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Design / Access, Heritage Statement

Refurbishment and change of use from agricultural use to C2 Residential Institution as a 3 person children's care facility with associated training and staff facilities. @ Brewery House, 5 Netherley Road, Tarbock Green, Knowsley, Merseyside.

08/08/2023

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1.0 Background information

1.1 Name of the scheme

Refurbishment and change of use from agricultural use to C2 Residential Institution as a 3 person children's care facility with associated training and staff facilities. @ Brewery House, 5 Netherley Road, Tarbock Green, Knowsley, Merseyside.

1.2 Applicant

Newstart Homes
179 Townsend Lane
Clubmoor
Liverpool
L13 9DY

1.3 Architect.

Smith Young Architecture Ltd
23 Roscoe Street
Liverpool
L1 2SX

2.0 Introduction

The design and Access Statement has been prepared to satisfy the requirements under PPG 1, PPG 3 and PPS5 and as a description of the design process to accompany the proposed drawings submitted for planning consent.

The proposal involves the refurbishment and change of use from agricultural use to C2 Residential Institution as a 3 person children's care facility with associated training and staff facilities.

The report presents a case to redevelop the site in line with aspirations of the client.

3.0 Background & Ownership

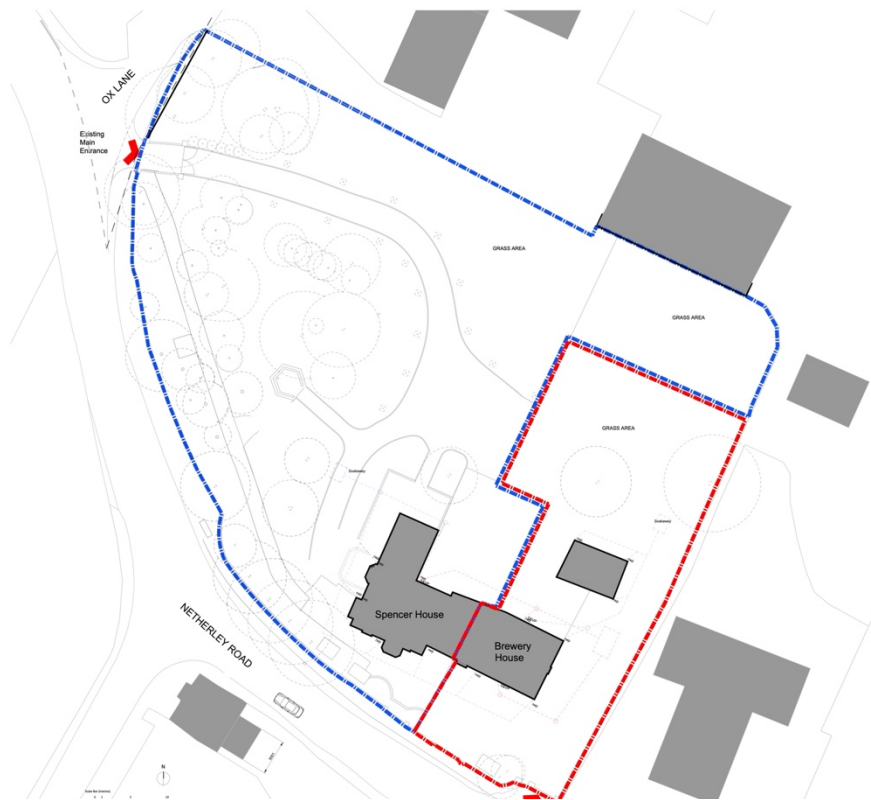
The Building is currently owned by Newstart Homes

New Start was established in 1997 as a not-for-profit organisation with a specific purpose:

'To provide residential and supported accommodation services for people with little or no housing choice'.

The service is a Liverpool-based, family-run social enterprise supporting some of the city's most vulnerable members of society.

4.0 Location and site plan



Location Plan

4.1 Site Details

The existing site area is 1406m²

The development site current use is C8 Storage

5.0 Site and Area Appraisals

5.1 Site Description

The application site is located on Netherley Road within the Conservation Area and comprises of two outbuildings one is currently unoccupied and used for storage, the other is derelict. The main outbuilding adjoins Spencer House, a Care facility.

The surrounding built environment is predominantly residential in nature by low density semi / terrace cottages and larger individual dwellings both to the South, West and East of the site within green belt. North and North east of the site is of an industrial nature.

The application site is within the 'The Tarbock Conservation Areas' The 2005 local authority conservation appraisal states: **"The Tarbock Conservation Areas are**

predominantly rural and includes two settlements located adjacent to each other on the main thoroughfare of Netherley Road. The differing styles of isolated buildings give the Tarbock area its own character.

Tarbock Green and Tarbock Village Conservation Areas are both very attractive places however, there are no listed buildings in the Conservation Areas. The Knowsley Rural Fringes Survey of 1982 recommended several buildings for inclusion in the Schedule including the Brewery House in Tarbock Village and Markland in Tarbock Green. The Post Office and stables are also impressive buildings.

