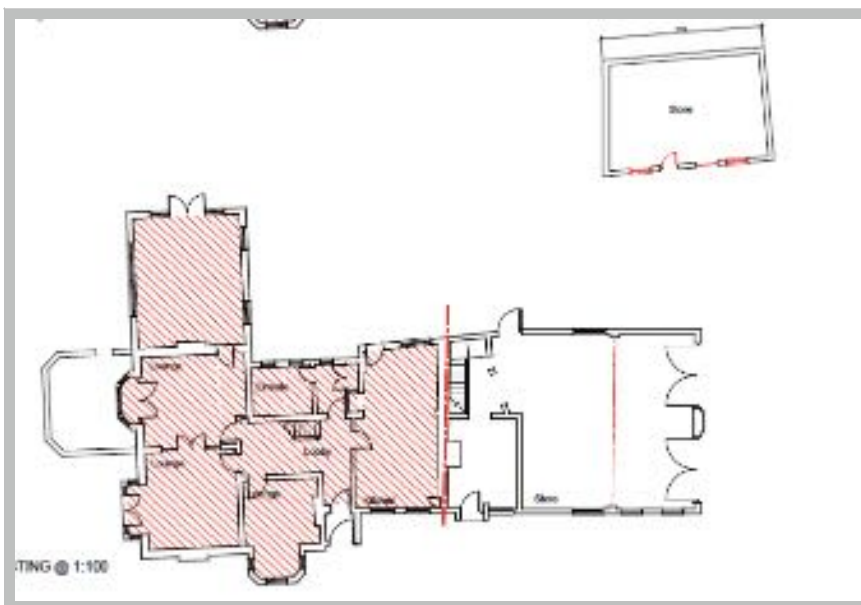
2.2.3 The FF RH window is large and square and accommodates a 20th C version of a traditional vernacular 9-light casement. The opening has a shallow segmental arched head of bricks on-end but no cill. The GF RH window is boarded over but from the inside it can be seen that it has a modern casement.

2.2.4 On the rear (N) elevation, the full wall of the former house has been rendered but only the W part is currently occupied. Curiously, the axial ridge appears to have a stone coping on a brick upstand and the N part of Brewery House appears to be a two storey lean-to on to that wall. The two windows are wider than tall, have modern upvc casements and stone cills and have bell-castings at the lintels.

2.2.5 The stables/barn which are attached to the E of the former cottage are also built in red common bricks in English Garden Wall Bond and have a blue slate roof and are the equivalent of two storeys in height but the bricks are slightly different, it is slightly lower and it has a shallower pitched roof. It was probably build shortly after the cottage. Its S elevation has three GF windows. All are boarded over but it can be seen that the smaller central window has a cill of soldier course bricks and that all have relatively modern timber mullioned window frames and flat timber lintels inside.

2.2.6 The E gable has two tall cart entrances on each side of a central brick pier with a wide brick pilaster. The entrances have timber lintels, vertically-boarded doors and over-lights. Large stone blocks have been incorporated to receive the iron spigots for the door hinges.

2.2.7 The N elevation has a single GF window, off-set to the R and with a segmental arched head of a double row of headers and no cill. At the RH (W) end is a pedestrian doorway with a segmental arched head of a double row of headers and a vertically boarded door.



Plan 2. Existing GF Plan

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Plan 2a. Existing elevations



Plate 3. S elevation of (E) part of Brewery House and stables/barn



Plate 4. S elevation of (W) part of Brewery House, stables/barn



Plate 5. N elevation of Brewery House, stables/barn

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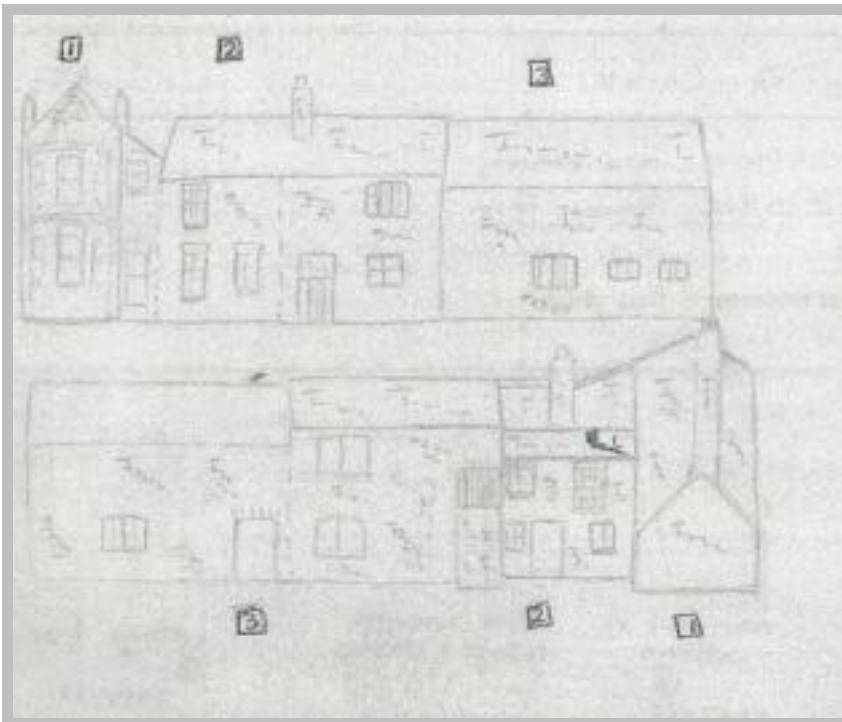


Plate 6. "Modern" (1981) sketch of elevations from HER with numbers added in 1995. 1 House (Spencer House). 2 Cottage (Brewery House). 3 Stables/Barn



Plate 7. S and E elevation of the stables/barn



Plate 7a. S and E elevation of the stables/barn



Plate 8. elevation of the stables/barn



Plate 9. N elevation of Brewery House and the stables/barn

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Interior

2.2.8 The interior of the stables/barn (Building 3 on Plate 3) is entirely open to the roof which has a structure of a sawn pine king post roof truss, which is probably from the early 19th C and two pairs of similar over-lapping purlins. Thus although it is referred to in some documents as stables, it has more of an appearance as an open barn. The walls are all lime-washed. The cross wall at the W end which separates the stables/barn from the cottage has a blocked opening at the LH (S) side on each floor but again curious it tapers towards the W from a set-back, slightly N of the centre ridge. The set-back relates to the line of the full-length external brick upstanding but internally it only extends for approx 2m towards the cottage at FF level. The floor retains a few large stone flags.

2.2.9 Access to the interior of the cottage at the W end is via a doorway in the cross wall at the RH (N) end. This, relatively narrow part of the building has a substantial ridge piece and three set of purlins. Most of these purlins are rough, hand sawn and substantial but the lowest one on the N slop is squared machine cut, although of similar dimensions. The S end of this part of the building. Has a floor, supported by substantial principal joists with sockets for secondary joists but the N end of the room has no first floor and the full height of the N end of the W cross wall has been rebuilt in concrete blocks.

2.2.10 At the S end of the W cross wall is a projecting chimney breast but the fireplace has been blocked up and it has been all plastered over. At the top of the opposite wall is a long iron rail with bulbous ends, supported on simple driven L-brackets.



Plate 10. Raking cross wall between stables/barn and Brewery House



Plate 11. Internal face of S wall of the stables/barn



Plate 12. Sawn pine king-post truss



Plate 13. Full cross wall between stables/barn and Brewery House

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Plate 14. Purlins and ridge at E end of Brewery House

Plate 15. Socketed principal joist at E end of Brewery House



Plate 16. Chimney piece at E end of Brewery House

Plate 17. Part-axial wall at E end of Brewery House

Plate 18. Rail and brackets at E end of Brewery House

The Detached Stables (Plates 19-22)

2.2.11 Approx 7m to the N of Brewery House are the remains of a small building with a rectangular plan, which probably dates from the early 19th C, and was part of a longer range parallel to Brewery House. The historic photograph (Plate 35) of the building strongly suggest that it was stables. It is constructed in red common bricks in English Garden Wall Bond but most of it has collapsed and so the external walls are currently only approx 1.5m high. Some salvaged bricks and slates are stored nearby.

2.2.12 The N, W and E walls are all blind. The S wall retains the least fabric but what does survive suggest that it had a doorway and a window on each side of a central brick pier and that the windows had cills of bevelled bricks on end. The interior has a 20th C concrete coal bunker and a large concrete-faced block in the NW corner.

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Plane 19. N and W elevations of detached out building



Plane 20. N elevation of detached out building



Plate 21. E elevations of detached out building



Plate 22. S elevation of detached out building

Spencer House (Plates 22a-24)

2.2.13 Spencer House is a tall two storey house which was added at the W end of Brewery House in the early 19th C. It is constructed in brindled local bricks in Flemish bond, suggesting a higher status than the earlier vernacular building. It has gables and gable stacks. Its principal W elevation has three symmetrical bays. The FF windows: are tall windows, probably originally with vertically sliding sashes and; have flat heads of gauged wedged bricks and projecting stone cills. At GF, the two side windows are in (probably added) squared bays with hipped roofs and the central doorway/window has been altered. It has a blue slate roof. All windows are modern window frames. The S elevation has a bevelled two storey bay with a stone string course, cornice and entablature, which possibly accommodated the main door entrance, before the construction of a lean to porch on the E elevation.

2.2.14 The building was probably built as the home of the farmer and brewer following the success of the adjacent business. It is now used for care facilities and extends into the earlier building to the E, which has been extended on the N side and all rendered. The immediate garden of Spencer House is separated from the garden of Brewery House by a boarded fence.

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Plate 22a. S and W elevations of Spencer House



Plate 23. W elevation of Spencer House



Plate 24. S elevation of Spencer House

The Grounds and Boundaries (Plates 25-28)

2.2.15 Many of the former farm buildings at the E end of the side site have been demolished and the former part at the E end (now Brewery Farm) is in separate ownership. The E boundary of the application site with that former part is a tall close-boarded fence and tall hedge with a some mature trees. The N boundary to the adjacent farm is also a tall boarded fence and a tall leylandii hedge. Indeed the application site is wholly enclosed by boarded fences.

2.2.16 The application site and Spencer House have generous gardens on the W side, with a serpentine drive through a well-treed and well-maintained ornamental garden. The garden is

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adorned with some large pieces of stone and a cast iron wheel, possibly salvaged from the former brewery.

