

SCHEDULE OF REPAIRS

[Address]

Huyton Cricket Pavilion

Huyton Lane

Huyton

Liverpool L36 7DD

[Ref]

J05-467-SoR-B

[Prepared for/Client]

Breck

[Date of Inspection]

17th June 2025

[propvisory.] Chartered
Building
Surveyors

[Building Surveying] [Defects] [Party Wall] [Neighbourly Matters]



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EXECUTIVE SUMMARY

The purpose of this summary is to provide a brief overview of the main points detailed in this report. The report should be read in its entirety to fully understand our findings and recommendations.

The building is Grade II Listed – Historic England Listing Number 1471712 and therefore considered an important Heritage asset. A copy of the Official List Entry from Historic England is appended to this report for reference. Works to the building will require listed building consent from the local planning authority, particularly where these involve any changes to the building and its materials. It is advisable to liaise with the conservation officer before starting any work.

It is often useful to engage early with the Local Authority Conservation Officer to identify works which will and will not require Listing Building Consent and to discuss various options which may be desirable or acceptable to the Local Authority. The building has been subject to alteration in the past including the extension and installation of non-traditional building materials (e.g. concrete roof tiles and uPVC gutters).

Leaded stained glass windows appear to have been provided to the dormers previously.

The site immediately around the building, including on the raised decking areas is significantly overgrown, which obscures some parts. The windows and doors, and some areas of cladding have been boarded over.

[Main Findings]

The most significant issues identified are as follows:

- Roof is in poor condition, patch repair would provide poor aesthetics, and not likely to be economically viable. Full renewal of the roof coverings should be allowed for with a lighter weight tile as per recommendations of the structural report
- Ongoing water leak to small kitchen behind bar/beer store requires immediate isolation to prevent further deterioration of the building which could lead to dampness, fungal growth and decay of timbers which may then spread. A dry rot type outbreak has occurred to the bar area, which has impacted the floor and skirting boards to the bar and may have contributed towards issues to the floor elsewhere.
- Collapsed floor to the bar and WC area, with further softened floors around this area.
- Dampness/staining and mould growth to the seating area between the bar and WC.
- Openings in floor to main room and kitchen.
- Rot decay to numerous external timbers [cladding, fascias/soffits, etc.].
- Rot decay to timber decking, requiring replacement.
- Single storey extension is of no historical importance. Consideration should be given to demolition to reduce works and future maintenance; however, this does provide additional accommodation, which might be difficult to obtain approval for otherwise.

[Further Investigations]

The following further investigations are required to understand the full extent of the necessary repairs and upgrading works which will require the addition of any items found necessary to be incorporated into the Schedule of Repairs.

- Asbestos survey – which may require multiple phased inspections
- Timber and damp survey of affected parts, and subfloor void particularly, due to evidence of fungal growth/rot decay and wood boring beetle attack
- Mechanical and Electrical installations including wiring, plumbing and heating/cooling systems.
- Ventilation systems.
- CCTV drainage inspection including testing of all gullies and connections.
- Legionella.
- Energy performance.

[Energy Considerations]

Where the building is to be rented, the Minimum Energy Efficiency Regulations will apply. However, further specialist advice should be sought in this regard as the requirements can be relaxed when dealing with Listed Buildings, particularly where thermal upgrading of elements will not be permitted by the Conservation Officer.

INTRODUCTION

[Instructions]

We have been instructed by the Client [named above] to carry out an inspection and provide a Schedule of Repairs of the above property.

The client informed us that their intention is to keep the building generally in its current layout and refurbished into a good state of repair to allow for the building to be reoccupied/reused as a community building hall or commercial/hospitality premises.

No comment is made on replacements of the general fit-out items as it is envisaged that these will be removed only to allow any incoming occupier of future design to dictate its suitable fit-out arrangement to suit their own needs.

Scope of Inspection

Cricket Pavillion building including the associated raised decking around.

[Limitations]

This Schedule of Repairs is a list of the required repair works apparent at the time of inspection to put the property into a good state of repair in relation to the structure and fabric of the building. This is not a Building Survey. The inspection is limited to the areas stated above and does not cover the entire property. No other structures or features on the site have been included.

This is not intended to remedy each and every minor blemish within the property.

The inspection was undertaken from ground level externally and internal floor levels only. A drone was used to view high level areas of the roof and gutters from above.

Excluded Parts

No parts of the property were opened up/exposed as part of the inspection. Furniture, fixtures/fittings (including fitted floor coverings), household items/stored articles were not moved during the inspection. We cannot confirm that defects are not present in these concealed areas, however these are internal and not intrinsic to the listing.

Fitout fixtures/fittings and occupier items are excluded.

No utilities/services installations were tested as part of the inspection.

Deleterious and Hazardous Materials

Specialist inspections/investigations have not been undertaken or commissioned to determine whether there are deleterious or hazardous materials [which include Asbestos, Lead, and High Alumina Cement] present within the property, or to identify the possibility of contaminated land.

Specific Limitations

A structural survey has been undertaken by a Structural Engineer.

Right-hand store type extension with steel doors was locked and inaccessible. A partial view was available via the collapsed ceiling from the adjacent room.

The site is substantially overgrown which restricts access generally around the building and also obscures visibility of parts particularly where vegetation is growing immediately against walls and

other parts of the building including the external terrace/decking area etc. Upon removal of the vegetation, these areas should if necessary be reassessed with any necessary additions made to the Schedule of Repairs.

Some parts of ceilings and floors have collapsed which prevent full thorough safe access throughout the building. Some floor areas have also softened due to defect which prevents safe access onto these floors and parts of the external timber decking.

External windows and doors throughout are boarded over or fully secured. These elements, particularly windows cannot be viewed externally due to boarding.

Doors are not openable and could not be assessed for operation, with the exception of the main double front doors.

[Weather Conditions]

The weather during the inspection was warm, dry and cloudy following generally warm, dry conditions.

[Reference to Directions/Orientation]

All references to left and right are made as if viewing the property from the front (roadside) elevation externally.

DESCRIPTION OF PROPERTY

[Main Building]

Generally

The building is Grade II Listed – Historic England Listing Number 1471712 and therefore considered an important Heritage asset.

Single storey detached former cricket/bowling pavilion.

Roof

Dual pitched main roof covered with plain concrete interlocking tiles.

Pitched roof dormers to front and rear slopes which extend to cat slide roof wings to both sides.

Roof line continues over raised terrace area to front and rear forming canopy/veranda incorporating timber posts and gallows brackets.

Timber bargeboards to gables and below roof lines. Timber boarded soffit to canopy areas and overhangs following the roof line over rafters.

uPVC gutters and downpipes. Some sections of older cast iron downpipes.

Elevations

Timber framing and cladding to external walls. Areas of galvanised steel infill panels between some timber framing with older tongue and groove boarding and other infill panelling including MDF, plywood etc. varying throughout the wall. All windows and doors are boarded over.

Load bearing masonry walls forming plinth beneath timber framing.

Splayed bays to front and rear beneath dormer positions.

Decking

Raised veranda and decking across front and rear elevations formed with masonry walling extending to the rendered parapet above decking level.

