

architects
interior designers
strategy planners
cost consultants
principal designers

Mersey Design Group Ltd.
Cleveland House
41 Shaw Street
Liverpool L6 1HL

telephone: 0151 207 9431
facsimile: 0151 207 9447
e: info@mdg.design
w: www.mdg.design



261-02

17.08.23

The Hovels,
Tarbock Hall Lodge
Ox Lane
Prescot
L35 1QA

Design and Heritage statement

Rev C



Introduction.

This design and heritage statement is submitted on behalf of Barry and Jennifer Molloy, owners of the building known as Tarbock Hall Lodge.

‘Thehovels’ sits in the grounds of Tarbock Hall Lodge and is the building to which this application relates.

Full planning and listed building approval has already been obtained 18/00016/LBC, 22/00375/LBC (revision to previously granted 18/00016/LBC) 18/00114/FUL, 18/00114/NMA. The purpose of this application is to demolish the Easterly Section of the North Wall. The requirement to demolish arises because the removal of the Westerly adjoining section (granted 22/00375/LBC) would lead to serious structural integrity issues for the remaining Easterly Section. The wall would likely collapse. A Structural Engineers Report has been sourced specifically relating to the Easterly Section of the North Wall, highlighting that the wall is already leaning and unsafe due to issues relating to the lack of support, brick spalling and ground level inconsistencies.

22/00657/LBC which is currently waiting decision, relates to the demolition and rebuild of the same section of wall we are seeking permission for within this application. This planning application is to support the LBC, at the request of Mark Quinn, Principal Planning Officer.

Location.

The building is within the garden of Tarbock Hall Lodge. Tarbock Hall Lodge sits alongside a number of buildings within the grounds of Tarbock Hall.

Tarbock Hall is Grade II listed, so due to the positioning of ‘Thehovels’ within the context of this building, it was determined by the local authority that an LB application is required to progress the works.

Tarbock is a village and former civil parish within the Metropolitan Borough of Knowsley, in Merseyside, England. It is situated to the south east of Huyton and to the east of Netherley. The village itself is 6 miles



from Liverpool city centre, 3.5 miles from Widnes and 2 miles (3.2 km) from Prescot.

Site

The South and East Walls, and the roof of the Hovels outbuilding have now been demolished.

Only the boundary walls (North and West walls of the Hovels Building), and the connecting easterly part of the North wall (the subject of this application) remains standing.



There is an existing timber pergola that runs between The Hovels and The Lodge, forming a strong visual link between each structure.

Proposal.

The subject of this LBC is the request for approval to carefully demolish the Easterly Section of the North Wall. This Easterly Section is attached as a continuing wall to the Westerly Section of the North Wall which is one of the walls noted in a related LBC (22/00375/LBC). The requirement to demolish arises because the removal of the Westerly adjoining section would lead to serious structural integrity issues for the remaining Easterly Section.

Design

Rebuild to match existing.

Original Building.



The original building was a simple, single story brick building. The building has had several amendments including additional brick infill panels and the removal of the Chimney.

The building was in a dilapidated state – primarily due to its age and poor initial construction, and had undergone many remediation attempts prior to the purchase of the site in 2010. These remediations had also been poorly completed.

The building has now been partly demolished, prior to which we had undertaken a structural survey, reviewing the current condition and structural stability – a copy of this was included with the original application.

From the survey it was very clear that the building is in a condition that was not usable – even as a garden store. The building showed issues in the wall and roof condition and their construction.

We always aim to retain existing building where possible, but in this instance due to the works required to bring the building up to standard – or even to a safe condition, the best approach was to carefully dismantle the existing building, then re-build, re-using and retaining the existing materials where possible.

This approach would ensure that from day one, the focus is consistent with the retention and rebuild of the structure.

It is intended that the reconstructed building look as close to the original as possible.

The South and East brick walls were carefully taken down and the bricks retained. The bricks were cleaned by a specialist and all bricks suitable for re-use were reclaimed and protectively covered. We have engaged a specialist brick company(Imperial Bricks), to obtain a match to the existing building where required.

The North and West Walls will be carefully dismantled, and bricked reclaimed, as per the South and East Walls. But this will not happen until approval for the careful demolition of the Easterly part of the North Wall (the subject of this Planning Permission).