2.2.17 The current entrance to the site is in the NW corner, at the junction of Netherley Road with Ox Lane. A pair of concrete reproduction classical-style gate piers are at the front of the entrance but a pair of modern brick piers, with salvaged stone caps, are set further back with fancy steel gates.

2.2.18 Another historic entrance to Spencer House was immediately S of the house on Netherley Road, where the original red sandstone classical piers remain, albeit the entrance is blocked with a close-boarded fence.

2.2.19 The original entrance to Brewery House has been slightly relocated, altered and is now blocked by locked gates with boarding over.

2.2.20 The boundary on to Netherley Road is a combination of red a sandstone wall, a hedge and a close boarded fence.



Plate 25. Artefacts in the W garden



Plate 26. Existing entrance



Plate 27. Original entrance to Spencer House



Plate 28. Altered original entrance to Brewery House

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2.3 Tarbock Green (Plates 29-33)

2.3.1 Tarbock is one of the oldest settlements on Merseyside. Tarbock and 'Thorn Brook' are mentioned in the Domesday Survey of 1086. The settlement is believed to have originated around the time of the Saxon Thane, Dot. The village is also shown on John Speed's 1610 Map of Lancashire and on the 1769 Molyneux Estate Map.

2.3.2 Tarbock Green is a loosely dispersed settlement of isolated cottages, farmhouses and houses in two loose groups separated by a woodland and an industrial site.

2.3.3 The settlements consist of mainly domestic-scaled two storey brick or rendered properties. Some buildings have lost their historic authenticity through modernisation using unsympathetic materials and this has resulted in a loss of historic character.

2.3.4 The buildings at Tarbock Green are mostly screened from full view from the roads by the surrounding hedges and trees. However: the former Post Office at the N end of Greensbridge Lane serves as a prominent focal point at the junction with Netherley Road and; Nos 2 and 4 Netherley Road stand imposing opposite the junction, due their tall corbelled chimneys, gables, string course and flat wedge lintels (on No. 2).

2.3.5 Spencer House and the application site are important components of the village's history, as the beer which was brewed there was sold at the nearby former Brick Wall Inn, as well as further afield.



Plate 29. Brewery Farm



Plate 30. Former Post Office



Plate 30. Tarbock Cottage



Plate 31. 2 and 4 Netherley Road

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Plate 32. View along Water Lane



Plate 33. Hidden houses on Water Lane

3. Brief History of Tarbock Green and the Application Site

3.1 Liverpool

3.1.1 Liverpool was formally established by King John in 1207, as he needed a port in the NW of his kingdom which had easy access for voyages to Ireland and Wales. Liverpool's "Royal" connection is perpetuated in the name of the Royal Liverpool University Hospital and the Royal Liver Building at the Pier Head. The settlement of Liverpool actually began before the royal charter, as a landing point on the East bank of the River Mersey for the ferries across the river which were run by the monks who were based in Birkenhead Priory on the West Bank. The Priory was founded around 1150 and is the oldest building in Merseyside - its setting regrettably damaged by the industrialisation of adjacent sites.

3.1.2 The settlement of Liverpool grew to around 500 people during the 13th Century and, although no building survive from that period, the seven medieval streets laid out then, adjacent to the river in the form of a letter "H" do survive and help us to locate the starting point of the city: Castle Street, Old Hall Street and High Street, parallel to the river and Chapel Street, Water Street, Dale Street, and Tithebarn Street, running towards the river. Successive redevelopments with newer and bigger buildings have transformed the area from a small fishing village to a modern city centre with many Georgian and Victorian buildings surviving. The reclamation of the tidal margins to create docks and the Pier Head has distanced the old centre from the river itself but some memory of its ancient past is evoked by wandering down the narrow cobbled alley of Hackins Hey and into the enclosed yard at the back of Thomas Rigby's Inn on Dale Street.

3.1.3 Little tangible evidence of Liverpool's ancient origins survives, illustrating a long-standing tradition of urban regeneration which has wiped away all buildings from the city's first 500 years, with the Bluecoat School (now a centre for contemporary art) in School Lane being the city's oldest surviving building. Opened in 1717, the Bluecoat celebrated its tri-centenary in 2017.

3.1.4 The growth of Liverpool as a port was despite, rather than because of, its natural geography of the river, as the muddy tidal margins made it unsuitable for the mooring of ships and the loading and unloading of goods. Until the 17th century, the shoreline lay further inland from the present river wall: in the city centre, it was along the line of Strand Street, where the wall of St Nicholas's Church was the river wall, forming the line of the old quay and; further North, the shoreline was approximately along the line of the dock road. The Townsend Windmill, which was later on the E side of the dock road, was originally on the shoreline.

3.1.5 The town and its maritime activities grew slowly over the first four centuries but by the mid-16th century Liverpool's ships were regularly trading with Spain, Portugal and France, in addition to coastal trading with the rest of England, Wales Scotland and Ireland. When the Spanish Armada put to sea against England in 1588, it was the Liverpool merchant, Humphrey Brooke, who brought the news of the forthcoming attack back to this country. By the middle of the 17th century Liverpool merchants were trading further afield - with America and the Caribbean. For good reason, the statue of Columbus outside the Palm House in Liverpool's Sefton Park bears the inscription: *The discoverer of America was the maker of Liverpool.*

3.1.6 The first recorded American cargo to arrive was brought by James Jenkinson in *The Friendship*, in 1648 and consisted of 30 tons of tobacco. The foundation of European communities on the American continent and the formation of the British West Indian colonies heralded a new era of trade through the port and an increase in shipping across the Atlantic. English manufactured goods, coal and salt were exported and the new colonies sent back sugar, rum and cotton, much through the expanding town and port of Liverpool.

3.1.7 In 1665 a sugar-refining business was established in a building off Dale Street, processing sugar from the West Indies - a precursor to the later and much bigger Tate and Lyle refinery. The

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greatest trade in any one single cargo was the import of raw tobacco, mostly from Virginia. No such “evil weed” is imported into Liverpool now but for centuries its storage and transformation into smoking and chewing tobacco and snuff was a staple in Liverpool’s economy. It generated the need for the construction of the Stanley Dock Tobacco warehouse in 1900 - its 27 million bricks making it the largest warehouse in the world!

3.1.8 By the end of the 17th C, Liverpool was the third trading port in England, behind only London and Bristol. It had 24 streets, and a population of about 6,000. Celia Fiennes, described it as ‘*London in miniature...with long, handsome, well paved streets lined by...houses of brick and stone built high and even. It was very rich with an abundance of persons...very well dressed and of good fashion.*’ Contemporary paintings of the waterfront show that the shoreline, then along the Strand, was dominated by Liverpool Castle (demolished in the 18th C), the Tower of Liverpool (re-built twice on the same site but still standing in the early 20th C incarnation) and the Church of St Nicholas (also still standing but rebuilt in stages).

3.2 Tarbock Green

3.2.1 Tarbock Green is approx 11km E of Liverpool band and, although it has always been in its rural hinterland, it has felt the influence of its success as a port and growing city and much of Tarbock, including the application site was historically owned by one of Liverpool’s leading families, the Molyneux of Croxteth Hall.

3.2.2 Furthermore, Tarbock is one of the oldest settlements on Merseyside, as Tarbock and ‘Thorn Brook’ are mentioned in the Domesday Survey of 1086. The settlement is believed to have originated around the time of the Saxon Thane, Dot. The village is shown on John Speed’s 1610 Map of Lancashire (Map 1) and on the 1769 Molyneux Estate Map (Map 2) which illustrates the hamlet of Tarbock Green.

3.2.3 *The Archaeology of a Changing Landscape: The last Thousand Years in Merseyside report of the Merseyside Archaeological Society* (Vol 11 2002) provides a summary description of the historic evolution and character of the landscape around Tarbock Green:

There is evidence that Tarbock, although never in the legal forest, also did not operate an open field system, but had a disbursed settlement pattern associated with enclosed fields and demesne wood and park (i.e. belonging to the Lord of the Manor). The bounds of such include recorded in 1180, “Old Tarbock” are given in a charter. A concentration of mediaeval pottery was found by field walking to the west of Brunt Boggart Farm, next to the road in the mid 1980s. Excavations in 1993 on the site produced evidence of an insubstantial structure associated with mediaeval pottery, within a plot defined by ditches at right angles to the road, which suggests a small isolated settlement here in the 12th - 13th century adjacent to a very distinctive oval enclosure. It is suggested that this kind of land use pattern, consisting of a series of large enclosures, may sometimes reflect the mediaeval continuation of much earlier estates and settlement patterns.

The relationship of a number of present-day farms in Tarbock to documented mediaeval farms, and pottery concentrations from field walking, suggest that they may lie on the site of mediaeval farms which themselves may have much earlier origins. The best example is Yew Tree Farm, which lies within a distinctive oval boundary, which appears to be the earliest feature that all the other field boundaries in the area respect. Field-walking around this farm produced a small concentration of mediaeval pottery and a dispersed scatter over some of the adjoining fields.

There are also a number of areas or enclosed fields in Tarbock, known from mediaeval documents, which could have been associated with land held in severalty and therefore were the locations for other isolated mediaeval farms in the township, although these have yet to be accurately located...

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Individual assarts were generally quite small, often of only an acre or so. It has been suggested that the small cottages and enclosures strung out along lanes, clustered at crossroads and around the edges of common land, particularly in forest and woodland Township, have their origins in this late mediaeval period.

In Tarbock, field walking produced a small concentration of Medieval pottery next to the Netherley Road, which may be an example of later assarting associated with relatively low status settlement of cottage type. In the western half of Halewood, in addition to the largest sites set within the potential mediaeval closures and assarts, it seems possible that part of the widespread 18th century pattern of small, long roadside enclosures and cottages may have its roots in the late mediaeval period.

3.2.4 The agriculture, field patterns and associated activities around Tarbock Green thus have long-standing historic links with the medieval period, even surviving buildings from that period are sparse.

