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Heritage, Design and Access Statement

Stable Block at The Clock Face, Derby
Street, Prescott, L34 3LL

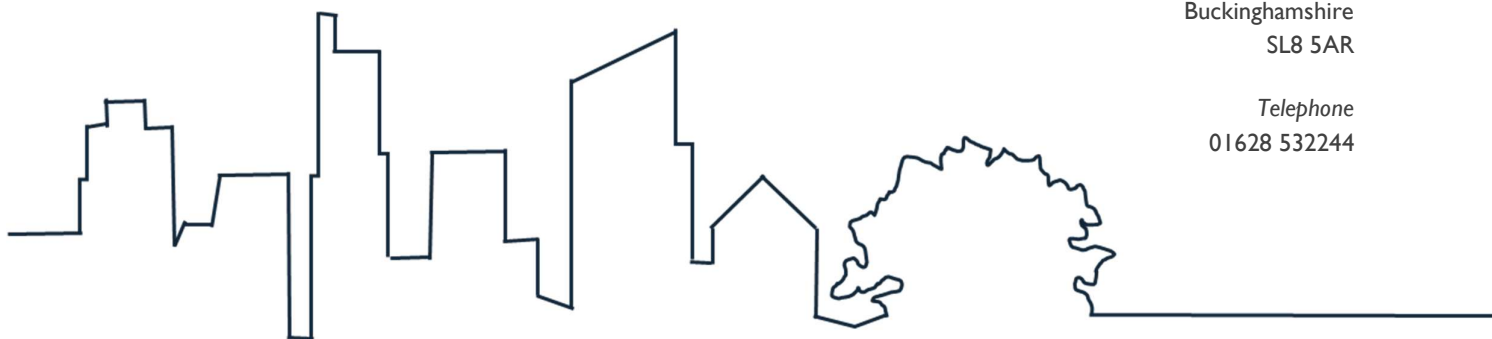
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I INTRODUCTION

- I.1 This Heritage Statement has been prepared by Walsingham Planning, Planning and Heritage Consultants, to accompany an application for listed building consent for repairs to the Grade II listed stable block located within the curtilage of the Clock Face public House, 54 Derby Street, Prescott.
- I.2 The repairs are limited to the exterior of the former stable block building and are necessary following the demolition of a dilapidated lean-to structure from the northwest elevation. The lean-to was determined to not form part of the listed building and prior approval on the methodology for demolition was granted by Knowsley Borough Council on 19th March 2024 (24/00081/DEMCON). Demolition was undertaken during September 2024.
- I.3 Stage 3 of the approved methodology for demolition included for a review of the condition of the rear wall of the Grade II listed stable range to be undertaken to identify any necessary repairs to make good the fabric and ensure the stable range is weathertight. This review was undertaken with officers of Knowsley Council Friday 27th September when the scope of the repairs and the requirement for a listed building consent was determined.
- I.4 The proposed repair works to the exterior of stable block include the following:
- Rebuilding of localised areas of brickwork surrounding 2no diagonal cracks exposed to the northwest elevation.
 - Localised repointing.
 - Localised brickwork replacement (where joists have been removed and where the lean-to was previously tied in).
 - Removal of remaining ceiling / floor timbers associated with the lean-to including removal of the metal hangers / brackets holding the timber. Fixings from brackets / hangers to be pointed and / or bricks replaced if fixed into bricks.
 - Removal of remaining isolated sections of lead flashing and slates from the lean-to roof.
 - Removal of remaining vegetation from the roof and external walls of the stable block.
 - Full strip of the existing roof covering (include reuse of existing slates).

- Re-bedding of stone (gutter) blocks to rear elevation of the stable block and isolated stone mortar repairs to decayed sections only. Proposals for lead lining of gutters should be included
- Reinstatement of RWG – This is to comprise cast iron guttering to match the existing guttering present to the courtyard elevation (as existing) with new cast iron downpipes installed (position and detail to be agreed with LPA).

I.5 The proposed works to the former stable block have the potential impact upon its individual significance. In accordance with the requirements of the National Planning Policy Framework (NPPF), it is necessary for the application to be supported by a Heritage Statement that, provides a proportionate description of heritage significance and which assesses the impact of the proposed development on this significance.