Timber decking across front elevation. Concrete cast in-situ hardstanding across rear decking area.

Concrete and timber external steps and rampways.

Dutch gables to end of main ridge to right and left sides.

[Single Storey Right-hand Extension]

Roof

Hip ended dual pitched plain concrete tiled roof, with valleys into right hand slope of main building.

Timber fascia boards.

uPVC gutters and downpipes.

Elevations

Load bearing masonry concrete blockwork walls with painted finish.

Steel door to right-hand elevation with garage door type opening.

Windows and personnel door are boarded over.

[Internally]

Ceilings

Timber clad and plasterboard ceilings including timber framed suspended plasterboard ceilings with painted finishes and areas of textured coatings.

Walls

Load bearing masonry and timber partition walls. Timber cladding, plasterboard, panelling and painted masonry internal walls.

Floors

Suspended timber floor throughout main building with exception of right-hand shower room.

Various timber boarding, carpet sheeting and vinyl flooring.

Ground bearing concrete slab floors to right-hand shower room and right-hand extension area overlaid with ceramic tiles.

[Site]

Excluded from inspection.

SCHEDULE OF REPAIRS

The Contractor and Project team will be responsible for preparing or procuring any necessary detailed design and specification of works and deciding on the appropriate sequencing and programming of works.

All elements of works should be prior agreed with the Conservation Officer from the Local Planning Authority, to identify works which can be undertaken without the need for Listed Building Consent.

#	Item/Defect	Required Works
01	Statutory Approvals	
02	General	Obtain all necessary Statutory Approvals including Listed Building Consent
03	CDM	Make all necessary appointments of duty holders and responsible parties, particularly with reference to the CDM regulations.
04	Preliminaries	
05	Site Setup	Site set-up & security, welfare, waste management/removal, storage facilities, health & safety arrangements, scaffolding & temporary weatherproofing, access equipment, temporary building services, lighting, etc.
06	Asbestos	Carry out refurbishment and demolition Asbestos Survey with, however take directions from Asbestos Surveyor as to removal of loose items, stored items etc. from building prior to or after survey which may need to be undertaken in two parts.
07	Asbestos	Carry out any works required and recommended within the Asbestos Survey Report(s). Add items to Schedule of Repairs as required.
08	Building Services	Isolate all building services (gas, electric, water, air-conditioning, etc.).
09	Preparatory Works	
10	Vegetation and overgrowth	Clear all vegetation from the building and immediately around the building.
11	Boarding over external windows and doors	Remove all boarding from exterior windows, doors etc.

#	Item/Defect	Required Works
12	Furnishings and stored/discarded items	Clear all furniture, fixtures, fittings, chattels/stored items and debris from inside and outside of the building.
13	Building Services	Inspection of building services by appropriately qualified experienced engineers. Add items to Schedule of Repairs as required.
14	Building Services	Strip out all loose redundant cabling and pipework etc.
15	Floors	Remove softened and defective flooring and install suitable temporary boarding/safe access.
16	Fungal Growth/Rot Decay	Carry out further inspection to confirm the extent of dry rot/fungal growth outbreak to determine the areas requiring treatment. Undertake all necessary treatment works. Add items to Schedule of Repairs as required.
17	EXTERNALLY	
18	Decking	
19	Timber Decking softened and decayed to front decking	Replace timber decking with grooved covering as per materials schedule
20	Cracking through concrete rear decking	Install an external quality screed layer.
21	Cracked and spalled/missing render from decking walls, with fallen section to front/left corner	External retaining wall to be replaced as per structural report.
22	Roof Level	
23	Roof Coverings: Slipped tiles and openings, cracked and chipped tiles, missing hip tiles, debris and vegetation growth, temporary flash-band repairs, deteriorated mortar to ridges and verges, torn and damaged	Fully strip roof coverings, battens, underfelt, valleys, flashings etc. Undertake any roof structure works and lateral restraint advised by the Structural Engineer. Provide new lightweight roof tiles over a vapour permeable membrane, fixed to treated timber battens – details and materials as per schedule.

#	Item/Defect	Required Works
	underfelt with water ingress internally	
24	Softened and decayed timber fascias/soffits, cladding, and limited sections of framing	Overhaul all external joinery. Provide sectional replacement and splice repairs to majority of elements, with all parts fully decorated upon completion.
25	Rainwater goods – twisted/distorted and misaligned with open joints, corroded parts etc.	Renew all rainwater goods
26	Stained glass windows mostly missing and broken up	Reinstate stained glass windows to front dormers with new.
27	Elevations	
28	Softened and decayed timber cladding, and limited sections of framing	Overhaul all external joinery. Provide sectional replacement and splice repairs to majority of elements, with all parts fully decorated upon completion.
29	Steel sheet infill panels replacing timber cladding, flaking paintwork	Subject to Conservation officer requirements – replace steel panelling with timber cladding and decorate.
30	MDF sheet infill panels replacing timber cladding, moisture damage/expansion and flaking paintwork	Replace damaged sections with timber cladding and decorate. Subject to Conservation officer requirements – replace all MDF panelling with timber cladding and decorate.
31	Spalling and cracked render to masonry plinth	Hack off loose/defective render. Patch repair brickwork as necessary and render and decorate all areas.
32	Decayed window frames & cills to extension	Block up opening.
33	Damage to changing room lobby door	Block up opening.
34	Corroded and worn ironmongery	Replace ironmongery where required.
35	Corrosion to steel store doors	Mechanically abraded corroded parts and fully redecorate include replacement of ironmongery as appropriate.

#	Item/Defect	Required Works
36	INTERNALLY	
37	Ceilings	
38	Water damaged and decayed timber cladding	Overhaul timbers. Provide sectional replacement and splice repairs where damage is present, with all parts fully decorated upon completion.
39	Suspended Ceilings	Confirm with Conservation Officer whether desirable to fully remove suspended ceilings – room by room. Remove as agreed and make good retained surfaces.
40	Deflection to Suspended Ceilings	Install additional support hangers etc. as directed by Structural Engineer.
41	Detached deflecting ceiling to kitchenette area	Remove and replace ceiling.
42	Failed sections of plasterboard Ceilings	Cut out and remove loose and failed sections of ceilings. Install plasterboard and skim over entire ceiling
43	Hairline cracks at plasterboard joints and to wall/ceiling junctions	Rake out and fill cracks prior to redecoration.
44	Flight holes to timber suspended ceiling over bar/kitchenette area	New beams and ceiling to this area.
45	Staining and mould growth to ceiling between bar and WC area	Replace ceiling to this area.
46	Walls	
47	Dampness and disturbed decoration at base of wall within extension lobby	Provide damp proofing treatment and improve appearance. The issue is possibly related to the drainage of the shower area on the opposite side of the wall, which requires further assessment/testing. Amend/add items to Schedule of Repairs as required.
48	Impact damage and apertures formed in walls	Infill gaps/openings
49	Damage plasterboard to partitions	Replace damaged plasterboard, skim areas in vicinity and redecorate

#	Item/Defect	Required Works
50	Damage to top of tiled shower room wall	Infill, reduce, or board over affected area
51	Dampness to low level walls in shower room lobby area	Provide damp proof treatment with insurance backed long term guarantee
52	Staining and mould growth to wall between bar and WC area	Provide damp proof treatment with insurance backed long term guarantee
53	Decayed and loose/detached timber panelling	Overhaul all timber panelling. Provide sectional replacement and splice repairs to affected elements, with all parts fully decorated upon completion.
54	Kitchen Opening	Provide suitable beams over opening, as per Structural Engineer's Report.
55	Floors	
56	Evidence of beetle attack to floorboards and sub floor. Collapsed/cut-out sections of flooring to former Kitchen and at entrance doorway	All floors to be replaced as per Structural Engineer's report
57	Softened unstable floor to WC lobby area – no safe access, adjacent area collapsed	As above
58	Softened floor adjacent to bar area	As above
59	Collapsed floor behind bar area	As above
60	Uneven areas of flooring due to layers of overboarding	As above
61	Internal Doors	
62	Heavy wear and tear with impact damage. Low quality doors generally.	Replace internal doors to suit fitout, including suitable fire-rated doors as required.
63	Joinery – skirtings etc.	