3.3 The Application Site

3.3.1 There is evidence of a 17th century inn at the site of the former Brick Wall Inn, approx 50m E of the application site, on the S side of the road. The inn predates the hamlet of Tarbock Village further N, which was officially recognised with the Enclosure Act of 1814. The *Tarbock Green Conservation Area Appraisal* states:

The original Brick Wall Inn was licensed by the Ambrose family for over a century and the ale was brewed at the brewery house on the opposite side of the road. In the 1920's Burtonwood Brewery Company bought the brewery, it was finally demolished in 1940 and a new brewery house was built.

3.3.2 The small-scale series of maps (Maps 2-9) are helpful in giving an indication of the general evolution of the buildings at and around the application site from 1769-1990. The larger version of the 1769 map of the Tarbock Molyneux Estate (Map 9a) is especially helpful in demonstrating that there were some buildings on the site at that time, probably just Brewery House (although it may just have been a farmhouse or cottage at that time) but possibly also the stable/barn or previous outbuildings. It shows that the plot was numbered No. 40 and was called "Great Mead". The notation in the HER is also helpful as the plot is described "Messuage, outbuilding, croft and great meadow" and states that the lessee was Thomas Lathom and the occupier was George Fleetwood. Further notes state:

Up to about 1880, the ale sold in the Brick Wall Inn was brewed by Fleetwoods at the premises still known as Brewery House and Brewery Farm, about 70 yards away on the opposite side of the road. After 1880 the Gregory family took over and kept on brewing and bottling ale until sometime during the first world war when Mr Willie Gregory decided to close down the business and concentrate on farming.

3.3.3 The record (Ref 46872) also includes some small photographs (Plates 34 and 35), which are believed to be from 1981, of the existing buildings and some of the demolished buildings at the site. The first photograph in Plate 35 is the existing detached outbuilding on the application site and is described as "stables".

3.3.4 The larger versions of the historic maps (Maps 9a-13) give a clearer indication of the evolution of the ensemble. The 1848 6in Map (Map 10) confirms that there was already: a large group of building on the site in the mid 19th C, with a group around a farmyard/courtyard at the E end, including two fronting directly on to the road; an orchard to the W and; a building on the site of Spencer House, albeit with a slightly different plan form.

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3.3.5 The 1897 6in Map (Map 11) shows a similar arrangement but the 1907 25in OS Map (Map 12) more clearly shows: the individual buildings; Spencer House with its S bay and two site entrances linked by a driveway; that the operational plots included Tarbock Cottage further E and; suggests that Spencer House already extended into the W part of Brewery House.

3.3.6 The 1946 OS Map (Map 13) shows that most of the buildings were still in situ . However, most of the detached buildings at the E end were demolished in the late 20th C, after the photographic record in Plate 34 and 35.

3.3.7 Tarbock Green has remained a tiny settlement of dispersed cottages and farms in two small groups around the junction of Greensbridge Road/Ox Lane and Water Lane with Netherley Road.



Map 1. Speed's 1610 map of Lancashire



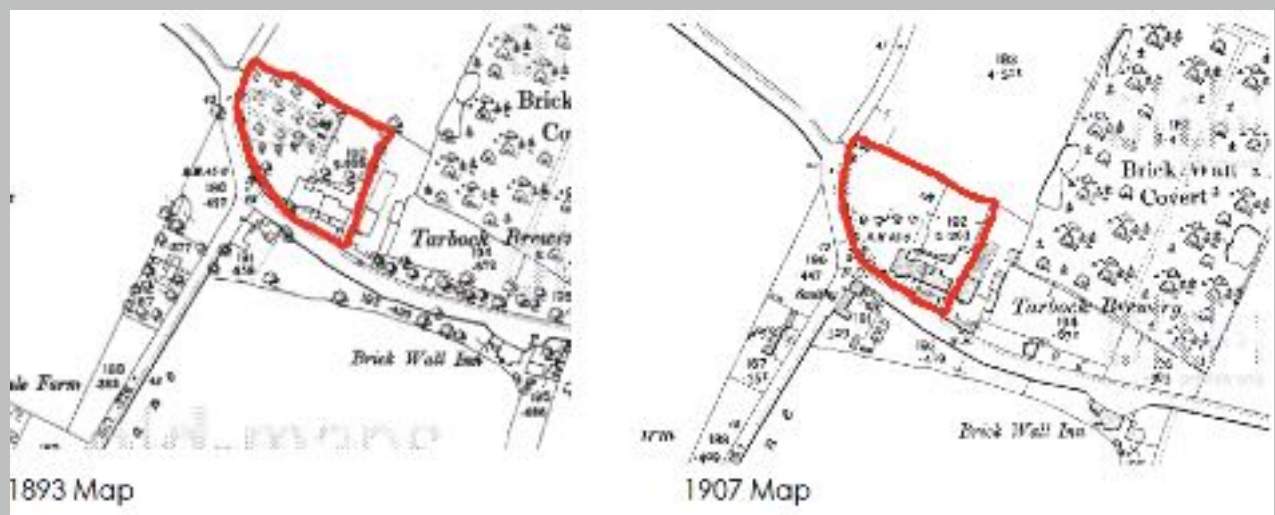
Tarbock Molyneux Estate Map of 1769



1849 Map

Maps 2 and 3

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Maps 4 and 5

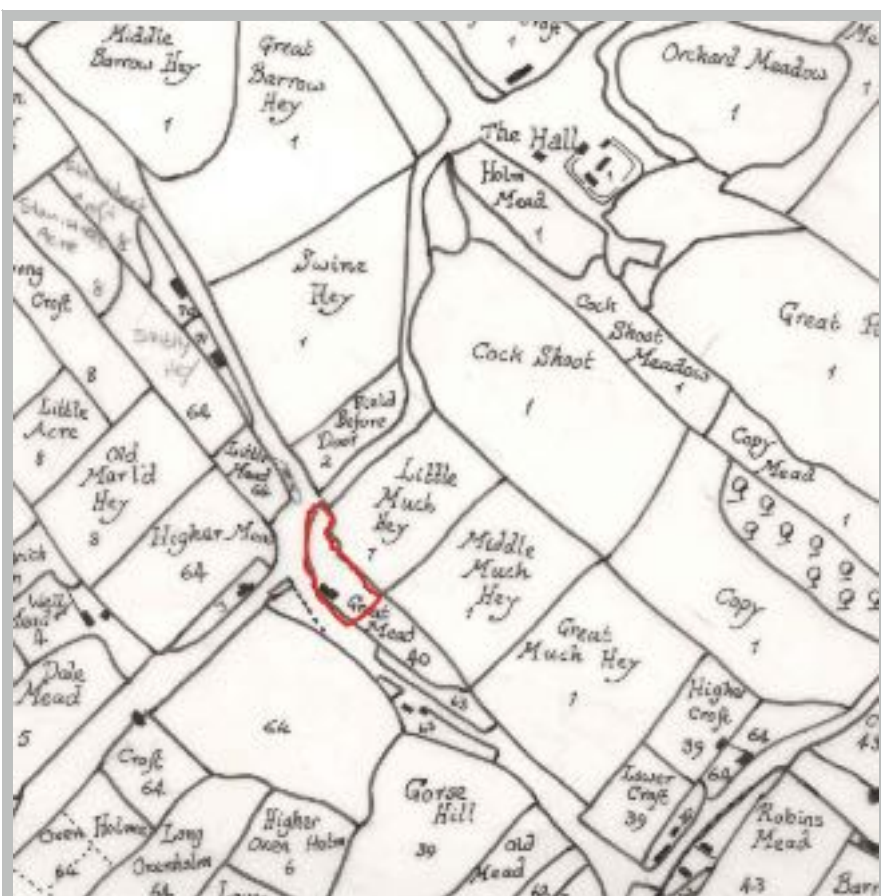


Maps 6 and 7



Maps 8 and 9

Heritage Statement for 5 Netherley Road, Tarbock Green



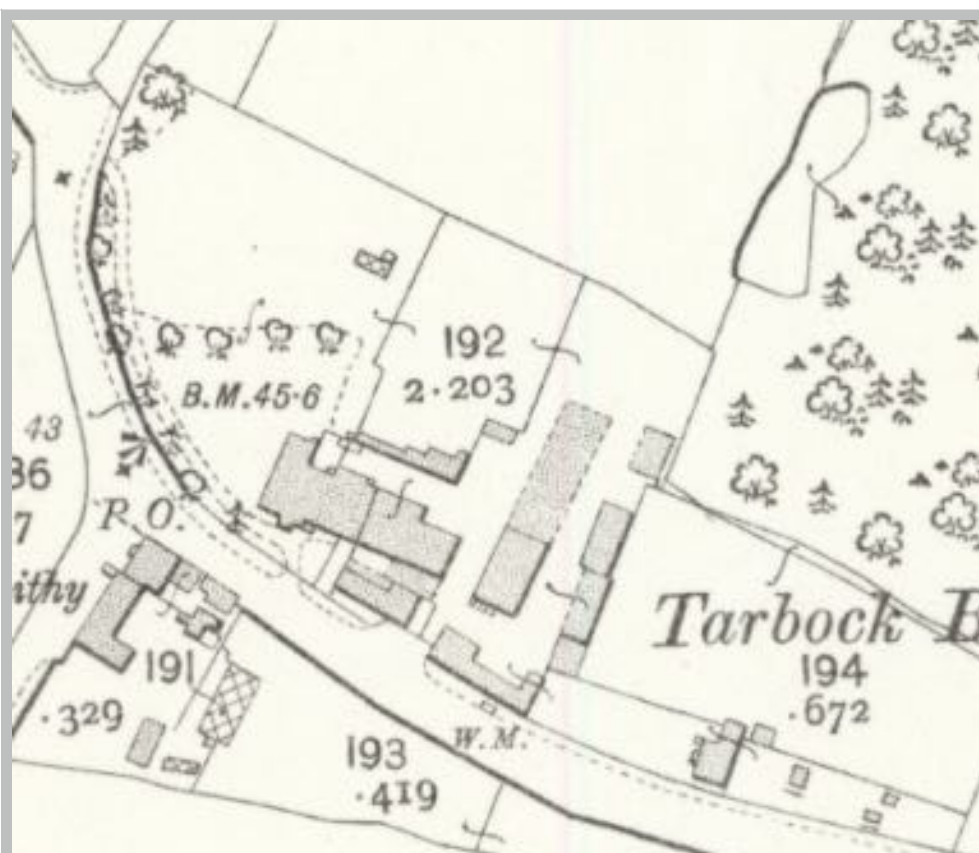
Map 9a. 1769 Molyneux Tarbock Estate Map