I.6 This report should be read alongside the submitted letter and costed schedule of works prepared by Thwaites and the submitted photographs.

2 ASSESSMENT OF SIGNIFICANCE

Heritage Assets

- 2.1 The former stable block is Grade II listed. The listing description records the building as ‘Stable block to the northeast of number 54’ and provides the following information on designation:

Former stables. Early C19. Brick with stone dressings, slate roof. 2 storeys, 4 bays, with 2 bays of one storey to left. Plain cornice to 1st 2 bays. Sashes with glazing bars flank entrance to 1st 2 bays. 3rd bay has entrance and inserted garage door; 4th bay has segmental-headed cart entrance. 5th bay has entrance and end bay has boarded window. 1st floor has window to 3rd and 4th bays, that to 3rd bay sashed, that to 4th bay boarded. Pitching eye to 5th bay. 5th and 6th bays have remaining stalls. Included for group value.

- 2.2 Due to the nature of the proposed repairs, the works would not affect setting or significance of the Clock Face, nor the special character and appearance of Prescott Conservation Area with their special interest conserved.

Assessment Methodology

- 2.3 The significance of a heritage asset is defined within the NPPF as ‘the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic, or historic.’ The NPPF also notes that ‘Elements of setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral’ (MHCLG 2023, Annex 2).
- 2.4 The NPPF stipulates that a description of the significance of an asset potentially affected by the proposed development should be provided in order to satisfy the requirements of the NPPF.
- 2.5 The assessments of significance provided below for the Clock Face and Prescott Conservation Area are in proportion with the scale of the works proposed and the value of the assets affected in order to determine the impact of the proposed works to their heritage significance. The assessment of significance it is not intended to be a detailed analysis of the assets. The summary below has been informed by the Historic England listing description for the building, site observations and available secondary resources.

Stable Block to the northeast of 54 Derby Street

Historical Interest

- 2.6 The stable block holds historic interest in fabric and within its function. The stable block is noted within the listing description as being of early 19th century date although some secondary sources reviewed at Knowsley Archives suggest a slightly earlier late 18th century date for the stables.
- 2.7 The building holds historic interest in illustrating a multi-functional outbuilding range; the building retains stable accommodation and evidence of cart house and domestic accommodation at ground and first floor levels. Domestic accommodation is most obviously evidenced by the presence of a chimney stack and a remaining fireplace, of 19th century character, to the first-floor accommodation and by the style of window opening with sash windows evidencing the domestic elements of the building.
- 2.8 Secondary sources note the possible association of the stable block with a former public house known as 'The Lamb' which is reported to have been within the adjacent number 52 Derby Street (Knowles, 1988). However, it is evident from mapping and the extant arrangement of the enclosing walls and yard area that the stable range has been long associated with the Clock Face and such an ancillary building would have been typical and expected for a property of some status.

Architectural Interest

- 2.9 The architectural interest of the building stems primarily from its external appearance and form. The linear form is typical of such ancillary buildings whilst the pattern, scale and type of opening reveal the multi-functional use of the building. The cart opening with timber cart doors and stable door evidence the use of the ground floor spaces to the central and eastern portions of the buildings. At first floor level a pitching hole and small opening indicate the use of the space for storage. To the first floor of the central and western ends and the single storey western range, openings are larger and vertically emphasised retaining vertically sliding sash windows. These openings are set under wedge stone lintels and have stone sills.
- 2.10 Decoration and embellishment are missing with anaesthetic value derived from the pattern of openings with stone sills and heads and the brickwork walls.

- 2.11 Internally, a simple fireplace of 19th century character remains at first floor level. This space is accessed via a straight timber staircase with vertical timber board partition walls to the first floor remain.
- 2.12 To the right hand room, stable partitions remain at ground floor level with a Jacobs ladder set into the southeast wall providing access to the first floor store area.
- 2.13 Accessed from the stable room is a small room which retains a boarded door and evidence of a fire place against the angle or the north wall. This indicates the space was likely grooms quarters benefitting from a fire for heat and comfort and being close by to the horses.