#	Item/Defect	Required Works
64	Rot decayed skirtings along bar area	Remove during bar strip out.
65	Detached and damaged sections of skirtings and architraves	Remove elements generally, as modern additions. Replaced to suite intended fitout.
66	Sanitary Ware	
67	Items removed from changing room WCs. Dated and worn items generally, heavily begrimed. Basin & pedestal fallen through collapsed floor.	Remove all sanitary items including cubicle type elements. Replace with new to suit any layout/use alterations.
68	Mechanical/Electrical Installations	
69	Dated installations and elements which may not suit future use	Replacement and upgrading works in accordance with Mechanical/Electrical Engineer requirements and recommendations regarding future use.

SCHEDULE OF NEW/ALTERATION WORKS

The Contractor and Project team will be responsible for preparing or procuring any necessary detailed design and specification of works and deciding on the appropriate sequencing and programming of works.

All elements of works should be prior agreed with the Conservation Officer from the Local Planning Authority, to identify works which can be undertaken without the need for Listed Building Consent.

#	Item/Defect	Required Works
01	Internal Alterations	
02	Remove Internal Walls	Remove existing internal walls to Bar and WC areas, as per Proposed Floor Plan. Allow for necessary structural support and making good of surfaces.
03	Remove Internal Walls	Remove existing internal walls to changing room/shower/store areas, as per Proposed Floor Plan. Allow for necessary structural support and making good of surfaces.
04	WC Partitions	Install new WC partition walls including formation of accessible WC.
05	Kitchen fitout	Install new kitchen fitout as per Proposed Floor Plan.
06	External Alterations	
07	Block up Doorway	Block up external personnel doorway to changing room area. Infill with masonry to match existing. Make good surfaces.

CERTIFICATION

[Surveyor Declaration]

I confirm that I inspected the property and produced this report.



Vince Rimmer BSc (Hons) DipDEA MRICS CBuildE MCABE FPTS FFPWS
Chartered Building Surveyor
Chartered Building Engineer
Director

[Date of Report]

03 July 2025

[Photographic Record]

Full resolution digital images will be held electronically on our files for future reference in the event of a dispute.

APPENDICES

[A – Photographs Taken During Inspection]