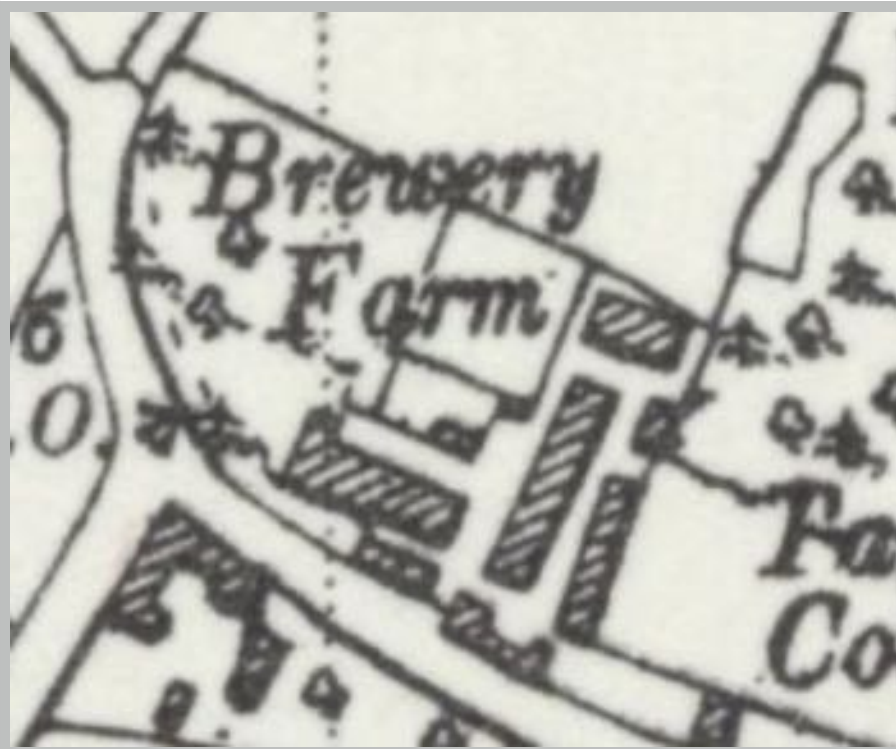
Map 10. 1848 OS Map



Map 11. 1894 OS Map



Map 12. 1907 OS Map



Map 13. 1946 OS Map (surveyed 1938)

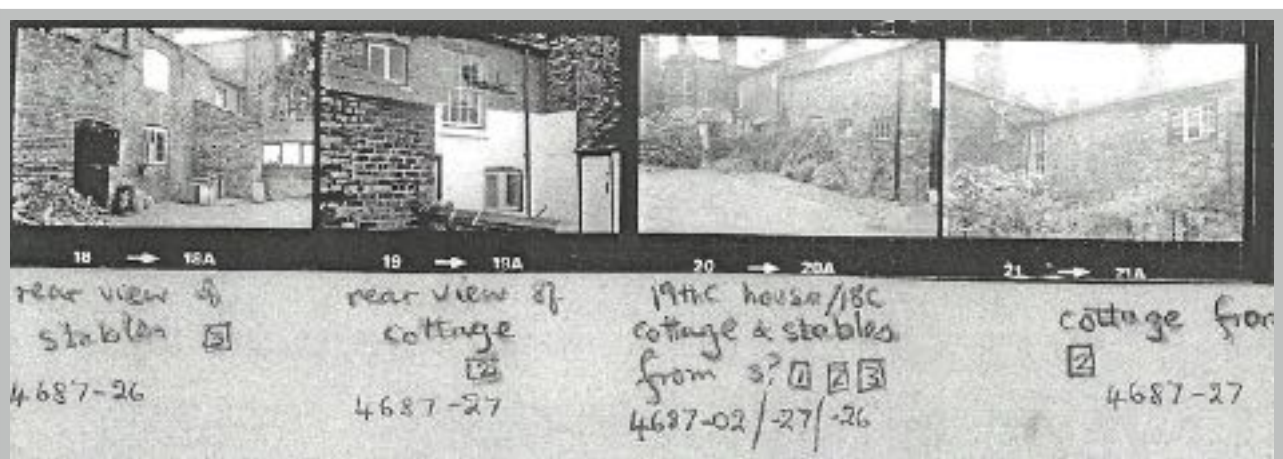


Plate 34. Photos from HER(Ref 46872)



Plate 35. Photos from HER(Ref 46872)



Plate 36. 1970s photo of Brewery House

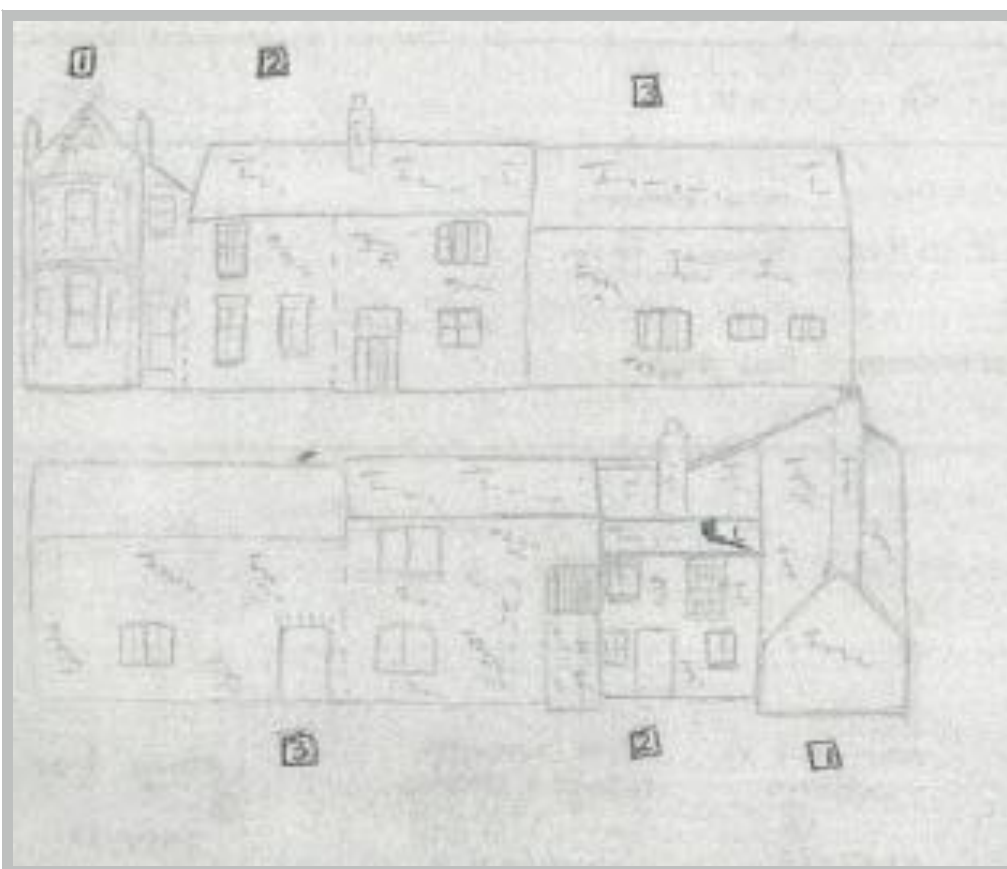


Plate 37 "Modern" (1981) sketch of elevations from HER with numbers added in 1995. 1 House. 2 Cottage 3 Stables

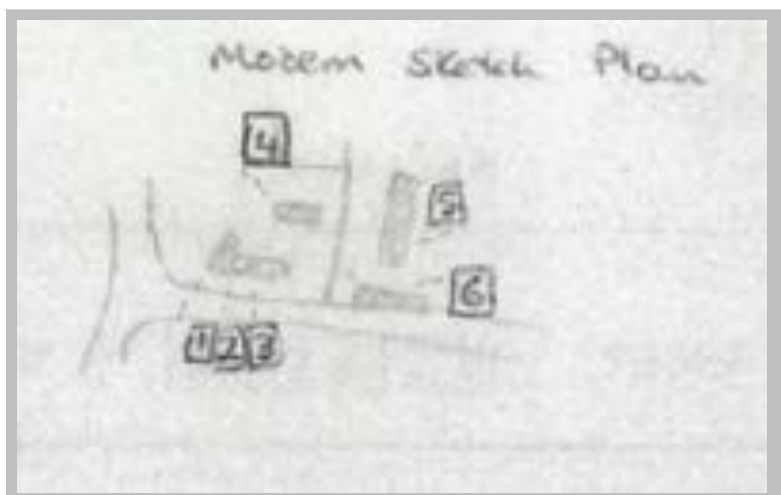


Plate 38. Plate "Modern" sketch of plan from HER with numbers added in 1995. 1 House. 2 Cottage 3 Stables. 4 Further set of stables. 5 Outbuildings. 6 Outbuildings