The settlements consist of mainly domestic scaled two storey brick or rendered properties. Some buildings have suffered from recent modernisation using unsympathetic materials and this has resulted in a loss of local character. Tarbock Village is quite hidden from the surrounding countryside due to its location and tree cover. The Post Office serves as a prominent focal point for the Junction which leads on to Greensbridge Lane.

The Conservation Areas do not have any street lighting and little traffic signage. A bus stop just outside the Brickwall Inn is of a modern style and is unsympathetic to the area."

5.2 Status of Existing Building

The site current use is C8 storage. The current site is currently occupied by a group of buildings and comprises of two outbuildings one is currently unoccupied and used for storage, the other is derelict. The main outbuilding adjoins Spencer House, a Care facility.

The site contains a large garden area and a small number of mature trees which is to be retained. The site is served by an existing driveway accessed from Netherley Road and an associated parking area in front of the building.

The property comprises of a 19th century two storey house attached to according to records a early 18th century farmhouse, two storey and connected to a stable block. There is an independent barn outbuilding, late 18th century. All buildings have a historic connection with the operation of the Tarbock Brewery. These outbuildings over the years have been converted and have extended the residential nature of the house. The building is interesting in its mix of styles and materials and express the site's brewery connection & history.

The site is located within the Tarbock Green Conservation Area and Green Belt. The existing building and outbuildings are not listed.

The building consists of load-bearing brick with stone cills and lintels to windows and feature brickwork details to lintels over windows and horizontal banding. Elsewhere render and featured weatherboard fascia and barge boarding and slate roofs are predominate. Refer to drawing no. 003 for further information. The building is not listed.

There is an independent outbuilding which has been unused, with no heating and maintenance, the building is and has been slowly falling in to disrepair, with noticeable problems such as roof collapse and potential wall collapse. Due to its condition, the building was carefully taken down to approx. 1000mm from ground level, all existing bricks and slates have been retained and placed into storage. Refer to Appendix B for further information.

5.3 Noise

Noise is limited to the busy arterial routes along Netherley Road, the development site is well screened by mature trees and plantings, which acts as a noise baffle.

5.4 Services

In reference to Public utilities, along Netherley Road foot paths and road there exists the usual services e.g. underground services, drainage systems, electric, gas and water, there are no overhead power lines near the site. There would no need for new connections to the development site, as they presently serve the existing building.

5.5 Adjacent land uses, and relevant planning proposals

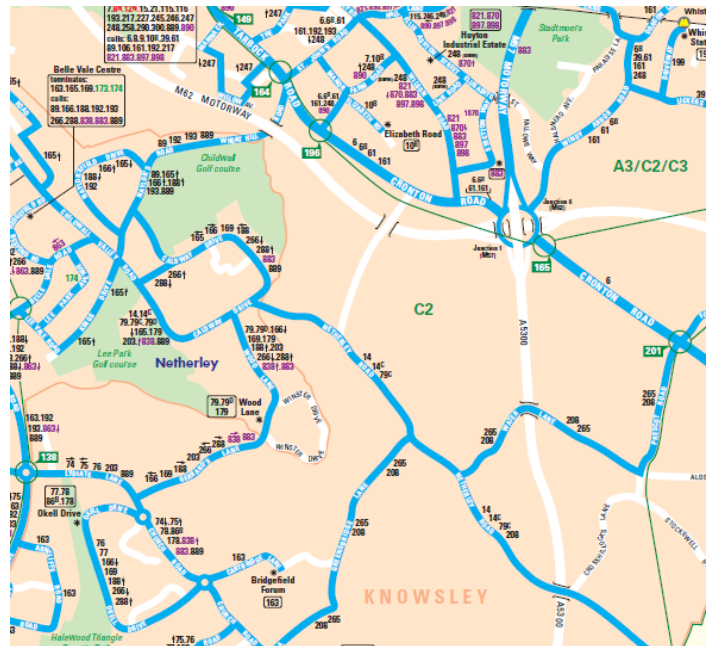
The site is primarily located in a C3 residential use. Most of the buildings in the area are in residential use.

5.6 Pedestrian / Vehicular movement

The development site is access from Netherley Road. The development site currently has off street parking and this has been retained within this proposed scheme.

Bus stops and routes as indicated right, taxi stops, cycle routes, are primarily located along the main High Streets.

There are good road links with the M62 , approx. 10 minutes away by car.



6.0 Planning history

Research has found previous planning history for the site.