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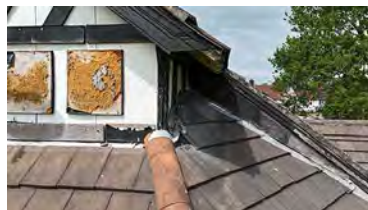
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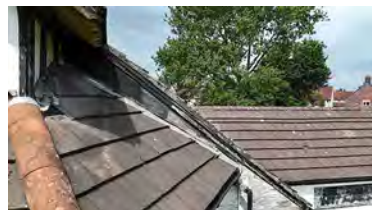
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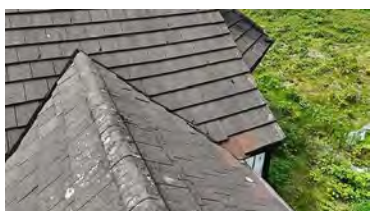
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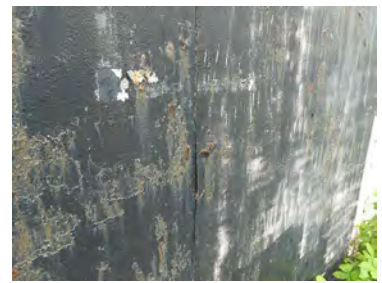
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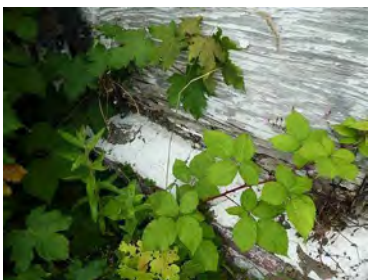
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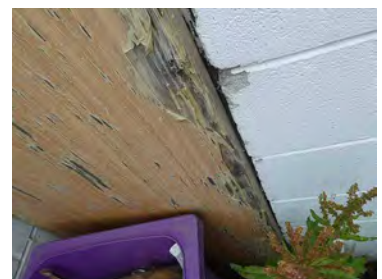
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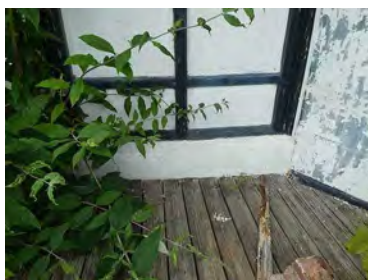
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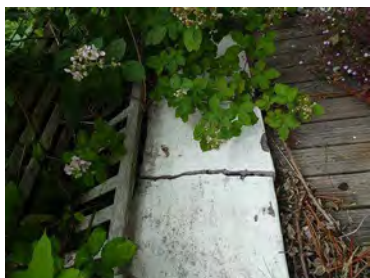
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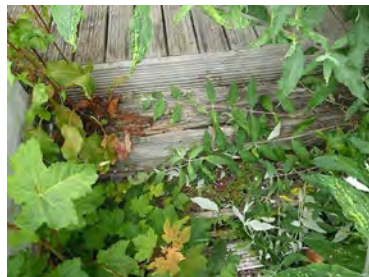
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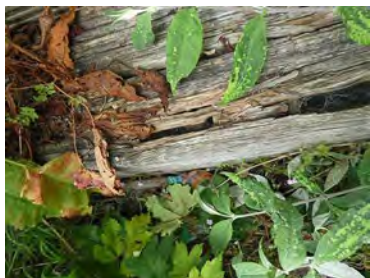
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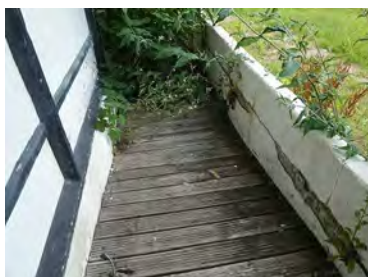
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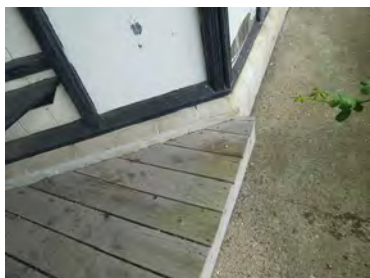
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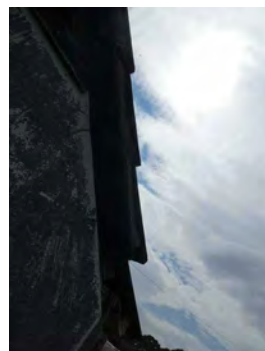
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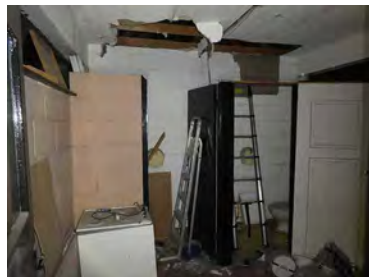
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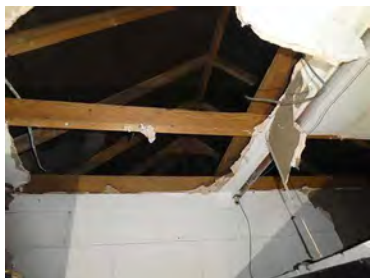
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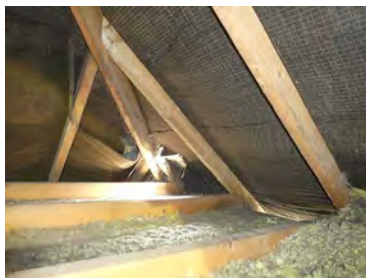
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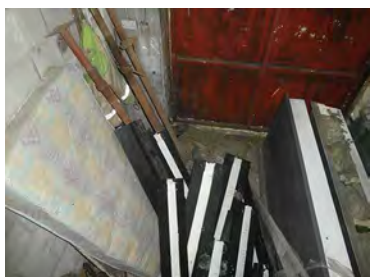
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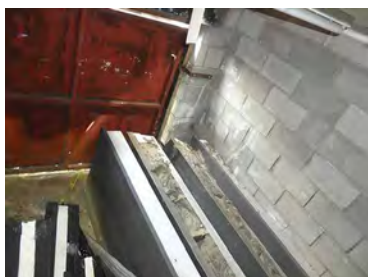
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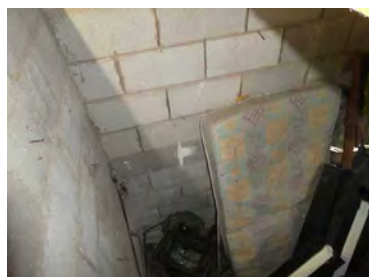
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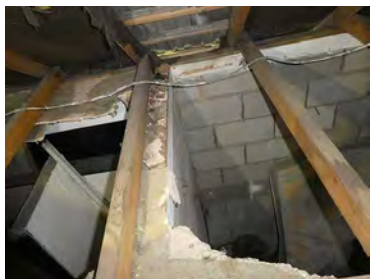
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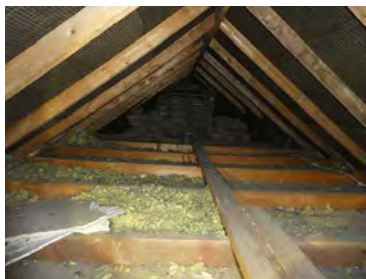
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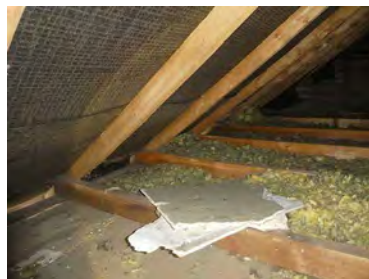
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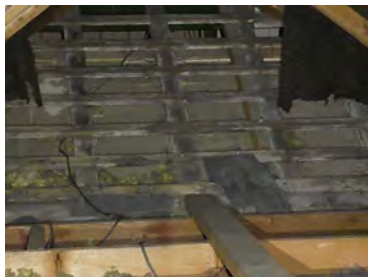
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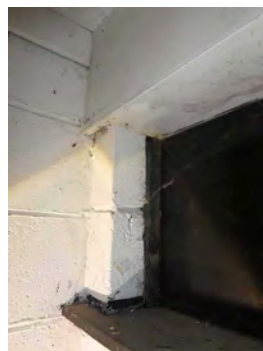
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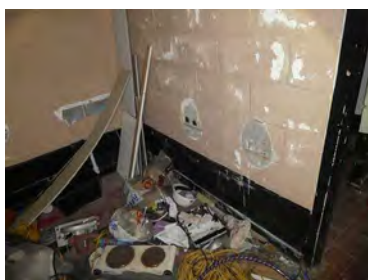
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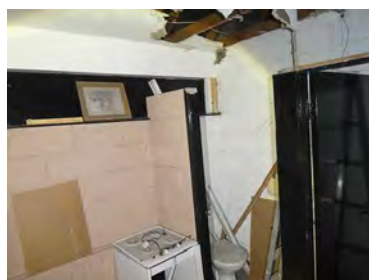
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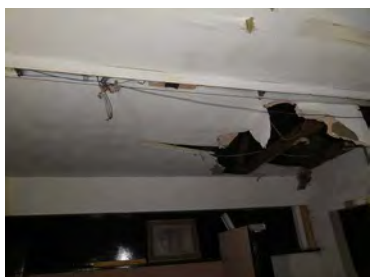
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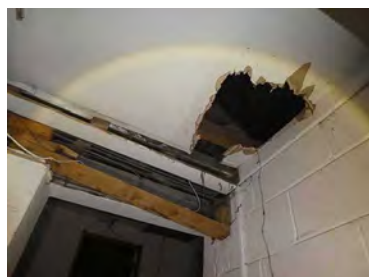