4. Heritage Designations

4.1 Definitions

4.1.1 Heritage assets are defined in the glossary of the NPPF (2023) as:

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

4.1.2 Designated heritage assets are defined as:

A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

4.1.3 Significance (for heritage policy) is defined as:

The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

4.1.4 Historic environment is defined:

All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

4.1.5 Historic environment record is defined:

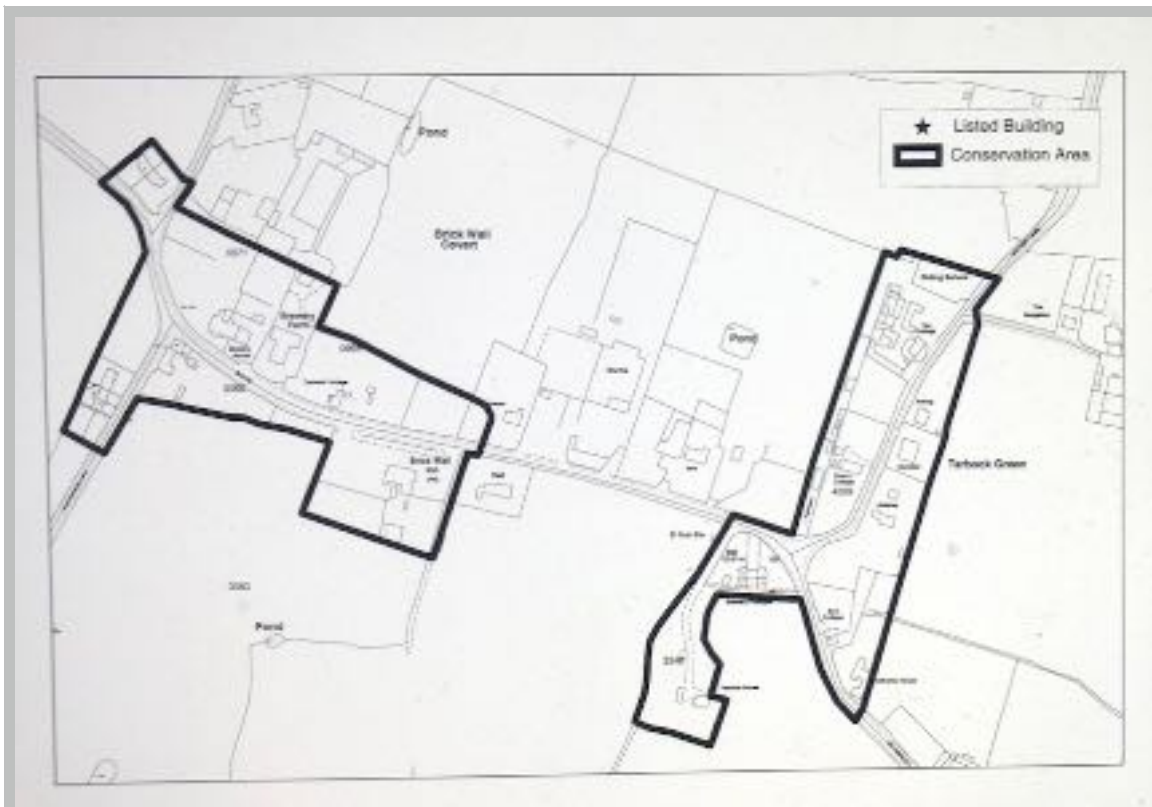
Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

4.1.6 Para 209 is:

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.

4.2 Conservation Areas (See Plans 3 and 4)

4.2.1 The application site is within the Tarbock Green Conservation Area (TGCA) which was designated by Knowsley Council and for which a brief Conservation Area Appraisal was prepared in 2005.



Plan 3. Tarbock Green Conservation Area

4.3 Listed Buildings

4.3.1 There are no listed buildings at the site or anywhere in the vicinity of the site, the setting of which might be affected by the proposal.

4.4 Non-designated Heritage Assets

4.3.1 Knowsley Council has advised that there are two entries at the application site on the Merseyside Historic Environment Record:

MME6228 Outbuilding to rear of Brewery House, Netherley Road, Tarbock, a 19th century building, and

MME6204 Brewery House and Spencer House, Netherley Road, Tarbock, an 18th century building.

In addition, the Molyneux Estate Plan of 1769 shows buildings on this site which by 1849 are recorded as a brewery, house and outbuildings owned by the Earl of Sefton. Knowsley Council has determined that these two entries represent non-designated heritage assets (NDHAs).

4.3.2 A search of the Merseyside HER for "Brewery Farm" (MME6229) produced only one record, which states:

Brewery Farm, Netherley Road, Tarbock. (1)

No building is shown on this part of the site on the Molyneux estate plan of 1769.

(2)

The Tithe map of 1849 shows a building on this part of the site and records it as part of No. 398, a house, brewery, outbuildings, yard, garden and orchard, owned by the Earl of Sefton, leased by John Lathom M.D. and occupied by George Fleetwood. (3-4)

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A site visit was carried out in 1981 and produced sketch elevation drawings and photographs. These demonstrate that at that time the formerly long building did not have the east-west (T-shape) addition to its rear, and extended further to the north.

(5)

By the time of OS mapping dating to 1990 the building had been modified.

4.3.3 A map search produced the same entry but also one for Outbuilding to rear of Brewery House (MME6228)

Outbuilding to rear of Brewery House, Netherley Road, Tarbock. (1)

No building is shown on this part of the site on the Molyneux estate plan of 1769.

(2)

The Tithe map of 1849 shows a building on this part of the site and records it as part of No. 398, a house, brewery, outbuildings, yard, garden and orchard, owned by the Earl of Sefton, leased by John Lathom M.D. and occupied by George Fleetwood. (3-4)

A site visit was carried out in 1981 and produced sketch elevation drawings and photographs. The drawing of this building includes the label second stables. (5)

The building was partly dismantled in the early 21st century.

5. Heritage Significance of the Site

5.1 Introduction to Heritage Significance

5.1.1 In preparing this Heritage Statement, regard has been had to the advice at Para 200 of the NPPF 2023:

*200. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. **The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance...***

Regard has also been had to the definition of “significance” as set out in the Glossary of the NPPF:

Significance (for heritage policy): The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

5.1.2 In assessing the heritage and visual values which are embodied within the application site at Brewery House and its setting, regard has been had to the heritage values as defined in Historic England's *Conservation Principles* (2008). This document asserts that a tangible heritage asset can have the following four values:

- 1. Evidential value - the potential of a place to yield evidence about past human activity.*
- 2. Historical value - the ways in which past people, events and aspects of life can be connected through a place to the present.*
- 3. Aesthetic value - the ways in which people draw sensory and intellectual stimulation from a place.*
- 4. Communal value - the meaning of a place for the people who relate to it, or for whom it figures in their collective experience or memory.*

5.1.3 *Conservation Principles* also clarifies that:

3.2 The significance of a place embraces all the diverse cultural and natural heritage values that people associate with it, or which prompt them to respond to it. These values tend to grow in strength and complexity over time, as understanding deepens and people's perceptions of a place evolve.

3.3 In order to identify the significance of a place, it is necessary first to understand its fabric, and how and why it has changed over time; and then to consider:

- who values the place, and why they do so*
- how those values relate to its fabric*
- their relative importance*
- whether associated objects contribute to them*
- the contribution made by the setting and context of the place*

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- *how the place compares with others sharing similar values.*

3.4 Understanding and articulating the values and significance of a place is necessary to inform decisions about its future. The degree of significance determines what, if any, protection, including statutory designation, is appropriate under law and policy.

5.1.4 *Conservation Principles* goes on to state that:

4.1 Change in the historic environment is inevitable, caused by natural processes, the wear and tear of use, and people's responses to social, economic and technological change.

4.2 Conservation is the process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations.

4.3 Conservation is achieved by all concerned with a significant place sharing an understanding of its significance, and using that understanding to:

- *judge how its heritage values are vulnerable to change*
- *take the actions and impose the constraints necessary to sustain, reveal and reinforce those values*
- *mediate between conservation options, if action to sustain one heritage value could conflict with action to sustain another*
- *ensure that the place retains its authenticity – those attributes and elements which most truthfully reflect and embody the heritage values attached to it.*

4.4 Action taken to counter harmful effects of natural change, or to minimise the risk of disaster, should be timely, proportionate to the severity and likelihood of identified consequences, and sustainable.

4.5 Intervention may be justified if it increases understanding of the past, reveals or reinforces particular heritage values of a place, or is necessary to sustain those values for present and future generations, so long as any resulting harm is decisively outweighed by the benefits.

4.6 New work should aspire to a quality of design and execution which may be valued both now and in the future. This neither implies nor precludes working in traditional or new ways, but should respect the significance of a place in its setting.

5.1.5 In Historic England's *Informed Conservation*, Kate Clark advises that:

Significance lies at the heart of every conservation action, which for the historic environment means the recognition of a public value in what may well be private property. Historic buildings and their landscapes are significant for many different cultural rea

5.1.6 Historic England has issued *Statements of Heritage Significance* (October 2019) which explores the requirements for the assessment of significance of heritage assets to be part of a staged approach to decision-making in which assessing significance precedes designing the proposal.

The Advice Note recommends:

For each heritage asset, describe the various interests:

Archaeological interest

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There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Architectural and artistic interest

These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

Historic Interest

An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

Having described the various interests, assess the level of the general significance of the heritage asset and the particular contribution to that significance of any features which would be affected by the proposal, or of its setting if it, too, is affected by the proposal.

Again in the development of proposals and during works, more information may become available which increases the understanding of the heritage asset, and of its significance. The opportunity may usefully be taken to re-appraise significance in such cases.

The applicant can assist the LPA's decision-making by setting out a clear and succinct explanation of the impact of the proposal on significance and how negative impact on significance has been avoided, by continuing to follow the staged approach, as shown below.

5.2 Methodology for Assessing Levels of Significance

5.2.1 There is no definitive grading system or methodology for assessing the levels of significance or values but the most reliable methodologies have clearly defined criteria for grading, based upon the designations and other values of the heritage assets.

Historic England

5.2.2 Historic England issued the helpful *Managing Significance in Decision-Taking in the Historic Environment - Historic Environment Good Practice Advice in Planning: 2* in March 2015 but this does not provide guidance on grading of significance.

ICOMOS Methodology

5.2.3 The International Council on Monuments and Sites (ICOMOS) provides guidance on undertaking heritage impact assessments and how to assess levels of significance, in its *Guidance on Heritage Impact Assessments* (2011). Even though the application site is not a world heritage site, these criteria remain valid for assessing levels of significance and are included at Appendix 1 of this Heritage Statement. ICOMOS recommends that the significance of heritage assets should be assessed partly in relation to their international, national and/or local statutory designations, but linked clearly and objectively to their other values, integrity and authenticity. The methodology was developed for cultural World Heritage Sites but can be adapted to assess the significance of any heritage asset. It recommends that all assets should be graded into one of the following levels of significance, on the basis of how they fit with specified criteria:

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- Very High
- High
- Medium
- Low
- Negligible
- Unknown

5.2.4 Similar categories on heritage value re recommended by the Institute of Historic Building Conservation (IHBC) in its *Guide to the conservation of historic buildings* (BS 7913:2013)

5.2.5 Important considerations when assessing levels of significance are the authenticity and integrity of the heritage assets. These are defined as:

Authenticity is a measure of truthfulness. Understanding of the concept of authenticity is guided by ICOMOS's Nara Document on Authenticity (1994)

Integrity is a measure of the wholeness and intactness of cultural heritage and its attributes

James Semple Kerr Methodology

5.2.6 Other guidelines have been established by James Semple Kerr in *The Conservation Plan* (1996 and later editions), which has been adopted in some cases by the Heritage Lottery Fund, Historic England and others.