Date	Location	Development Description	Status	Decision Date	Authority Decision
07/00834	Brewery House Netherley Road Tarbock Green Knowsley. L35 1QE	CONVERSION AND EXTENSION OF OUTBUILDINGS TO FORM 1 NO. RESIDENTIAL DWELLING	FINAL DECISION	August 2007	Approve with conditions
11/00281/COU	Brewery House Netherley Road Tarbock Green Knowsley. L35 1QE	CHANGE OF USE AND EXTENSION OF EXISTING DWELLING AND ASSOCIATED OUTBUILDINGS USE CLASS C3 TO CHILDRENS HOME (C2)	WITDRAWN	N/A	N/A
11/00674/COU	Brewery House Netherley Road Tarbock Green Knowsley. L35 1QE	Change of use and extension of existing dwellings and outbuilding (from use class C3 to C2 – children's home) with associated boundary treatments	FINAL DECISION	April 2012	Appeal Decided
11/00662/CLD	Brewery House Netherley Road Tarbock Green Knowsley. L35 1QE	Certificate of lawful development granted for use of dwelling as a children's home for 4no. children	FINAL DECISION	April 2012	Approve with conditions

7.0 Consultations

7.1 Local Authority Consultation

Consultation with the has occurred a number of times via Pre Application but not in specific to this application

7.2 Public

No consultations have taken place with the public.

8.0 Programme

If and once approval has been granted it is envisaged that the project will commence in January 2024 and completed August 2024.

The successful contractor would be selected only if they were a member of the Considerate Contractor Scheme. The three main areas that the Scheme's Code covers are:

- **The environment**
Registered sites should do all they can to reduce any negative effect they have on the environment. They should work in an environmentally conscious, sustainable manner.



- **The workforce**
Registered sites should provide clean, appropriate facilities for those who work on them. Facilities should be comparable to any other working environment.
- **The general public**
registered sites should do all they can to reduce any negative impact they may have on the area in which they are working. Sites should aim to leave a positive impression on those they affect

The contractor will be instructed to work within reasonable hours 8.30a – 5.00pm weekdays, any weekend work or disturbance, the contractor will have to notify residents of any disruption.

9.0 Design principles

Planning Policy

PPS 5 Planning and Historic Environment Saved Policy G6 of the adopted Replacement UDP

Design guides

- Secure by Design Guidelines
- BS 8300:2001 Design of Buildings and their Approaches to meet the needs of Disabled People
- BS 5588 Part 8 1999 Fire Precautions in the Design, Construction and use of Buildings, Code of Practice for means of Escape for Disabled People
- Approved Document M / B / A / L1 to the Buildings Regulations 2020

Proposal Drawings

This section is to be read in conjunction with the following drawings:

22.025-001	Existing Site Plan / Location Plan
22.025-002	Existing Floor Plans
22.025-003	Existing Elevations
22.025-004	Proposed Site Plan
22.025-005	Proposed Floor Plans
22.025-006	Proposed Elevations
22.025-007	Proposed cycle / bin store
22.025-008	Proposed Boundary Details

10.0 Design solution

10.1 Design Objectives

Our principle Design Objectives are as follows:

- The design proposal is to create a distinctive, safe and pleasant, welcoming, adaptable, efficient and bring joy and delight to all occupants and public alike.
- The plan form will respond to the site and the character of the existing building's original layout.
- The form, scale and massing will respond and respect the geometry of the surrounding buildings.
- In elevation terms the design should respect the scale and materials of the surrounding buildings without resorting to pastiche.
- The proposal will be of significant architectural quality and individuality to match the Area's Uniqueness.
- To use new sustainable technologies

The building is to use simple basic sustainable technologies such as natural ventilation etc. can create an architecture that expresses aspirations, personality and emotion for all who occupy and the general public.

The classification of use within the scheme will be C2.

10.2 Plan form/ layout

The existing building and site in practical terms is ideally suited for a sensitive conversion and adaption, as it is a large enclosed unit, the setting and layout results in minimal disturbance to adjoining occupiers and with additional treatments to reduce noise and visual impacts as discussed below.

The proposals will see the existing stables and associated tack room converted from its current agricultural use into a use class C2 to provide care for up to 3no. children with Autism. There will be 3no. staff during the day and 2no. staff during the night, remaining on-site for the duration of their shift.

The independent outbuilding will be fully rebuilt and used for as secure store, office and a garden equipment store. Refer to drawing no.004 for further details of plan layout.

The existing building is robust and ideal for the proposed use. It is the client intention to retain the full character of the building and one that will be a pleasant environment for children.

10.3 Scale, Form and Massing

There will no change in scale or massing terms in regard to the proposals.]

10.4 Noise

General

Constructional precautions to reduce noise firstly involves the Building regulations call for adequate resistance to the transmission of airborne sound for walls and for airborne and impact sound in the case of floors. Means of complying with the regulations are set out in Approved document E, Airborne and impact sound. The standards for airborne sound reduction are specified in terms of weight of walls and floors and in terms of soft coverings and floating layers for impact, together with special requirements for joints and elimination of air passages. The conversions will have to comply with these comprehensive regulations.

Building Envelope

Walls: masonry walls provide better sound insulation than other elements, mass is the most important factor ensuring adequate performance, brick will be used as part of the main structure of the extension, with frogs laid upwards to increase the overall density with internally with plaster finishes.