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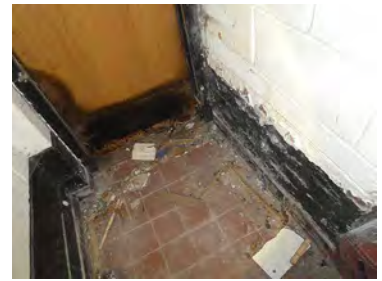
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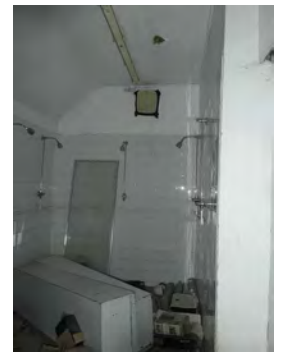
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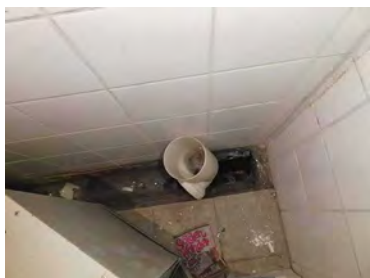
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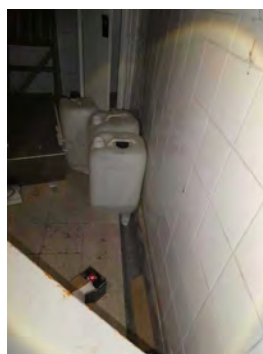
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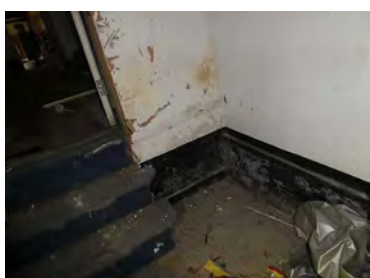
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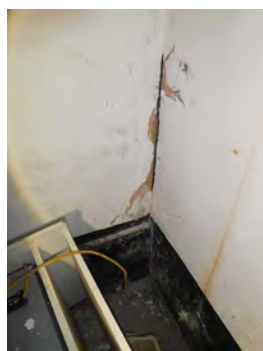
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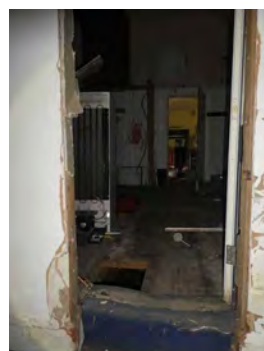
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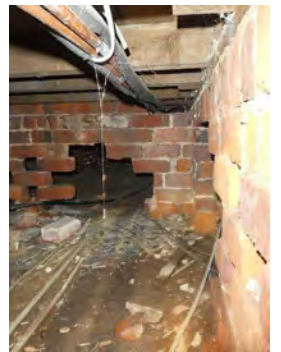
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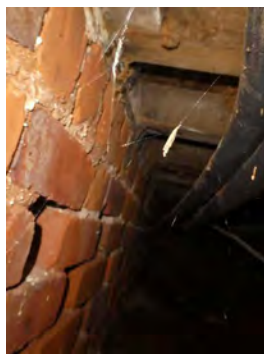
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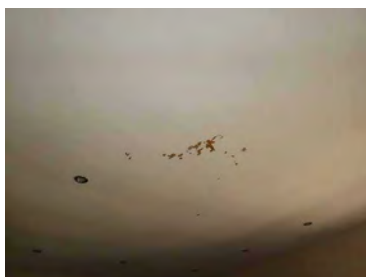
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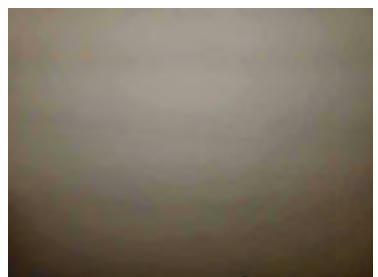
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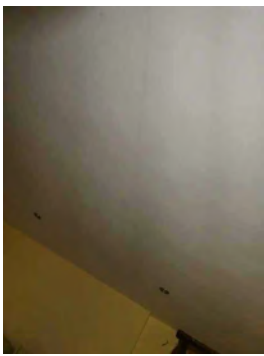
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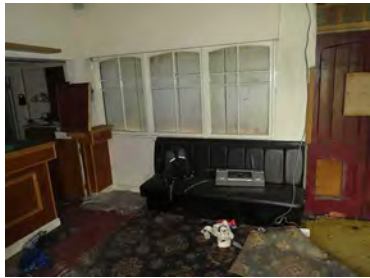
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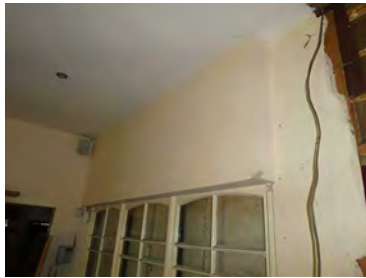
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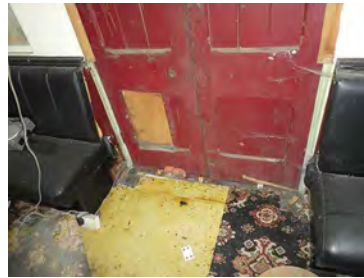
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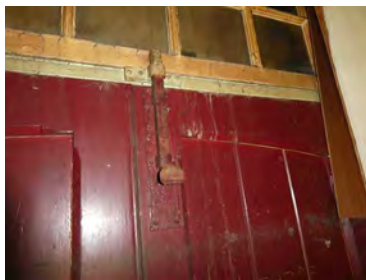
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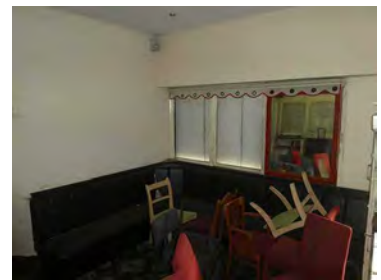
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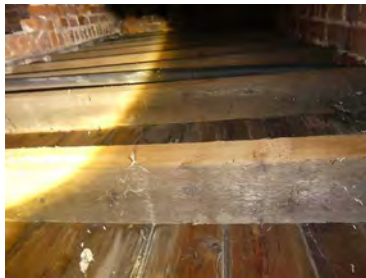
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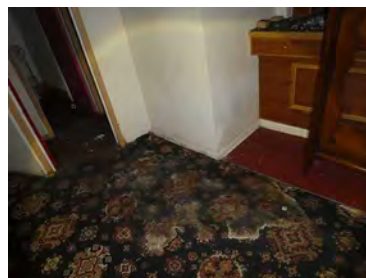
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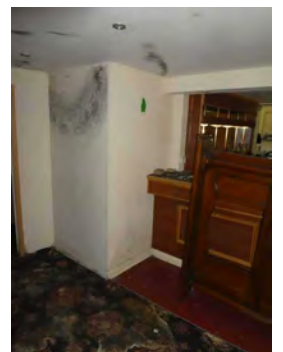
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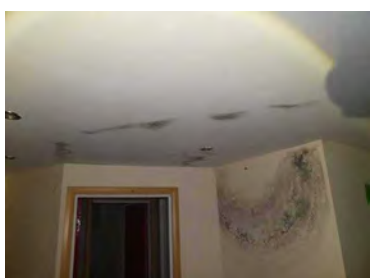
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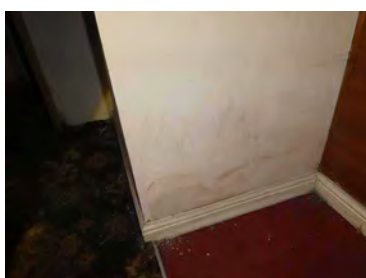
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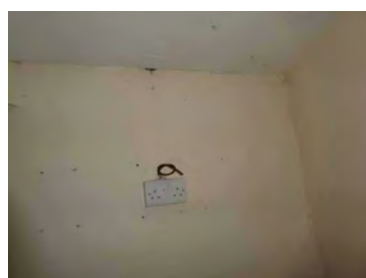
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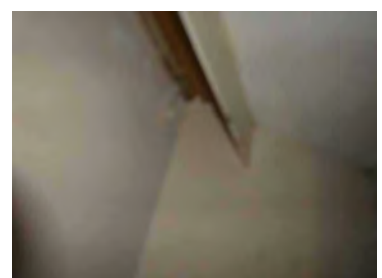
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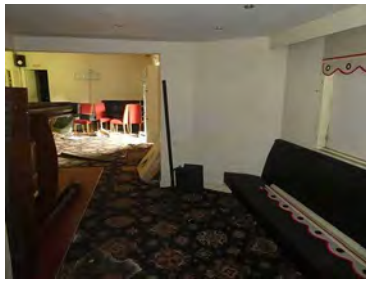
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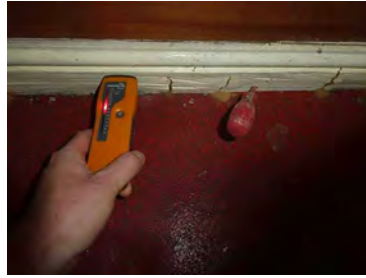
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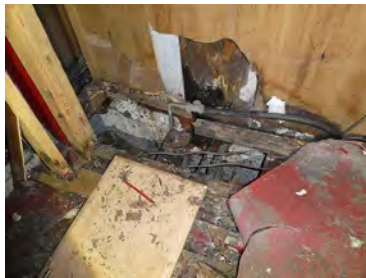