Setting

- 2.14 The aspects of the building's setting from which it derives significance from comprise the following:
- Relationship with the Clock face (formerly West End House) – The stable block derives significance from its physical and functional historical associations with the Clock Face. The buildings are noted in the listing to be contemporary with the stable range built to service and support the occupation of the Clock Face. The physical relationship, scale and use of the stable block evidences the ancillary nature of the building and informs upon the status of the Clock Face. The physical positioning of the buildings along with the enclosing brickwork have historical value as a group and a simple aesthetic as a compact cluster of buildings of antiquity.
 - Prescott Conservation Area –The conservation area provides the stable block with its wider setting and anchors the property within a broader historic context.

3 PROPOSED REPAIRS

Localised rebuilding to address 2no diagonal cracks

- 3.1 Following demolition of the lean-to structure 2no diagonal cracks to the external face of the brickwork were exposed at first floor level. The cracks extended from two joist holes and travelling vertically the elevation towards timber beam inserted to support the first floor joists. No cracking is visible to the internal faces of the building.
- 3.2 To remedy 2no. cracks identified following the removal of the lean-to it is proposed to that the sections of the elevations surrounding the cracks are rebuilt in line with the specification presented within Thwaites specification of works.



Plates 1 and 2 - Vertical cracking exposed to the first floor of the north elevation.

Repointing

- 3.3 Repointing of open mortar joints and joints where mortar is loose or failing is to be undertaken following removal of all redundant fixings, timbers flashings etc and following replacement of damaged bricks.
- 3.4 Pointing shall follow the methodology set out below:
- a) Joints should be carefully raked out to a depth at least twice the width of the joint.

- b) Rake out mortar with use of both hand & mechanical tools by experienced stonemasons. Hard patches of mortar will be removed by use of mechanical grinders to ensure no damage is done to the brick arises.
 - c) Thoroughly brush out dust & loose mortar followed by thoroughly cleaning out with water.
 - d) Spray joints with clean water prior to commencement of repointing works to dampen the area to control suction.
 - e) Push in the new mortar from a hand board and press it well into the joint with a pointing iron / tool made to the size of the joints to ensure they are fully filled, working towards existing mortar.
 - f) Fill the joints with mortar until it is flush with the face of the brick wiping away any excess mortar from the face of the brick.
 - g) Joints are to be flush finished whilst the mortar is curing and knocked back with a stiff bristle brush to expose the aggregates in the sand.
- 3.5 No pointing should be carried out in frost or when frost is likely to occur. Pointing should be protected against weather where possible by use of hessian sheeting.
- 3.6 The mortar mix shall be quicklime and sharp sand mix or an NHL3.5 and sharp sand mix. The final mix shall be subject to agreement with the Council's Conservation Officer.

Brickwork Replacement

- 3.7 Damaged bricks are present where the lean-to structure was previously tied into the northwest elevation of the stable block. These areas are limited to the northeast and southwest ends of the elevation where the end walls of the lean-to were intermittently tied in at high level only.
- 3.8 The damaged, rough edge bricks are to be carefully cut out by hand or mechanically, using a small handheld grinder and a vacuum attachment to cut down the amount of dust from becoming airborne. Replacement bricks salvaged from the lean-to structure during the demolition are to be instated. These bricks match the colour, texture and size of the bricks present to the stable block and their use was agreed at a site meeting with officers of Knowsley Borough Council on 27th September 2024.

- 3.9 The replacement bricks are to be bed and pointed in a lime and sand mortar in accordance with the methodology set out above.



Plate 3 – Typical example of damaged bricks where brickwork replacement is proposed

Removal of remaining lead flashings, slates, ceiling and floor timbers, metal hangers associated with the lean-to.

- 3.10 Isolated timbers, brackets, slates and lead flashings remain fixed to the northwest elevation. These features were associated the roof and internal structure of the lean-to.
- 3.11 The remaining timbers appear to set against the brickwork the northwest elevation and carried on metal brackets.
- 3.12 Open mortar joints exposed by the removal of flashings, slates and brackets are to be pointed in accordance with the methodology presented above.
- 3.13 Where insertion of the metal hanger brackets and timbers has caused damage to the brickwork, the brickwork will be careful cut out and replaced with bricks salvaged from the lean-to structure during the demolition.
- 3.14 Replacement bricks are to be bed and pointed in a lime and sand mortar in accordance with the methodology set out above.