Doors, windows:- the construction of the double glazed units as it is known for its sound reduction, in general the wider the cavity between both panes of glass, the higher the sound insulation. In addition absorbent materials to the window reveals will improve sound insulation, this can only be achieved if there is a good airtight seal around the windows. An air test will be carried out as part of the compliance with the Building Regulations. The following junctions will be carefully detailed and executed: Between the glass and frame, between any opening casement and its surround, between the window and the opening. A compression seal of rubber or neoprene should be used whenever possible in the first two positions. A flexible airtight seal mastic sealant will be used between the window and the opening.

Ventilation:- The existing building and new extension will be constructed in strict accordance with Building Regulations Part F.

General: - Windows, doors, small gaps, cracks, grilles, louvers, etc. can completely negate a wall's effectiveness. Gaps between walls and the floor and ceiling will be sealed with an acoustical sealant.

Other measures: Typical Play Areas, with lots of hard surfaces will inevitably have long reverberation times or echoes, this leads to a 'blurring' of sounds which particularly impedes speech intelligibility. Hard surfaces tend to reflect rather than absorb sound, causing reverberation. Longer reverberation times also raise reverberant noise levels within a room; to compensate the natural reaction is to raise your voice level, exacerbating the problem. To avoid this vicious cycle, adding acoustic absorption to the walls and ceiling of the room will quickly reduce the reverberation time and thus reduce noise.

Carpets and curtains or soft blinds can be fitted, they will assist sound absorption and have other benefits such as internal noise reduction. Carpeting to the floors, and the result can be an acoustically wonderful classroom, with a low reverberation time, no echoes, proper distribution of reflections, and low self-noise, all achieved with common building materials.

10.6 Materials / Colours / Texture

The proposed materials are chosen to compliment each other, creating a contemporary expression whilst being harmonious with the location and the surrounding buildings without resorting to pastiche. It is felt that this limited palette of materials with contrasting textures and colours will create an elegant scheme with a distinctive presence within the area.

Refer to drawing no. 006 for further information

10.8 Access, Vehicular Access and Car Parking

The existing vehicular access from the highway is to be maintained and improved, refer to drawing no. 004 and highways statement for further details.

10.9 Landscaping

Refer to drawing no. 004 for further details in regard to landscaping. In recognising the special character and the need for preservation of a sense of continuity in the life of the community the proposal retain all boundary walls and as indicated on drawings are retained and refurbished as required. Extensive remedial work will be undertaken to the lawn area and pathways immediately as indicated. Refer to drawing no. 008 for new entrance boundary details.

11.0 Sustainability / Energy efficiency

The brief for the site is summarised as follows:

- Sustainable clean technologies in renewable energy, water re-use.
- Design and specification for low energy/super insulation, 25% higher insulation over and above the current Building regulations standards.
- Where possible the use of natural ventilation is used to the maximum, excluding kitchen / wc's /server which would require natural ventilation.
- Consideration and incorporation of sustainable construction issues and construction methods.

These will be coupled to high standards for air tightness, in comparison to the Building Regulations.

Limitation of internal layout options to position primary areas to the southern elevations. Maximised window areas facing south. Minimised window areas facing north. This is undertaken to maximise solar exposure for both passive solar principles

12.0 Recycling and Reclamation

As design is developed, opportunities to utilise reclaimed materials will be monitored and included where practicable. Incorporation of reclaimed materials will be market dependent, and is hence wholly subject to the successful sourcing and availability of quality and quantity within the overall budget and programme parameters. The key proposed imported materials currently under consideration are:

The key proposed direct salvaged materials under consideration are:

- Concrete and masonry for crushing and re-use as bulk-fill, back-fill and hardcore, or prescription of export for re-use with net import of similar salvaged material.
- Use of reclaimed crushed inert material as aggregate, subject to detail technical support and assurance, and to commercial support from concrete supplier.

Water Recycling

The proposed project specification includes the installation of rainwater recycling. The provision will include:

- Collection, storage, treatment and re-use of rainwater from roof areas for external taps, WC flushing and Green Walls.
- All WC's to have max. 6 litre flushing, to limit the amount of water use.

Waste Recycling

Provision of 4 large recycling bins for storage – paper-plastic, metal, glass and other.

13.0 Accessibility – Access Statement

In the design of the proposed development and as the scheme progresses

13.1 Approach

Existing Dropped Kerbs at the junctions of Netherley Road.

13.2 Car Parking

There is sufficient off street parking to provide full disabled access to the site as part of the proposal, refer to adrwng no. 22.025-004 for further details.

13.3 Entrances

Level Access will be provided.

The intention to give free access to the building for both disabled ambulant and wheelchair users. Refer to table 2 in section 2 for clear door widths.