The roof timbers were suffering from rot and insect infestation and were unsuitable for the new roof construction. The roof was therefore carefully dismantled and the A Frame / Truss was stored, treated and restored in advance of re-installation into the new building as a decorative feature. It is intended to retain the principal timbers; treating where necessary and utilising them as decorative elements within the structure where possible. This will retain the internal look of the building, whilst ensuring that the new roof structure is up to standard.

Easterly part of the North Wall

The Easterly part of the North Wall (the subject of this Planning Permission) is in a dilapidated state and requires careful demolition and rebuild at the same time as the Hovels building.

Any suitable reusable bricks from the careful demolition will be professionally cleaned and reclaimed. These will be carefully stored in advance of any works commencing.

Materials

The existing materials will be retained and re-used where possible. The brick walls will be carefully dismantled, and the existing bricks retained. These will be cleaned, and any existing mortar removed. Where new bricks are required, we will look to match the existing with either a reclaimed brick or a new brick to match. If new bricks are used, a specialist heritage brick supplier such as Imperial Bricks, will be used. They will match the new bricks to the existing – bespoke blending and weathering will ensure that any new bricks are as close to the original as possible.

Specialist advice.

A structural survey has been undertaken by Structural specialists, Wells Engineering. A copy of this is included with this application. Following the review, it has been concluded that the best and most considered approach to the build will be the careful demolition and re-



build of the Easterly section of the North Wall, at the same time as the build of the Hovels building.

Impact on Heritage asset (HE6.2 – 6.3).

Whilst the existing building and adjacent farmhouse are not listed, the buildings sit within the vicinity of the Grade II Listed Tarbock Hall and forms part of the ancillary buildings for Tarbock Hall Lodge.

The proposal sits within the curtilage of Tarbock Hall Lodge and is approximately 80m from the Listed Building; separated by grassed area, driveways and a brick wall.

The careful demolition and retention / re-use of the existing materials will ensure that the building fabric is retained as much as possible.

This rebuild will follow the original buildings form and scale – appearing as the original currently does.

There will be no visual impact on the listed building.

The modest extension has been designed to respect and not detract from the heritage asset.

The extension sits subserviently to the existing building which is a small single-story ancillary structure.

The chosen materials are traditional in appearance with a slate roof and brick construction. This choice of material works well within the rural context and the context of the listed building and will soften through time, helping settle the building into its surroundings.

The rebuild and extension of this building will help retain the current building, guaranteeing its ongoing use, and fundamentally it's retention as a useable building.

Conclusion.

The proposed works are a considered response to the current site condition.



architects
interior designers
strategy planners
cost consultants
principal designers

Mersey Design Group Ltd.
Cleveland House
41 Shaw Street
Liverpool L6 1HL

telephone: 0151 207 9431
facsimile: 0151 207 9447
e: info@mdg.design
w: www.mdg.design



Building Listing – Tarbock Hall (Farmhouse)

Tarbock Hall Farmhouse, Tarbock

Description: Tarbock Hall Farmhouse

Grade: II

Date Listed: 28 January 1971

English Heritage Building ID: 436410

OS Grid Reference: SJ4610188187

OS Grid Coordinates: 346101, 388187

Latitude/Longitude: 53.3878, -2.8119

Location: Ox Lane, Tarbock Green, Prescott, Knowsley L35 1QA

Locality: Tarbock

County: Knowsley

Country: England

Postcode: L35 1QA

Listing Text

1.2487 TARBOCK TARBOCK

Ox Lane

Tarbock Hall Farmhouse

SJ 48 NE 1/51

II

2.C18 on earlier site, but much altered. Brick, with stone base at West end. 2 storeys. 4 segmental headed 3-light sliding sash windows on each floor. Former moat now filled in to form a garden.

Listing NGR: SJ4610188187

This text is a legacy record and has not been updated since the building was originally listed. Details of the building may have changed in the intervening time. You should not rely on this listing as an accurate description of the building.

Source: English Heritage



architects
interior designers
strategy planners
cost consultants
principal designers

Mersey Design Group Ltd.
Cleveland House
41 Shaw Street
Liverpool L6 1HL

telephone: 0151 207 9431
facsimile: 0151 207 9447
e: info@mdg.design
w: www.mdg.design