The levels of significance in his methodology are similar but based on the following criteria:

Exceptional - important at national to international levels, reflected in the statutory designations of Scheduled Monuments, Listed Buildings and equivalent nationally graded sites (including those of ecological value).

Considerable - important at regional level or sometimes higher.

Some - of local to regional significance, often for group value (eg a vernacular architectural feature).

Little - of limited heritage or other value.

None - of no heritage or other value.

Negative or intrusive features - those that actually detract from the value of a site

5.3 Statement of Significance of: Spencer House, Brewery House and Stables/ Barn; Remnants of the Stables to the N of Brewery House and; the Tarbock Green Conservation Area

Spencer House, Brewery House and Stables/ Barn and; Remnants of the Stables to the N of Brewery House

Spencer House, Brewery House and the Stables/ Barn and the remnants of the Stables to the N of Brewery House are the result of several phases of construction, alteration and demolition from at least 1769. It seems likely: that Brewery House and the stables/barn attached to the E side were built originally by 1769 as a farm; a range of buildings (including the stables) were added around a farmyard to the E by 1846 and that a brewery had been established at the farm by then; Spencer House was added at the W end in the mid 19th C, extending partially into Brewery House; a few further outbuildings were added before 1907 and; many of the outbuildings were demolished after

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1981. None of the surviving buildings are listed buildings but they are all in the Tarbock Green Conservation Area.

The Spencer House, Brewery House and the Stables/Barn and; the remnants of the Stables to the N of Brewery House have some architectural interest in demonstrating the contrast between the vernacular style of Brewery House and Stables/ Barn and the remnants of the Stables to the N of Brewery House with the more polite architectural style of Spencer House. The vernacular style of the earlier buildings is demonstrated particularly by the segmental brick heads over some openings, the use of the English Garden Wall Bond and the rough hand-cut purlins in the E part of the cottage. The polite architectural style is demonstrated especially by the tall windows with gauged brick heads, its symmetrical front elevation, its canted bay on the S elevation and in particular by its classical mid-19th C gate piers on Netherley Road (albeit they are blocked at present). However, the architectural interest has been severely diluted by a series of alterations and demolitions which have much reduced the ensemble's authenticity and integrity.

The ensemble has some evidential value and historic value as an example of farm buildings which were part of Lord Molyneux's estate and which were adapted, augmented and used as a small brewery, supplying local needs and further afield, although there is no longer any tangible evidence of the brewing activity at the site.

The buildings generally have a low level of aesthetic value, due to the extensive alterations, lack of authenticity and poor condition, although the original gate piers and the S bay (both outside the application site but in the same ownership) are currently the most visually pleasing features.

The ensemble has no known further archaeological interest or communal value, other than that it makes a small positive contribution to the appearance of the wider group of buildings in Tarbock Green.

Overall, The Spencer House, Brewery House and Stables/ Barn and; Remnants of the Stables to the N of Brewery House have - ***Low Heritage Significance***

Tarbock Green Conservation Area

The Tarbock Green Conservation Area comprises two small groups of buildings which are mostly historic farms and cottages on the low plains of South Lancashire (now Merseyside).

It has some architectural interest and aesthetic value in demonstrating mostly vernacular styles of modest rural buildings but that value has been much reduced by the demolition of some of the historic buildings and by substantial alterations to most of them, which the effect that it has lost much of its authenticity and significance as a collection of historic buildings.

It has some historic value due to its early origins and identification in the Domesday Book and 17th C maps. It has some historic and evidential value: as an example of an agriculture-based settlement within Lord Molyneux's estate from at least the mid 18th C; as a settlement which had a pub, for which the beer was produced in the settlement and; as an isolated rural settlement of mostly modest, dwellings for farm workers. However, again, the extent of demolitions and alterations has reduced the tangible evidence for those values.

The Conservation Area has a low level of communal value as most of the buildings are now privately-owned with no public access. It is likely that the conservation area holds much archaeological interest, albeit probably of local interest only.

Overall, The Tarbock Green Conservation Area has - ***Low/Medium Heritage Significance***

6. Relevant Heritage Legislation and Policy

6.1 National Legislation

6.1.1 Planning (Listed Buildings and Conservation Area) Act 1990

This is the primary legislation for heritage assets.

6.1.2 S.72 of the Act states:

(1) In the exercise, with respect to any buildings or other land in a General duty as conservation area, of any powers under any of the provisions mentioned respects in subsection (2), special attention shall be paid to the desirability of conservation preserving or enhancing the character or appearance of that area.

6.2 National Policy

6.2.1 National Planning Policy is provided by the National Planning Policy Framework 2023 (NPPF).

6.2.2 On “Achieving well-designed places” it states:

131. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

6.2.3 In Section 16 “Conserving and enhancing the historic environment” it states, inter alia:

*205 When considering the impact of a proposed development on the significance of a designated heritage asset, **great weight should be given to the asset’s conservation** (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

*212. Local planning authorities should look for opportunities for **new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance**. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.*

209. 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

6.2.4 The NPPF effectively identifies three levels of harm to heritage assets: Total Loss; Substantial Harm and; Less Than Substantial Harm. It states:

208. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

6.3 National Guidance

6.3.1 Historic England issues national guidance to assist LPAs in making decisions about their own cultural heritage at a local level. The key Historic England guidance which is relevant to this proposal are listed below:

a) Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment

This is an over-arching document which seeks to establish good policies and practice.

b) Making Changes to Heritage Assets Historic England Advice Note 2

This document provides information on repair, restoration, addition and alteration works to heritage assets to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment legislation, the policy in the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guidance (PPG).

c) Adapting Traditional Farm Buildings Best Practice Guidelines for Adaptive Reuse (2017)

The purpose of this advice is to help secure sustainable development and the conservation of traditional farmsteads and their buildings through the planning and design process. Traditional farmsteads and buildings are assets which make an important contribution to landscape character and local distinctiveness. They do so through a diversity of uses which are of benefit to local communities and economies.

6.4 Local Policies

6.4.1 The Knowsley Local Plan Core Strategy was adopted in January 2016 and provides the local policy background against which planning decision should be made.

6.4.2 The most relevant policy is:

Policy CS20 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.

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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.

7. The Current Proposal

7.1 The Current Proposals

7.1.1 The formal description of the development in the current application is: “The refurbishment and change of use from agricultural use to children’s care facilities for 3 children together with associated training and staff facilities (Use Class C2 Residential Institutions) at the rear part of 5 Netherley Road, Tarbock Green.

7.1.2 The proposed development involves:

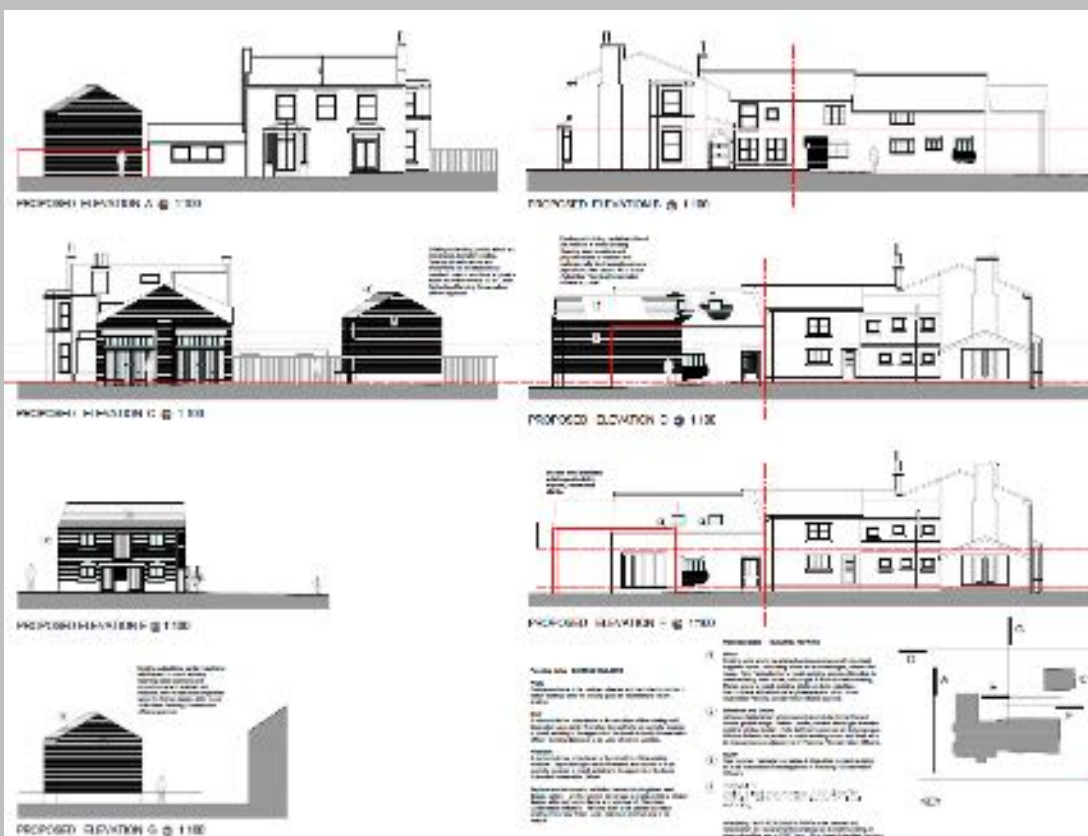
- A. The change of use of the E part of Brewery House and the attached stables/barn into the institutional/residential use refurbishment and: reconstruction of the detached stables to their original design for use as an office and stores
- B. The conversion of the interior of the E part of Brewery House and the attached stables/barn with:
 - 1. The comprehensive restoration and conservation of the existing building, including removal of the porch
 - 2. The partial subdivision of the stables/barn
 - 3. The re-use and re-fenestration of all existing window openings, the addition of roof lights and retention of cart entrances
 - 4. The provision of all necessary services, surfaces and insulation
 - 5. Landscaping works, including new bike store and bin store

7.1.3 The proposals are shown on plans to scale submitted with the application and are shown (not to scale) in the plans below for ease.