13.4 Internal Doors

The provision of all internal doors to all floors will be such that they will allow the passage of wheelchairs, the New Approved Document and the British Standard gives an effective clear opening width of 800mm. Table 2 of the Approved Document M is set out below.

13.5 Internal Ramps

There is no provision for internal ramps within the scheme as these have been designed out.

Table 2 Minimum effective clear widths of doors

Direction and width of approach	New buildings (mm)	Existing buildings (mm)
Straight-on (without a turn or oblique approach)	800	750
At right angles to an access route at least 1500mm wide	800	750
At right angles to an access route at least 1200mm wide	825	775
External doors to buildings used by the general public	1000	775

Note:

The effective clear width is the width of the opening measured at right angles to the wall in which the door is situated from the outside of the door stop on the door closing side to any obstruction on the hinge side, whether this be projecting door opening furniture, a weather board, the door, or the door stop (see Diagram 9). For specific guidance on the effective clear widths of doors in sports accommodation, refer to 'Access for Disabled People'.

13.6 Internal Stairs / Means of Escape in Case of Fire

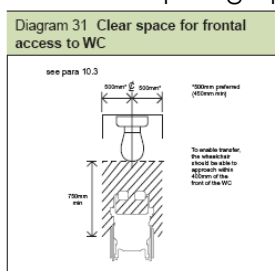
Existing staircase, does not currently comply with Part M, but if required a disabled stair lift could be installed.

13.7 Passenger Lift, Platform Lifts and Stair Lifts

There is no provision for a passenger lift within the scheme as this has been removed.

13.8 WCs / Bathrooms - General Provision

Disabled WC's and Bathrooms are designed in-accordance with Part M and BS8300:2001 paragraph 10.3 item C and diagram 31



Consideration will be given to colour and contrast of fittings within the WC accommodation together with adequate provision of grab rails, wash hand basins and urinals.

In all cases, it must be realised that these are clear dimensions and should not be restricted by the provision of radiators, cupboards and waste and refuse bins. Consideration should be given to these items at an early stage.

In all cases, it must be realised that these are clear dimensions and should not be restricted by the provision of radiators, cupboards and waste and refuse bins. Consideration should be given to these items at an early stage.

13.10 Wayfinding

Signage should be provided as recommended in British Standard 8300:2001.

13.11 References

- BS 8300:2001 Design of Buildings and their Approaches to meet the needs of Disabled People
- BS 5588 Part 8 1999 Fire Precautions in the Design, Construction and use of Buildings, Code of Practice for means of Escape for Disabled People
- Approved Document M to the Buildings Regulations 2021

14.0 Safety and Security

As the design develops it is key to a successful project and the intention of the design team to have constant contact with Secure by Design Team to ensure a safe crime free environment.

14.1 Secured by Design

In relation to Secure by Design the proposed scheme has considered the following points and have / will be included within the development:

14.2 Lighting

Lighting will be carefully co-ordinated, so that potential areas of risk are adequately covered. A Good lighting scheme will help to deter intruders and reduce the fear of crime. It is a prerequisite that the following areas are included in the lighting scheme:-

- Main site access
- All footpaths and associated areas to main building
- Main commercial entrance door

All lighting will be switched automatically, e.g.

- Photo electric cell
- Time Switch
- Passive infra red

14.3 Main Entrance Door

Doors shall be fitted with an automatic deadlocking lock, and an internal thumb turn, knob, or handle. External entry shall be by latch withdrawal by use of the key, not by lever. Attention to design detail is needed to prevent unauthorised release of the lock from the outside.

There is a one common entrance and one of the following shall be incorporated within the development: -

- a CCTV system allowing clear facial identification
- There is a common entrance the doors shall be fitted with an access control system with an electronic lock release and entry phone linked to the flats. Refer to the ALO/CPDA for consideration of the use of a tradesman release.
- Electronic door locking release by withdrawal or magnetic release
- Secured by Design
- ACPO CPI June 2004 2
- Automatic door closer

14.4 Alarms

- It is the intention to provide one security alarms.

15.0 Summary

In summary, the above information and drawings provided as part of this application we hope illustrates that the proposed design would greatly enhance and maintain the character and appearance of the area by retaining and refurbishing and re-using the building.

The change of use of the former convent to a children care home will secure the future of the site and the building in its physical form and therefore makes a positive contribution to the character and design of the Tarbock Green Area.

16.0 Heritage Statement

16.1 Name of the scheme

Change of Use (C3) Dwelling to Children's Care Home (C2) @ Brewery House,
Netherley Road, Tarbock Green, Knowsley, Merseyside.

16.2 Applicant

Newstart Homes
179 Townsend Lane
Clubmoor
Liverpool
L13 9DY

16.3 Architect.

Smith Young Architecture Ltd
23 Roscoe Street
Liverpool
L1 2SX

16.5 Introduction

The proposal involves the change of use from (C3) Dwelling to C2 Residential Institution as a 6 person children's care home and 2no. semi independent residence and involves the refurbishment and conversion of the existing Building and outbuildings. The report presents a case to redevelop the site in line with aspirations of the client.