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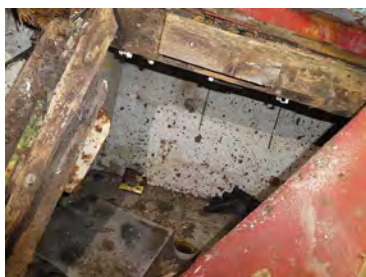
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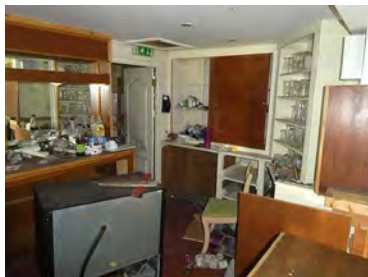
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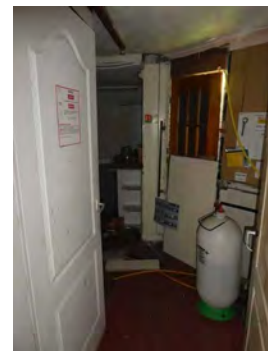
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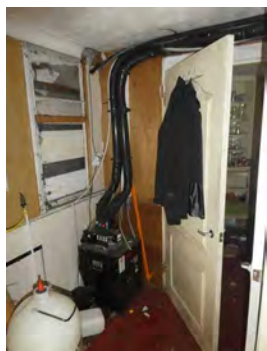
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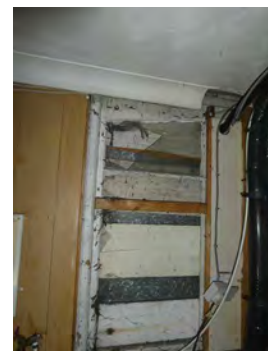
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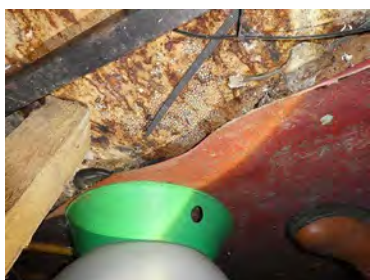
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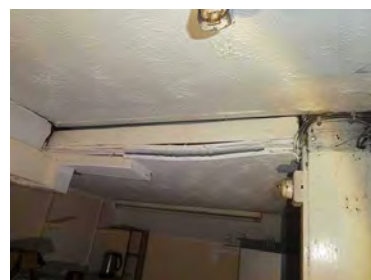
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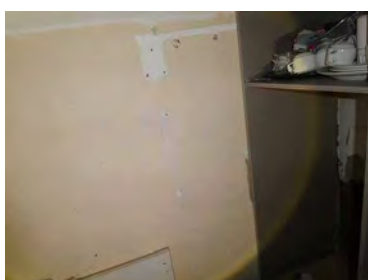
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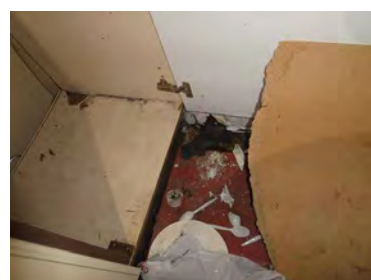
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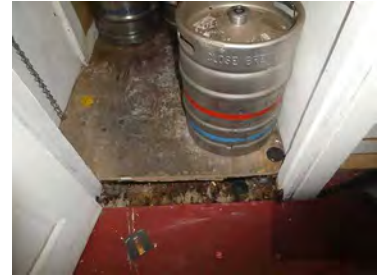
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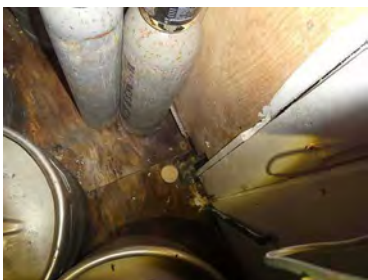
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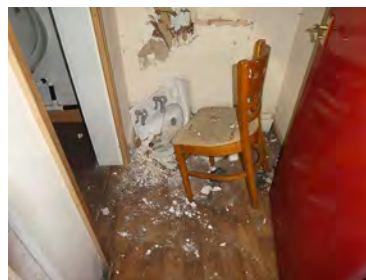
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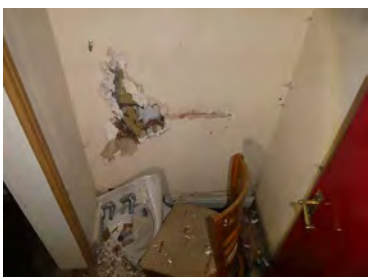
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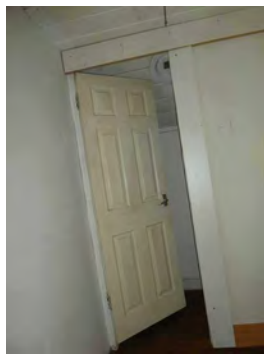
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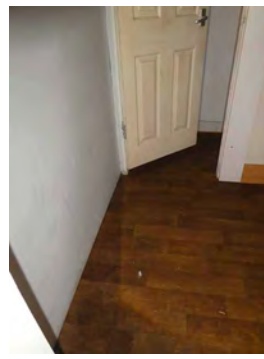
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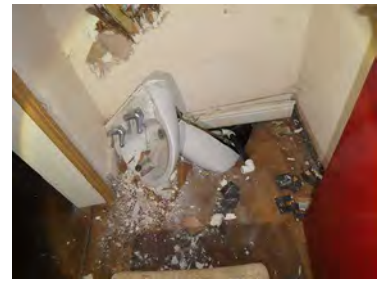
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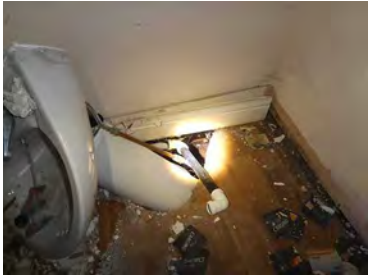
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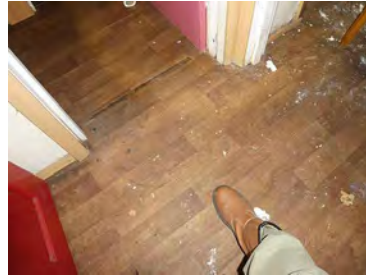
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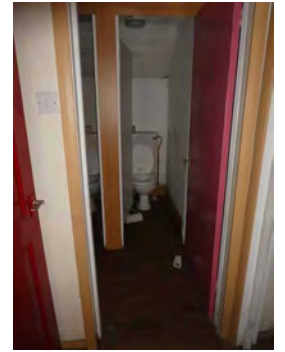
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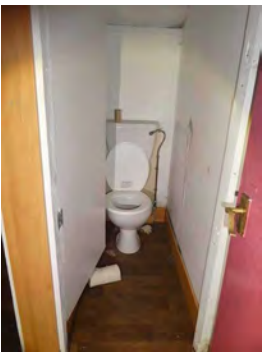
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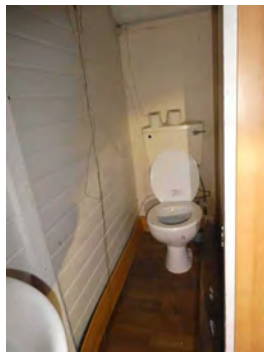
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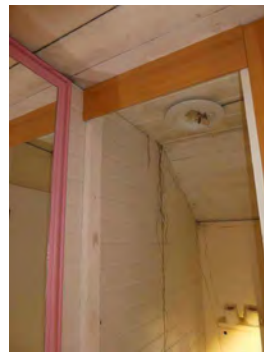
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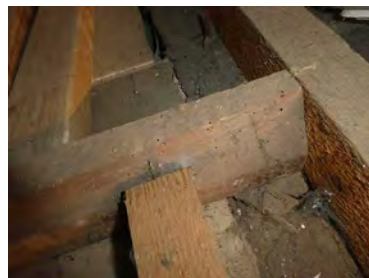
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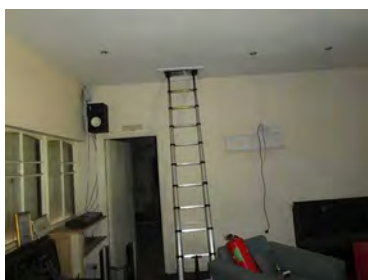
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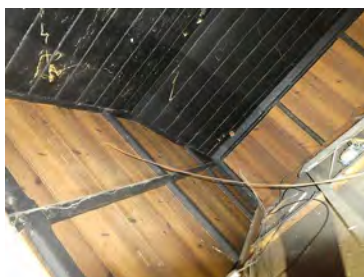
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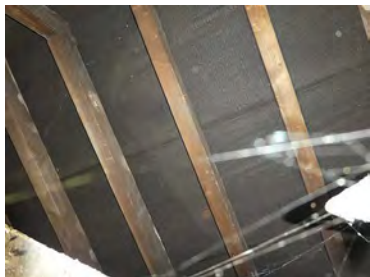
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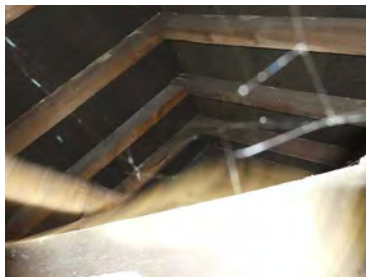
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[B – Historic England Official List Entry]