Plan 5. Proposed Site Plan

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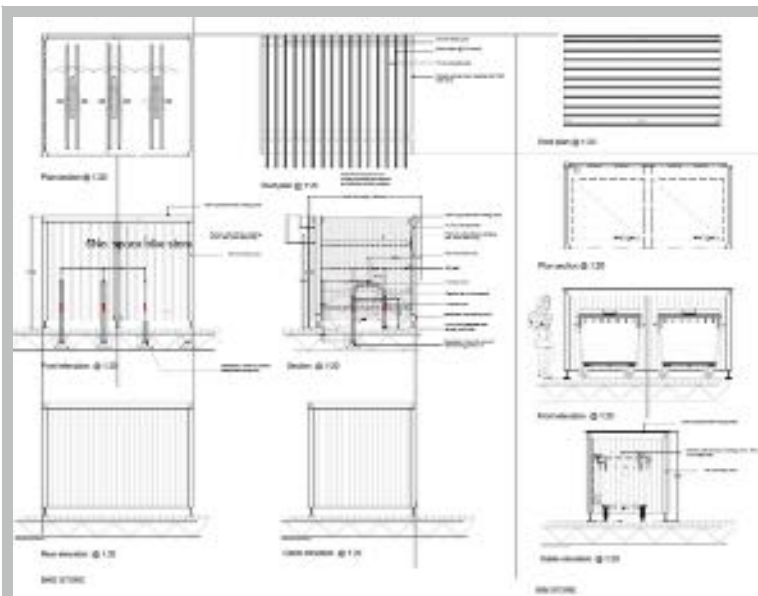


Plan 6. Proposed Elevations



Plan 7. Proposed floor plans

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Plan 9. Proposed bin/bike stores

8. Assessment Methodology and Assessment of Impact on Heritage Assets

8.1 Change in the Historic Environment

8.1.1 This assessment has been undertaken on the principle that change in the historic environment is not necessarily harmful to the significance of heritage assets and indeed can be beneficial.

The NPPF (2023) acknowledges the potential for new development to enhance a heritage asset or its setting. It states:

190. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account: ...

c) the desirability of new development making a positive contribution to local character and distinctiveness; and ...

The Glossary of the NPPF defines *Conservation (for heritage policy)*:

The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

8.1.2 Similarly, Historic England adopts this approach to change in the historic environment, as set out in its over-arching document, *Conservation Principles*.

It states at 4.1:

Change in the historic environment is inevitable, caused by natural processes, the wear and tear of use, and people's responses to social, economic and technological change.

and asserts at 4.2 that:

Conservation is the process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations.

Conservation Principles states at Para 138 that:

New work or alteration to a significant place should normally be acceptable if:

- a. there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;*
- b. the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;*
- c. the proposals aspire to a quality of design and execution which may be valued now and in the future;*
- d. the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.*

There is thus no objection in principle by Historic England to change in the historic environment, provided that these criteria are met.

8.2 Assessment Methodology

8.2.1 Para 200 of the NPPF states:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance....

Major applications affecting heritage assets require comprehensive heritage impact assessments, using a recognised methodology. However, in this case the proposal is considered to be relatively minor and so the methodology used in the assessment of the impact of the proposed development on the heritage assets on and around the site is a simple assessment of the physical interventions and their impact on the historic building and the townscape, using ICOMOS's *Guidance on Heritage Impact Assessments* (2011) and BS7913:2013 (*Guide to the Conservation of historic Buildings*) as a guides. Even so, the assessment aims to be comprehensive, systematic and objective.

8.2.2 The ICOMOS Guidance, in *Guidance on Heritage Impact Assessments* (2011), accepts that:

In any proposal for change there will be many factors to be considered. Balanced and justifiable decisions about change depend upon who values a place and why they do so. This leads to clear statement of a place's significance and with it the ability to understand the impact of the proposed change on that significance.

8.2.3 The ICOMOS assessment process is in essence in three very simple stages:

- 1. What is the heritage at risk and why is it important?*
- 2. How will change or a development proposal impact on the significance of the heritage asset?*
- 3. How can these effects be avoided, reduced, rehabilitated (mitigated) or compensated?*

8.2.4 ICOMOS's *Guidance on Heritage Impact Assessments* (2011) recommends that:

5.7 Scale or severity of impacts or changes can be judged taking into account their direct and indirect effects and whether they are temporary or permanent, reversible or irreversible. The cumulative effect of separate impacts should also be considered. The scale or severity of impact can be ranked without regard to the value of the asset as:

- No change*
- Negligible change*
- Minor change*
- Moderate change*
- Major change*

8.2.5 **1. What is the heritage at risk and why is it important?**

The heritage assets which could be potentially affected by the development are described in Sections 2, 3 ,4 and 5 of this Heritage Statement:

a) *The Non-Designated Heritage Assets:*

1. Spencer House, Brewery House and Stables/ Barn and
2. The remnants of the Stables to the N of Brewery House

b) *Conservation Area*

1. The Tarbock Green Conservation Area

8.3 2. How will change or a development proposal impact on the significance of the heritage assets?

8.3.1 Assessment of Impact of the principle of the change of use of Brewery House and Stables/ Barn and; the refurbishment and reconstruction of the detached stables to their original design for use as an office and stores

Brewery House was built in the mid 18th C as a farmhouse/cottage and was added to with the stables/barn at its E end shortly afterwards and then to the E with Spencer House in the 19th C and with other alterations and extensions subsequently. The W part of Brewery House has already been incorporated into Spencer House but the E part and the attached stables/barn and vacant, and in poor condition. The detached stables to the N were constructed probably in the early 19th C as stables but the roof and the upper parts of the walls have collapsed. Without positive new uses, these two buildings do not justify any expenditure and it is likely that they will continue to deteriorate and potentially be wholly lost, like much of the rest of the original brewery ensemble.

A fundamental benefit of the current proposal is that it will not only put the building back into beneficial uses, but it will enable them to be restored, conserved and sustained into the future with minimal interventions so that they retain their heritage significance.

Para 203 of the NPPF (2023) states:

In determining planning applications, local planning authorities should take account of:

*a) the desirability of sustaining and enhancing the significance of heritage assets and **putting them to viable uses consistent with their conservation**;...*

This statement in the NPPF reflects the general acceptance of the desirability of putting buildings, which are heritage assets, into viable uses, so that the buildings can be self-sustaining, rather than a drain on resources. The proposed changes of use will put them into viable uses which is “consistent with their conservation”.

Similarly, in *Making Changes to Heritage Assets. Historic England Advice Note 2* (2016), Historic England advocates the sustainable use of historic buildings and states:

The best way to conserve a building is to keep it in use, or to find it an appropriate new use if it has passed out of use, either that for which it was designed or an appropriate new use which would see to its long-term conservation.

The proposed changes of use and conversion will result in appropriate uses which will “see to their long-term conservation”.

The principle of the proposed change of use and conversion will also result in more people living in/using and appreciating the building and the wider Tarbock Green Conservation Area. The proposal will therefore “better reveal” the heritage assets than at present.

The refurbishment and reconstruction of the detached stables to their original design for use as an office and stores involves a far greater percentage of reconstruction but the alternatives are to either retain it as a controlled ruin, without a beneficial use, or completely remove it. Although the

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extent of reconstruction is considerable, the proposals will save the existing fabric and enable a better understanding of the historic layout of the ensemble.

The principle of the proposed changes of use and reconstruction will cause no harm to the heritage significance of the buildings or the Tarbock Green Conservation Area, as identified in the Statement of Significance in Section 5 of this Heritage Statement, and is not contrary to any local or national heritage policies. The principle of the proposed changes of use and conversions will provide new sustainable uses which will ensure the survival of the buildings and have a **Moderate Beneficial** Impacts on the heritage assets.

8.3.2 Assessment of Impact of Details of the Proposed Conversions

The stables/barn and the detached stables fall within the general category of agricultural buildings. Historic England provides some generic advice on the conversion of such buildings in its *Adapting Traditional Farm Buildings Best Practice Guidelines for Adaptive Reuse* (2017). Although it is accepted that every proposal must be assessed on its merits, the advice note accepts the general principle of the conversion of such buildings, provided that the conversion complies with the guidance on the range of relevant issues.

A. The comprehensive restoration and conservation of the existing buildings, including removal of the porch

The proposal involves the comprehensive restoration of the E part of Brewery House as well as the stables/barn, using traditional materials and methods and with minimal interventions and additions. In particular, it is proposed that:

- The extent of rebuilding of walls will be kept to the minimum, as advised by the structural engineer, using existing or matching reclaimed bricks and a lime-based mortar for pointing and re-pointing
- The roof will be re-covered with the existing natural blue slates over new insulation and a breathable membrane and the existing principal roof structure will be retained
- Cast iron rainwater goods will be used throughout
- The existing porch which is constructed in non-matching blue bricks will be removed.

The removal of the porch in particular will considerably enhance the appearance, authenticity and significance of Brewery House, as its blue bricks detract from the building's historic character.

The detached stables are in a far worse condition but it is proposed that they too will be restored and rebuilt to their original form and design (informed by the photographic evidence), using existing and reclaimed matching materials, in accordance with instructions from the structural engineer.

The comprehensive restoration and conservation of the existing buildings will therefore have a **Moderate Beneficial** impact on the heritage significance of the buildings and the conservation area

B. The partial subdivision of the stables/barn and detached stables

Historically, Brewery House had a full first floor but it now only has a partial first floor. The stables/barn is wholly open to the roof, as is typical of historic barns. It is proposed that the existing first floor and subdivision in Brewery House will be retained and that the existing full-height room at the N end will be used to accommodate a staircase, causing minimal intervention. Importantly, the quirky canted wall and the historic chimney breast will be retained in situ.

In order to create self-contained habitable accommodation in the stables/barn, it is necessary to partially sub-divide the stables/barn. However, importantly, it is proposed that a substantial full-height void will be retained at the E end with sight of the king post truss, and thereby retain the "agricultural cathedral" character of this end of the building.

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Historic England's guidance note states:

It is particularly important to retain the open aspect of barn interiors. The best solution is to keep the threshing bay and as many adjacent bays as possible open to the roof, which can allow the careful installation of a staircase, gallery and circulation/living area.

The proposal follows this advice.

With the detached stables, it is proposed that the assumed original sub-division of the GF, into two rooms with a central cross wall and a single room on the FF, will be reinstated.