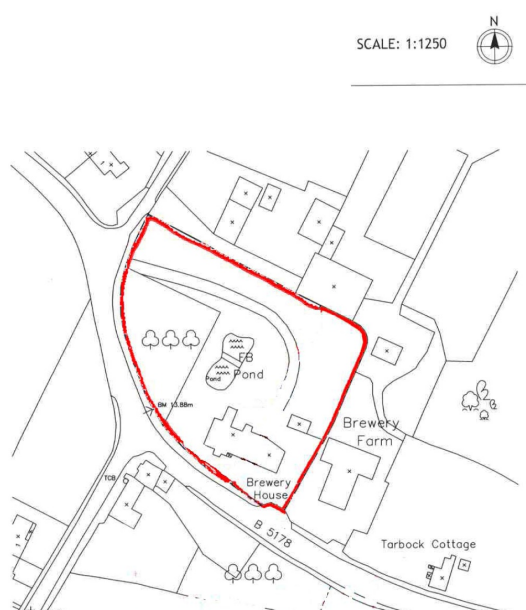
16.6 Background & Ownership

The Building is current in private ownership and Newstart Homes are currently in the process of purchasing the building. The proposed purchaser is the Newstart Homes. New Start was established in 1997 as a not-for-profit organisation with a specific purpose:

'To provide residential and supported accommodation services for people with little or no housing choice'.

The service is a Liverpool-based, family-run social enterprise supporting some of the city's most vulnerable members of society.

16.7 Location and site plan



Location Plan - 2009

Photograph above indicates Brewery House taken in 1970's

16.8 Historical Description

The property is believed to have been originally built in the early to mid 1800's. Refer to 1769 which indicates a built form assumed to be the current cottage and adjoining stables building.

It appears that the plot of land was significantly larger and was called Great Mead plot 40. This plot size of just over an acre appears and may to connect with the statement from Journal of the Merseyside Archaeological Society Volume 11 2002, which states ***"Not all the small estates mention above in Halewood and Tarbock represent a long tradition of landholding going back into the pre-Norman conquest period, as some will also belong to a process of medieval assarting."***

Individual assarts were generally quite small, often of only an acre or so (Moorhouse 1981, 664). It has been suggested that the small cottages and enclosures strung out along lanes, clustered at cross roads and around the edges of the common land, particularly in forest and woodland townships, have their origins in this late medieval period (Roberts 1977, 171)."

The 18th century cottage, which according to the HER records is believed to be the main original farmhouse. According to records the tenant/ occupier of the property and land was Thomas Lathom.

According to the 1849 map the barn and other associated outbuildings appear, the HER Site records states the barn is late 18th century according to the research found via the HER Site records. The adjoining Stable building is also 18th century and original

use was as a stable whether this stayed as a stable during when the brewery was in operation is unknown. Refer to Appendix C for further information.

The 1849 map also indicates the addition of the main house, the current house is mid 19th Century and appears as a obvious later addition probably as the brewery became more prosperous, this addition directly adjoins This building is now currently part and connected with the cottage.

According to the HER Site records, 4687 – 2 states that in 1849 the land was owned by the Earl of Sefton, the lessee was John Lathom and the Occupier was George Fleetwood who is known to have operated the brewery. There are no records that exist that indicate when the brewery was began operation. Though according to the HER Site record ref: 4687 – 30 its states “ **Up to about 1880, the ale sold in the 'Brickwall Inn was brewed by Fleetwoods at the premises still known as Brewery House and Brewery Farm, about seventy 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**”.

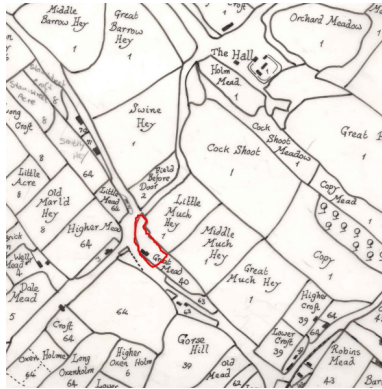
Between 1849 and 1927 the site appears to have expanded as can be seen in historical maps below with new outbuildings particularly on the South West of the site for the brewery manufacture. In contradiction to the above, according to Knowsley Council Conservation Appraisal report for the Tarbock Area, its states: “**In the 1920s the brewery was bought by the Burtonwood Brewery Company, who made further alterations and expansion between 1927 and 1959 before it was demolished in 1940 and a new brewery house was built.**”

From maps below it appears in the 1970's the site was split into two named Brewery House and Brewery Farm planning records, according to planning records in 1974 brewery Farm and its associated outbuildings were demolished and a large detached two storey was built refer to 1977 Map. From this time the application site has not changed. Recent additions assumed to be late 1980's early 90's a new porch has been erected, side extension and the foundations of a conservatory have been added, at sometime the cottage and the main house was connected and the barn and outbuilding has remained as storage.