Where fixings leave holes in brickwork, the resulting hole shall be cleaned with water to remove dust & debris prior to being infilled with lime mortar ensuring it has been well compacted, and the mortar is colour toned to match the brickwork as best as possible.



Plate 4 – Remaining timber and metal bracket to be removed.



Plate 5 – Remaining timber and metal bracket to be removed.

Renewal of the existing roof covering

- 3.15 The existing roof comprises a dual pitch with slate tiles. The roof structure is trussed with purlins and spanning between internal cross walls. The slates are set on timber boards which have been fixed to the common rafters.
- 3.16 It is likely that the roof has been altered when the stone gutter blocks were removed from the southeast elevation (where the upper course of brickwork are clearly later). To the rear, northwest elevation, the verge of roof extends over the gutter blocks carried by the common rafter with no guttering or downpipes present to this elevation.
- 3.17 Works to the roof are to comprise the following:
- Removal of remaining vegetation growth.
 - Stripping of the slate tiles which are to be stored for re-use.
 - Laying of new breathable membrane and new lath.
 - Relaying of the existing slates with any new slates carefully selected to match the existing.

Re-bedding of the stone gutter blocks and installation of new rainwater collection system

- 3.18 Whilst the roof is stripped, the red sandstone gutter blocks are to be re-set, bed and pointed using the agreed mortar.
- 3.19 The existing stone blocks are to be inspected once the roof is stripped and discussion with the LPA on the rainwater collection system held on site with new guttering and downpipe detail is to be secured by condition.
- 3.20 Cast iron gutting to match the existing is to be reinstated to the southeast courtyard elevation. The guttering shall be carried on brackets as per the existing arrangement.



Plate 6 – Red stone blocks to be re-bed to the northwest rear elevation.

4 IMPACT ASSESSMENT

Assessment Methodology

- 4.1 The NPPF (2023) stipulates two levels of potential adverse impact to the significance of designated heritage assets. The NPPF references these as:
- Substantial harm;
 - Less than substantial harm; and
- 4.2 Planning Practice Guidance (PPG) discusses how to assess substantial harm where it states ‘*In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting*’ (Para 19).
- 4.3 It should also be noted that some works will result in no harm to heritage significance, having a neutral effect, or could benefit heritage significance helping to better reveal or understand special interest.
- 4.4 The application of the terms ‘less than substantial’ and ‘substantial’ in respect to quantifying potential harm to heritage significance is made based upon professional judgement and experience.

Assessment

- 4.5 The repairs to the former stable block are necessary to ensure the building is weathertight and sound following the demolition of a dilapidated lean-to structure. The works are the minimum necessary to make good the northwest, rear elevation of the former stable block and ensure the elevation is suitably protected from the weather.
- 4.6 The renewal of the roof covering and re-bedding of the stone gutter blocks at eaves level is necessary to address the disturbance caused to the roof covering the stone blocks by extensive vegetation growth. The extent of the disturbance to fabric was not able to be appropriately determined until after demolition of the lean-to.

- 4.7 The repairs are considered to benefit the building and its significance helping to ensure it long-term conservation.

5 DESIGN AND ACCESS

Amount

- 5.1 The application site extends to approximately 0.756 acres.
- 5.2 No change is proposed to the floor area of the pub/ restaurant and hotel bedroom space.
- 5.3 No change is proposed to floor area of the outbuilding range.
- 5.4 Car parking at the site will remain as existing.

Layout

- 5.5 No changes are proposed to the internal layout of the buildings.

Scale & Massing

- 5.6 Not relevant.

External Appearance

- 5.7 The effect of the proposed works upon the special interest of the building has been assessed in section 4 above.

Access

- 5.8 No changes are proposed the access to the site or premises

6 ASSESSMENT AGAINST PLANNING POLICY

National Policy

- 6.1 Relevant national planning policy is presented within chapter 16 of the NPPF.
- 6.2 In accordance with paragraph 207 this assessment has provided descriptions of the significance of the heritage assets affected by the proposals which in this instance are limited to the Clock Face and Prescott Conservation Area. The description of significance provided includes the contribution made by setting and is in proportion with the value of the assets and the extent of the works proposed.
- 6.3 The proposed works have been assessed as resulting in no harm to the significance of the listed building or the conservation area and therefore paragraphs 213 – 215 of the NPPF would not be engaged.
- 6.4 The proposals are judged to comply with the requirement of chapter 16 of the NPPF.