The proposed partial subdivision of the stables/barn and detached stables will thereby have a **Minor Beneficial** impact on the heritage significance of the buildings and the conservation area

C. The re-use and re-fenestration of all existing window openings, the addition of roof lights and the retention of cart entrances

It is proposed that all existing window openings in the E part of Brewery House and the stables/barn will be retained and re-used and that only one new window opening will be created in the walls, on the S elevation to give light and ventilation into Bedroom 2, in a part of the wall which needs to rebuilt anyway.

There are no original or fully traditional windows in the buildings.

It is proposed that all existing windows and cart entrances will be replaced with similar new slim-line double glazed windows in painted hardwood, with detailing to generally match the existing windows: a nine-light casement at FF in Brewery House and; mullioned casements elsewhere.

It is proposed that two new conservation-style roof-lights will be fitted on the rear (N) roof slope.

Historic England's generic advice is:

New doors and windows will inevitably be required for habitable accommodation but standard 'off the peg' joinery will never look substantial enough for buildings characterised by large robust frame sections. New hardwood joinery that matches the timber species used in the original building will help blend new and existing work.

As an alternative to timber, steel window sections can often complement the industrial character of many farm buildings, provided that the balance of glazing to solid remains appropriate. Avoid the glazing of every door opening to introduce light. The impact of new windows and doorways can also be reduced through the use of shutters or joinery screens....

Where rooflights are to be added it is often better to locate them on the least prominent roof-slope when viewed from a public vantage point. It is always preferable to use the flush 'conservation type' roof lights as these have less impact on the roof surface, particularly if non-reflective glass is used.

The proposal broadly follows this advice.

The proposals for the openings and fenestration in the stables/barn and detached stables will thereby have a **Minor Beneficial** impact on the heritage significance of the buildings and the conservation area.

D. The provision of all necessary services, surfaces and insulation

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It is inevitable that, in introducing residential/office accommodation into the buildings, they will need all necessary modern services, surfaces and insulation. However, it is proposed that all services will be discretely provided internally with no new external pipes (except rainwater downpipes) or conduits. The internal surfaces are not crucial elements of these buildings' heritage significance and so any new surfaces and insulation will have negligible adverse impact on the buildings and no impact on the conservation area.

Overall, the provision of all necessary services, surfaces and insulation inside the buildings will have **No Change** impact on the heritage significance of the buildings and the conservation area.

E. Landscaping works, including new bike store and bin store

It is proposed that landscaping works will be kept to a minimum to enhance the open setting of the building. It will involve:

- Turfing the rough open ground in the SE corner of the site and planting four new trees in the SW corner
- Retaining and making good the existing fencing around the site
- Creating a path of paving slabs around the perimeter of Brewery House and the stables/barn and to the stables and creating a matching hard standing area at the E end of the stables barn
- Constructing two small shelters on the hard standing for bikes and bins, clad in vertical timber boards and posts, painted slate grey.

Overall, the proposed landscaping works will have **Minor Beneficial** impact on the appearance, setting and heritage significance of the buildings and the conservation area.

8.4 Summary of Impact of Proposals

8.4.1 A summary of the impacts of the proposal is provided at Table A. None of the proposed works will cause any net harm to the heritage significance of the buildings or the Tarbock Green Conservation Area. Some of the works will have No Impact but the principle of the change of use and the comprehensive restoration/conservation/rebuilding will have Moderate Beneficial impacts and the partial subdivision, treatment of openings and fenestration and landscaping works will all have Minor Beneficial Impacts. The cumulative impact of the proposals is thus Minor/Moderate Beneficial for the heritage significance of the buildings and the Tarbock Green Conservation Area.

Table A. Summary of impacts

Proposed Works/Development	Magnitude of Impact
Change of use to residential/office	Moderate Beneficial
The comprehensive restoration and conservation of the existing buildings	Moderate Beneficial
The partial subdivision of the stables/barn and detached stables	Minor Beneficial
The re-use and re-fenestration of all existing openings and the addition of roof lights	Minor Beneficial
The provision of all necessary services, surfaces and insulation	No Change
Landscaping works, including new bike store and bin store	Minor Beneficial

8.4 3. How can these effects be avoided, reduced, rehabilitated (mitigated) or compensated?

As the assessment of impacts of the proposals on the heritage assets concludes that they will have a net beneficial effect on the designated heritage assets, there is no necessity to “avoid, reduce, mitigate or compensate for the effects”.

8.5 Assessment against the advice set out in Para 138 of Historic England’s Conservation Principles

8.5.1 The important advice set out in Para 138 of Historic England’s *Conservation Principles* is:

- New work or alteration to a significant place should normally be acceptable if:*
- a. there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;*
 - b. the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;*
 - c. the proposals aspire to a quality of design and execution which may be valued now and in the future;*
 - d. the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.*

8.5.2 This Heritage Statement provides sufficient information to enable the comprehensive understanding of the proposal on the significance of the non-designated heritage assets and the Tarbock Green Conservation Area.

8.5.3 This Heritage Statement has demonstrated that the proposal will not materially harm the heritage values of the heritage assets, as set out in the Statement of Significance in this Heritage Statement. Indeed, this Heritage Statement has demonstrated that the proposals will have a net beneficial impact on the heritage assets.

8.5.4 This Heritage Statement has demonstrated that the proposal aspires to a quality of design and execution which may be valued now and in the future.

8.5.5 This Heritage Statement has demonstrated that the proposals have been heritage-led and that the long-term consequences of the proposal will be benign and will not prejudice alternative solutions in the future.

8.5.6 The proposed development and works thus comply with this advice in Para 138 and there is no justifiable objection to them on heritage grounds.

8.6 Assessment against Local Policies

8.6.1 *Policy CS20 Managing the Borough’s Historic Environment* of the Knowsley Local Plan Core Strategy seeks to prevent harm to the significance of borough’s heritage assets and their settings. As this Heritage Statement has demonstrated that the proposal will not materially harm the heritage values or heritage significance of the heritage assets, the proposals are in general compliance with this local heritage policy.

8.7 Assessment against S.16. Conserving and enhancing the historic environment of the NPPF (2023)

8.7.1 The NPPF establishes the high value which should be attached to the conservation and enhancement of heritage assets:

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195. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations

and

205 When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

8.7.2 The heritage impact assessment above has identified that the current proposal will conserve the E part of Brewery House, the attached stables/barn and the detached stables in a manner appropriate to their significance, so that they can be “enjoyed for its contribution to the quality of life of existing and future generations”. The proposals will cause no net harm to the heritage significance of the buildings or the conservation area.

8.7.3 Importantly, the NPPF accepts that most proposals affecting heritage assets will have a range of impacts on those heritage assets but states:

*208. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, **securing its optimum viable use**.*

8.7.4 However, none of the proposed works will have a net harmful impact and so this para is not relevant to the current proposals.

8.7.5 This Heritage Statement makes the case that the overall current proposal fully complies with S.16 of the NPPF.

9. Conclusion

9.1 This Heritage Impact Assessment has found that the current proposal for the change of use of the E part of Brewery House, the attached stables/barn and the detached stables have been heritage-led in order to avoid harm to the heritage significance of the buildings and the Tarbock Green Conservation Area and indeed will bring about some enhancements to their appearance and heritage significance.

9.2 It has found that:

- None of the proposed works will cause any net harm to the heritage significance of the buildings or the Tarbock Green Conservation Area.
- Some of the works will have **No Impact** on the heritage significance of the heritage assets
- The principle of the change of use and the comprehensive restoration/conservation/rebuilding will have **Moderate Beneficial** impacts
- The partial subdivision, treatment of openings and fenestration and landscaping works will all have **Minor Beneficial** Impacts.
- The cumulative impact of the proposals is thus **Minor/Moderate Beneficial** for the heritage significance of the buildings and the Tarbock Green Conservation Area.

9.3 Importantly, the proposals comply with the national advice from Historic England and the local heritage policy.

9.4 The advice on *The presumption in favour of sustainable development* in Para. 11 of the NPPF (2023) is most relevant. It states:

Plans and decisions should apply a presumption in favour of sustainable development.

...For decision-taking this means:...

c) approving development proposals that accord with the development plan without delay; and...

9.7 The proposals represent sustainable development and do accord with the development plan, Section 16 *Conserving and enhancing the historic environment* of the NPPF and the relevant advice from Historic England and so this Heritage Statement strongly advocates that the proposals should be approved without delay.

Heritage Statement prepared by:

John Hinchliffe BA (Hons), BPI, MSc (Blg Heritage & Conservation), IHBC, RTP
Hinchliffe Heritage,
5 Lincoln Drive,
Wallasey
CH45 7PL
07736 970396
jnshinchliffe@gmail.com www.hinchliffeheritage.com

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Appendix 1. Criteria for Assessing Levels of Heritage Significance

Very High

- Sites, structures or landscapes of acknowledged international importance inscribed as WHS
- Assets that contribute significantly to acknowledged international research objectives
- Urban landscapes of recognised international importance
- Associations with particular innovations or developments of global significance
- Associations with individuals of global importance

High

- Scheduled monuments and undesignated assets of such importance to be scheduled
- Grade I and II* listed buildings, and Grade II buildings with exceptional qualities
- Conservation Areas containing very important buildings
- Undesignated structures of clear national importance
- Urban/Rural landscapes of exceptional importance
- Associations with particular innovations or developments of national significance
- Associations with individuals of national importance

Medium

- Designated or undesignated assets that contribute to regional research objectives
- Grade II listed buildings and undesignated buildings that have exceptional qualities or historical associations
- Conservation Areas that contain buildings that contribute significantly to its historic character
- Historic townscapes with important integrity in their buildings or built settings
- Associations with particular innovations or developments of regional or local significance
- Associations with individuals of regional importance

Low

- Designated or undesignated assets of local importance
- Assets compromised by poor preservation and/or poor survival of contextual associations
- Assets of limited value, but with potential to contribute to local research objectives
- Locally listed buildings
- Assets of modest quality in their fabric or historical associations
- Historic townscapes with limited integrity in their buildings or built settings
- Associations with individuals of local importance
- Poor survival of physical areas in which activities occur or are associated
- Assets with little or no surviving archaeological interest
- Buildings or urban landscapes of no architectural or historical merit and buildings of an intrusive character

Negligible

- Assets with little or no surviving archaeological interest
- Buildings or urban landscapes of no architectural or historical merit and buildings of an intrusive character