Huyton Cricket and Bowling Club Pavilion

Listed on the National Heritage List for England. Search over 400,000 listed places

(<https://historicengland.org.uk/listing/the-list/>)

Official list entry

Heritage Category:**Listed Building**

Grade:**II**

List Entry Number:**1471712**

Date first listed:**21-Sep-2020**

List Entry Name:**Huyton Cricket and Bowling Club Pavilion**

Statutory Address 1:**Huyton Lane, Huyton, Liverpool, L36 7XD**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address:**Huyton Lane, Huyton, Liverpool, L36 7XD**

The building or site itself may lie within the boundary of more than one authority.

District:**Knowsley (Metropolitan Authority)**

Parish:**Non Civil Parish**

National Grid Reference:**SJ4438491340**

Summary

Cricket and bowling pavilion, 1875 for the Huyton Cricket and Bowling Club. Extended or altered before 1891. The late C20 or early C21 extension is not included in the listing.

Reasons for Designation

Huyton Cricket and Bowling Club Pavilion of 1875 extended before 1891, is listed at Grade II for the following principal reasons:

Architectural interest: * as one of few pre-1914 pavilions to survive nationally;

* for its symmetrical timber-framed form, featuring mirror-image long elevations with verandas beneath the overhanging roof, and ample fenestration to observe play on both the cricket pitch and the bowling green;

* while many cricket clubs also had bowling clubs for their retired cricketers, the equal emphasis of the dual aspect design is unusual and possibly unique in pavilion design nationally and highlights the parity given to both teams at Huyton;

* the pavilion survives in substantially intact form, with much of its Vernacular Revival character remaining.

Historic interest: * a very rare example nationally of an early pavilion erected by a local cricket club, rather than being associated with a county club ground, educational establishment or public park;

* the Club was one of the eleven founding members of the premier league Liverpool Competition in 1892.

History

Huyton Cricket Club was formed at a meeting on 7 May 1860 under the chairmanship of Alexander Eccles, a cotton broker and Victorian sporting patron, with the Bowling section started on 18 August 1862. This subsequently led to a Cricket and Bowling Club pavilion being built in 1875. The land on which the cricket pitch and bowling green stood was owned by the Stanley family, the Earls of Derby, whose seat was Knowsley Hall. In 1892 Merseyside cricket clubs created a league called the 'Liverpool Competition', of which Huyton was one of the eleven de facto members at the time. As well as their amateur stalwarts, the Club managed to sign a number of professional players throughout the late C19 and early C20, including the long-standing professional Ben Barrell, signed around the outbreak of the First World War, returning after the War to play for the Club during their most successful period in the early 1920s and remaining there until his retirement. In 1935 the land was sold to Thomas Stone, continuing in use as a sports ground.

The cricket ground is located on the north-east outskirts of the village of Huyton, on the northern side of Huyton Lane. The pavilion is first shown on a plan of the village drawn in 1878 by William Wrennall for Huyton Local Board to map his sewer and drainage arrangements. Wrennall drew the pavilion as rectangular, with a smaller outshot on the north-east side. It stood between the cricket ground to the south-east and the bowling green to the north-west. The first edition 1:2500 Ordnance Survey map surveyed around 1891, published 1892, shows the labelled pavilion in the same position. At this time it is shown in its present form as a rectangular building with symmetrical and mirrored long elevations, each with two wide canted bays and a covered veranda.