According to the Knowsley Rural Fringes Survey Report 1982 published by the Merseyside County Council / Merseyside County Museums Archaeological Survey of Merseyside, the property listed as a Building of Historic Interest and a more important building that largely retains their character, it states:

4687/2 18 + 19C brick house, good? Late 18C brick stables and barn

In summary the current buildings are considered as a heritage asset.



Tarbock Molyneux Estate Map of 1769



1849 Map



1893 Map



1907 Map



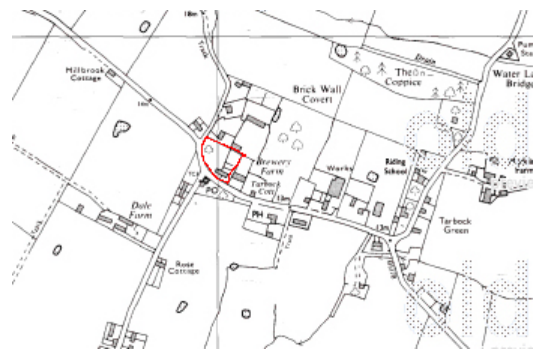
1927 Map



1959 Map



1977 Map



1982 – 1990 Map

16.9 Current Use

The site current use is C3 Residential Dwelling. The current site is currently occupied by a group of buildings comprising living accommodation and associated outbuilding used for storage, in addition there is an independent barn outbuilding which is in poor condition. The house has been used as a dwelling.

The site contains a large garden area a considerable number of mature trees which is to be retained. The site is served by an existing driveway accessed from Netherley Road with a long driveway and an associated parking area in front of the building.

The property comprises of a 19th century two storey house attached to according to records a early 18th century farmhouse, two storey and connected to a stable block. There is an independent barn outbuilding, late 18th century. All buildings have a historic connection with the operation of the Tarbock Brewery. These outbuildings over the years have been converted and have extended the residential nature of the house. The building is interesting in its mix of styles and materials and expresses the site's history.

The site is located within the Tarbock Green Conservation Area and Green Belt. The existing building and outbuildings are not listed.

16.10 Planning Policy Context

16.10.1 PPS5 was published on 23rd March 2010 and sets out the Government's national policies on the conservation of the historic environment along with the accompanying Historic Environment Planning Practice Guide.

16.10.2 Paragraph 6 of PPS5 confirms that planning has a key role to play in conserving our heritage assets and utilising the historic environment in creating sustainable places. The guidance goes onto suggest that the Government's overarching aim is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations. Paragraph 7 of PPS5 recognises that managed change may sometimes be necessary if heritage assets are to be maintained for the long term, and Local Planning Authorities should also take account of the wider social, cultural, economic and environmental benefits of heritage conservation.

16.10.3 Policy HE6 confirms that Local Planning Authorities should require an applicant to provide a description of the significance of the heritage assets affected and the contribution of their setting to that significance. The level of detail should be proportionate to the importance of the heritage asset and no more than is sufficient to understand the potential impact of the proposal on the significance of the heritage asset.

16.10.4 Policy HE7 of PPS5 sets out a number of general policy principles guiding the determination of applications for consent relating to all heritage assets. Policy HE7.2 suggests, in considering the impact of a proposal on any heritage asset, local planning authorities should take into account the particular nature of the significance of the heritage asset and the value that it holds for this and future generations.

16.11 Outline of Tarbock History.

16.11.1 Refer to Appendix A for an outline of Tarbock area history.

16.14 HER Site Records.

- 16.14.1 The National Museum Liverpool has been contacted and they have checked the Merseyside Historic Environment Record and have confirmed that the site is of Archaeological interest.

Information received from the HER is located within the report under Appendix C.

16.12 The Tarbock Conservation Areas – Historic and Architectural Qualities / Heritage Assets

Brewery House is located on Netherley Road and is within The Tarbock Village / Tarbock Green Conservation Area of Tarbock (see map appendix D).

- 16.12.1 The Tarbock Conservation Areas are predominantly rural and includes two settlements located adjacent to each other on the main thorough fare of Netherley Road. The differing styles of isolated buildings give the Tarbock area its own character.
- 16.12.2 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 which illustrates the hamlet of Tarbock Green.
- 16.12.3 Tarbock is one of the oldest settlements on Merseyside, Tarbock and 'Thorn Brook' are mentioned in the Domesday Survey of 1086.
- 16.12.4 Tarbock Green and Tarbock Village Conservation Areas are both very attractive places however, there are no listed buildings in the Conservation Areas. The Knowsley Rural Fringes Survey of 1982 recommended several buildings for inclusion in the Schedule including the Brewery House in Tarbock Village and Markland in Tarbock Green. The Post Office and stables are also impressive buildings
- 16.12.5 There is evidence of a 17th century inn and brewery house located on the site of the current Brick Wall Inn. The inn predates the hamlet of Tarbock Village which was officially recognised with the Enclosure Act of 1814.
- 16.12.6 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.
- 16.12.7 Tarbock Village is quite hidden from the surrounding countryside due to its location and tree cover. The Post Office serves as a prominent focal point for the Junction which leads on to Greensbridge Lane.