Local Policy

- 6.5 Applicable planning policy relating to the historic environment is set out within the following documents:
- Knowsley Local Plan Core Strategy: Policy CS20 Managing the Borough's Historic Environment (January 2016).
- 6.6 Policy CS20 sets out the Council's approach to managing change affecting the historic environment. In respect to the proposals, parts 1a) and 1c) of the policy is relevant. Part 1a) requires development proposals to preserve or enhance listed buildings and conservation areas requiring the preservation of local distinctiveness and the character of historic assets through sensitive design and integration.
- 6.7 The repairs, which would be undertaken using appropriate material and methods are beneficial in ensuing historic fabric is conserved.
- 6.8 No harm to significance is judged to arise from the works presented within this application. As such part 1c) of the policy would not apply.

7 CONCLUSION

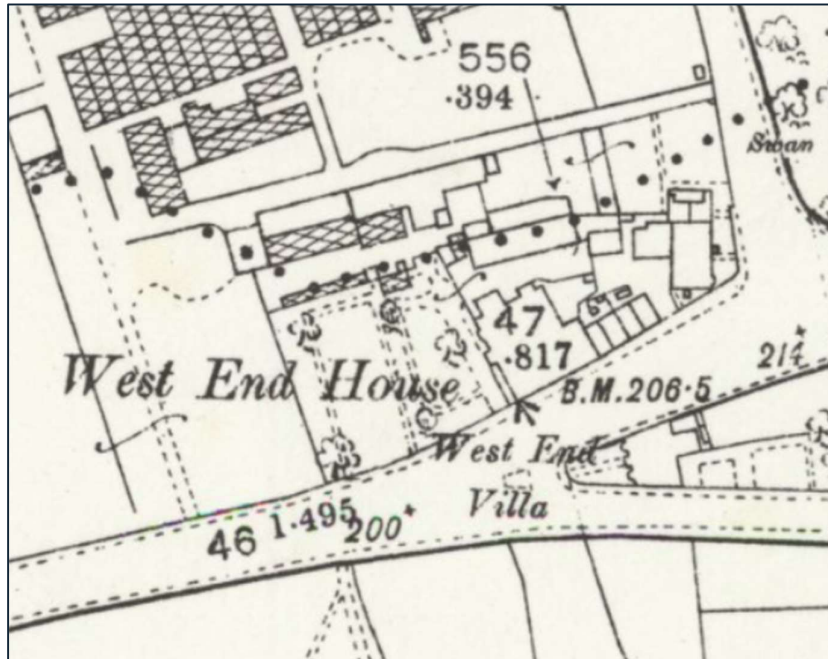
- 7.1 The repairs to the former stable block are necessary to ensure the building is weathertight and sound following the demolition of a dilapidated lean-to structure. The works are the minimum necessary to make good the northwest, rear elevation of the former stable block and ensure the elevation is suitably protected from the weather. The renewal of the roof covering and re-bedding of the stone gutter blocks at eaves level is necessary to address the disturbance caused to the roof covering the stone blocks by extensive vegetation growth.
- 7.2 The proposed repairs have been assessed to cause no harm to the significance the listed building or to the character and appearance of the conservation area.
- 7.3 The proposals are considered to be in compliance with both local and national planning policy.

APPENDICES

Appendix I – Historic Mapping



Map 1 – Extract of the Prescott Town Plan (sheet 3) surveyed 1848 (Reproduced with the permission of the National Library of Scotland)



Map2 – Extract of the 1890 – 1891 Ordnance Survey Plan for Lancashire (CV11.7) (Reproduced with the permission of the National Library of Scotland)



Map 3 – Extract of the 1925 (published 1927) Ordnance Survey Plan for Lancashire (CVI 1.7)
(Reproduced with the permission of the National Library of Scotland)



Map 4 – Extract of the Revised 1937 (published 1939) Ordnance Survey Plan for Lancashire
(CVI 1.7) (Reproduced with the permission of the National Library of Scotland)