Historic photographs show it as a long, half-timbered building with a railed veranda running its length, overhung by a deep, tiled roof with gabled dormers over the bay windows and cat-slides to the side elevations. The veranda had a low brick wall topped by a timber balustrade with a moulded hand rail, shaped posts with finials and horizontal boarding to its bottom half, with steps up to a central, wide doorway, diagonal steps at each end, and long timber benches to each side of the doorway. The pavilion itself had vertical tongue-and-groove boarding set in the timber framing and continuous fenestration with windows set in the timber frame with shallow segmental-arched heads and slender glazing bars with one vertical and two closely-spaced horizontal bars. Above the main windows was a band of small-pane glazing. The dormers also had rows of windows with a central clock to the right-hand dormer.

A timber First World War memorial was erected in the pavilion. Latterly it stood on an early-C20 timber mantelpiece and covered the central double doors leading onto the bowling green veranda, though its original position is not known.

Cricket continued to be played at the grounds until at least 2012, but the building has been disused for a number of years. The war memorial was recently moved to Huyton British Legion.

Details

Cricket and bowling pavilion, 1875 for the Huyton Cricket and Bowling Club. Extended or altered before 1891. *The late C20 or early C21 extension is not of special interest and is not included in the listing.

MATERIALS: brick plinth, timber-framing with vertical tongue-and-groove panelling or replacement timber sheet panels, replacement concrete tiles.

PLAN: the single-storey pavilion is symmetrical. The rectangular building has expanded ends with the long, mirror-image, elevations having a wide, canted bay window at each end with dormers over, a central doorway and a raised veranda running their length.

EXTERIOR: the pavilion is raised on a deep, brick plinth and has a veranda running much of the length of both long elevations. The building itself is timber-framed. The timbers forming the frame are chamfered, or chamfered and stopped, with larger, moulded verticals denoting the angles of the bay windows. The timber is painted black. The panels infilling the frame beneath and above the windows are vertical tongue-and-groove boarding, a number replaced by timber sheeting, though much original infill remaining. The infill is painted white. It has a gambrel roof with deep overhanging, sprocketed eaves and set-back overlying catslide roofs to both side elevations. The roof is covered in modern concrete tiles.

The long south-east elevation faces the cricket pitch. The closely-spaced sprockets of the overhanging roof have shaped ends and the roof is supported by shaped brackets which rise from two large canted bay windows towards the outer corners and by a slender, decorative turned timber column and bracket to each side of the central doorway. The main strip of windows each side of the doorway, upper band of small-pane glazing and bay windows are boarded up; internally the original segmental-arched windows remain in the central room, those on the south-east side lacking their glazing bars. The bay windows have undergone some alteration to form single, central picture windows, but the timber frame remains and the positioning and fixing of the boarding between suggests it is likely that the original window frames survive here too (covered both externally and internally). The original band of small-pane glazing remains visible internally above the left-hand bay window. The individual outer windows beneath the catslide are also boarded up. Above each bay window is a wide gabled dormer window with barge boards and boarding to the gable apex with applied decorative timber framing over a row of square windows (boarded up). Internally, the left-hand dormer window is visible above a modern suspended ceiling* (not of special interest) and the five lights are decoratively glazed with leaded, coloured glass. The right-hand dormer window has a replacement row of four lights without the clock. The side panels of the dormers retain their tongue-and-groove

boarding. The central doorway has timber double doors now (2020) covered with metal sheeting. To each side of the doorway is a fixed veranda bench. The benches have outer decorative ends with turned balusters, two wide seat planks fixed against the canted bay windows and two back rails. The veranda boarded flooring has been replaced with grooved boarding. The veranda is edged by a low brick wall, plastered and painted white. The modern extension* (not of special interest) is set back at the right-hand end.

The long, north-west elevation faces the bowling green. It is a mirror-image of the south-east elevation. The windows and the door are all boarded up; internally the central room retains the original segmental-arched timber window frames and slender vertical and horizontal glazing bars. The band of small-pane glazing is also visible above the central doorway (previously covered by the war memorial). The bay windows appear to have been similarly altered, with original window frames covered. The central doorway is boarded over externally; internally the timber double doors have inset panels of vertical boarding with chamfered and stopped edges. A narrow doorway has been inserted into the left-hand bay. There is a similar fixed bench to each side of the central doorway. The gables apexes are boarded over. The side panels of the dormers retain their tongue-and-groove boarding. The modern extension* (not of special interest) is set back at the left-hand end. The veranda is of two levels with timber boards next to the building and a lower, concrete level next to the balustrade. The veranda is edged by a low brick wall, plastered and painted white. The central steps retain timber balustrades to each side with shaped posts with diamond finials. The south-west side elevation has a low, catslide roof and a timber-framed wall, partially retaining the original tongue-and-groove infill boarding. There appears to have previously been a doorway at the right-hand end, now boarded up. The ridge gablet is boarded.

The north-east side elevation has a low, catslide roof against which the modern extension roof abuts. The ridge gablet is louvred. Most of the elevation is obscured by the extension.

INTERIOR: the interior has a large central club room with a modern suspended ceiling* (not of special interest). On the south-west side the stud cross wall has been replaced by a plastered blockwork wall opened-up to give access to a modern bar counter* (not of special interest), with a kitchen with modern fittings* (not of special interest) and WCs* (not of special interest) beyond, the suspended ceiling continuing. The north-east stud wall remains with an encased timber door. Beyond are former changing rooms, and showers* (not of special interest), the former retaining the full-height ceiling.

Above the suspended ceiling to the club room and south-west end the walls and ceiling are lined with tongue-and-groove boarding, as is the lower roof at the south-west end (visible in the WCs). The walls and ceiling of the former changing rooms are lined with tongue-and-groove boarding and the floor has the remains of a timber partition formerly dividing the room into two equally-sized changing rooms. The original timber roof structure remains behind the tongue-and-groove boarding.

* Pursuant to s.1 (5A) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("The Act") it is declared that these aforementioned features are not of special architectural or historic interest.

Sources

Websites

Historic information on Huyton Cricket Club., accessed 27 July 2020 from

<https://knowsleyarchives.wordpress.com/category/sport/cricket/;>

<http://archivecat.knowsley.gov.uk/CalmView/Record.aspx?src=CalmView.Catalog&id=GB1076.HCC&pos=2>

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Huyton Cricket Club Album (historic photographs), accessed 27 July 2020 from

<https://www.flickr.com/photos/knowsleyarchives/albums/72157679909413194>

([https://www.flickr.com/photos/knowsleyarchives/albums/72157679909413194\)](https://www.flickr.com/photos/knowsleyarchives/albums/72157679909413194)

Other

1878 town plan by William Wrennall for Huyton Local Board held in Knowsley ARK, Knowsley Archives Service, 1st Floor, The Kirkby Centre, Norwich Way, Kirkby, L32 8RR, infoheritage@knowsley.gov.uk

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

The listed building is shown coloured blue on the attached map. Pursuant to s1 (5A) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act') structures attached to or within the curtilage of the listed building but not coloured blue on the map, are not to be treated as part of the listed building for the purposes of the Act. However, any works to these structures which have the potential to affect the character of the listed building as a building of special architectural or historic interest may still require Listed Building Consent (LBC) and this is a matter for the Local Planning Authority (LPA) to determine.



Map

This map is for quick reference purposes only and may not be to scale.
This copy shows the entry on 27-Jun-2025 at 15:45:52.

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