16.12.8

There are a number of notable unlisted buildings that reflect the development of styles of English architecture within a village context. Close to the Conservation Areas are a number of interesting features which include the 17th Century Tarbock Hall Farm and the Brickwall Covert.

16.12.9

The settlements consist of mainly domestic scaled two storey brick or rendered properties. Some buildings have suffered from recent modernisation using unsympathetic materials and this has resulted in a loss of local character.

16.12.10

The characteristic building materials within the conservation area are drawn from a narrow palette of:

Roofing materials: Plan red tiles or Welsh Slate

Wall materials: Red brick, pebbledash render, white paint on rough render

Fenestration: Variety of timber windows some with small glazing panes

Properties use this limited palette in a variety of ways creating a mixed range of designs whilst preserving an underlying continuity. Modern materials tend to be alien to the area and alter its character. Profiled concrete roofs, in particular strike a discordant note when viewed against those of plan tiles and slate.

16.12.11

The Conservation Areas do not have any street lighting and little traffic signage. A bus stop just outside the Brickwall Inn is of a modern style and is unsympathetic to the area.

16.12.12

The conservation area has little in the way of public space.

16.15 Impact Assessment

16.15.1

There are three elements to the proposed new scheme.

- I. Change of use of the 18th Century outbuildings to accommodate a 3 Person Children's care home (C2 use). This involves minimum invention / conversion as can be seen from the proposed plans, the existing rooms have been maintained in proportion and scale terms, bathrooms remain as previously installed, there is additional en-suites as required, but these do not have an impact on the existing main house and cottage building. The design is sympathetic to the existing building and new elements incorporate materials and features that match the existing, whilst retaining the character of the buildings. (Refer to drawing no. 005 for details).
- II. Conversion of the 18th century Stable; to accommodate the additional bedrooms and relocation of the Kitchen area and associated rooms, again the design is a minimal invention, the existing stable space allows this to be so. There is two new

window openings to be installed, but again they match the character / style of the existing windows. The design is sympathetic to the existing building and new elements incorporate materials and features that match the existing, whilst retaining the character of the buildings. (Refer to drawing no. 005 for details).

- III. Conversion and retention of the existing barn outbuilding which is to partial rebuilt as of the proposed scheme, this will be used as a general manager's office for the centre, secure store for children's / staff personal files and a external garden store for equipment to maintain the large garden area. It is unfortunate that this building is in such a poor condition, but it is imperative that this Heritage Asset is retained for future generations in order to understand the current site and its relevance within the Tarbock conservation area. Therefore it is the intention of the scheme to retain the building as much as possible thus partial rebuilding and reinstating this important asset is key to this application. Refer to drawing number 22.025-005 for further details.

16.15.2

Although Brewery House is located within the Tarbock Conservation area, it is not a listed building, though it is noted in the Knowsley Rural Fringes Survey Report 1982 published by the Merseyside County Council / Merseyside County Museums Archaeological Survey of Merseyside, the property listed as a Building of Historic Interest and a more important building that largely retains their character, it states:

4687/2 18 + 19C brick house, good? Late 18C brick stables and barn

16.15.3

The property has had a number of uses and alterations made over the past 200 years including the foundations of a conservatory to the north side and a side extension to the east and a porch to the West. The proposed use does not affect the special character of these buildings.

16.15.4

The proposed scheme will not be seen from the road, and the existing views and vistas will be retained.

16.15.5

The existing property in elevation and material terms are retained with the exception of a couple of small additional windows to the Stable, the appearance of the buildings will be maintained, thus maintaining the special characteristics of the conservation area.

16.15.6

The proposed new scheme has been designed to preserve the continuity and characteristics, both of the Tarbock Conservation Area and of the house itself, and the design and materials will respect the character and style of the existing building.

16.15.7

The proposed scheme will use the same materials and colours will be closely matched to the existing, specifically rough painted render, roof tiles to match existing, and timber window frames.

16.15.8

There are no new earthworks for foundations thus no affect to any potential archaeological layers below.

16.15.9

There are no revisions to the boundary details.

Conclusions

- 6.1 The proposed scheme is required to meet the needs of the residents of client in terms of a children's Home. It provides a safe and unique setting for the proposed children who will occupy this site and thus enhance their well being.
- 6.2 The proposed scheme will match the characteristics and materials of the existing property (Hertiage Assets) and of the wider area, and will have no negative impact either on the existing building or the Tarbock Conservation Area.
- 6.3 As in accordance with Paragraph 6 of PPS5 the proposed scheme conserves the heritage assets and ensures that these buildings can be enjoyed for the quality of life they bring and to future generations.