

PROJECT:	Design & Access Planning Statement to Support the Submission of a Listed Building Consent application for essential renovation work to the roof and dormer attached to the Presbytery at Our Lady Immaculate & St. Joseph Catholic Church, 1 West Street, Prescot. L34 1LE.
CLIENT:	Archdiocese of Liverpool Croxteth
PREPARED BY:	Mr. M. Carr MSc MRTPI
DATE:	January 2025
REVISION:	-

1. INTRODUCTION AND THE PROPOSALS

This Design & Statement has been prepared by PKL Chartered Building Consultancy on behalf of The Archdiocese of Liverpool and forms part of the application for Listed Building Consent application (LBCA) to Knowsley Metropolitan Borough Council, which proposes the carrying of essential renovation works to the Presbytery building that is located within the curtilage of Our Lady Immaculate & St. Joseph Catholic Church

The areas of the building on which the essential renovation works will be carried out are shown and detailed on plans listed in section 2 below, along with references to other essential information that make up this Listed Building Consent application

2. PLANS AND SUPPORTING INFORMATION THAT MAKE UP THIS APPLICATION

The plans and supporting information that makes up this LBCA are:

- PKL4208-036-A1.0 Location Plan,
- Drawing PKL4208-036-A1 Series-Existing Elevations,
- PKL4208-036-A2 Series-Proposed Elevations,
- The Design & Access Statement including site and building photographs,
- The Statement of Community Involvement, which in this case has been prepared by the Parish Priest, Our Lady Immaculate & St Joseph,
- The Heritage Assessment and,
- Annex 1 – Site and building photographs.

3. THE APPLICATION SITE AND BUILDINGS

The site building that the subject of this LBCA is the Presbytery building that is located to the east of Our Lady Immaculate & St. Joseph Catholic Church. The building sits within the curtilage of the Church, meaning that the essential maintenance works that are required to the building require Listed Building Consent from the Local Planning Authority.



Map source – Historic England

Further to the above, we have also provided a photographic montage in Annexe 1 to this Statement, providing details of what we consider to be

4. THE EXTENT OF THE ESSENTIAL WORKS

The plans that have been submitted to support this application clearly set out the work that is essential to make sure that the building repaired to preserve the character and appearance of the building, and to enable this heritage asset to remain viable and to protect the contribution that this asset has to the local heritage framework.

The proposed works are set out below and consist of:

Stripping Down and Checking Work – See plan PKL4208-036-A1 Series-Existing Elevations

1. Existing stone copings to this gable have been over clad with lead as a patch repair,
2. Existing roof covering to be replaced due to poor condition and water ingress over the years,
3. Existing roof light in poor condition,
4. Existing stone copings condition to be assessed on site,
5. Chimneys to be assessed on site,
6. Dormer flat roof in poor condition causing water ingress,
7. Dormer cheeks in poor condition causing water ingress,
8. Ridge tiles uneven and loose,
9. Dormer window in poor condition,
10. Existing guttering & down pipes to be assessed on site,
11. Existing kneelers' condition to be assessed on site.

Essential Renovation Work – See plan PKL4208-036-A2 Series-Proposed Elevations

1. Existing stone copings to this gable have been over clad with lead. Lead to be removed and condition of coping stones to be assessed on site. Coping stones to be reinstated once roof works has been completed. Replacement copings to be like for like if required,
2. Existing battens and felt to be removed and taken away from site. New breathable membrane and treated battens to gauge to be installed before slates are re-fixed,
3. Existing roof light to be removed and replaced with a Roof Maker conservation roof light to match existing,
4. All lead flashing around chimney stacks to be a minimum of code 4 lead,
5. Chimneys to be assessed on site. Allow for re-pointing of brickwork and check condition of any chimney pots,
6. Dormer flat roof to be stripped and replaced with code 5 lead as existing,
7. Dormer cheeks & front to be replaced with code 5 lead or similar approved,
8. Slates to be taken off and stored safely for re-slating. Slates to be checked and damaged slates to be replaced,
9. Ridge tiles to be taken off & stored safely before re installing once the roof tiles, battens and felt has been replaced,
10. Dormer window to be replaced like for like in timber painted white,

11. Existing guttering & down pipes to be assessed on site and replaced like for like if necessary. Gutters to be cleaned once roof works have been completed,
12. Existing kneelers' condition to be assessed on site and repaired where necessary.

In terms of the impact of the proposed material in terms of the existing design of the building, like for like materials and replacements will be used in the essential works, so that the development preserves the appearance of the building within its historic setting.

5. THE STATEMENT OF THE COMMUNITY INVOLVEMENT

Following advice from the Local Planning Authority, and that the development work affects the setting of and the listed building a Planning Statement, including Statement of Community Involvement is required. This statement is attached and sets out that when the archdiocese first conducted a survey and determined that work needed to be carried out, the parishioners and the wider public became aware through notices in our parish newsletter, which is available online, and through a post on our Facebook page.

This advice has since been repeated in the newsletter hoping that the essential work will be carried out this year, which also confirms that accessibility to the Church would be unaffected by this development.

Several neighbours who have expressed concern to me about the visible condition of the roof have also been advised as to the extent and impact of the proposed works and why it is essential that they are carried out.

6. PLANNING CONCLUSIONS

The application site building is a building that is in the curtilage of the Grade II Church of Our Lady Immaculate & St. Joseph Catholic Church, and the areas of the building that are to be renovated and repaired as part of these essential works are at risk if the work is not carried out as soon as possible. The essential works would provide an important contribution to ensure that the setting of the Listed building continues to provide positive public benefits that come from that contribution.

Taking this into account and that the essential renovation works can be carried out without any significant harm to the heritage asset, so that the final design of the renovated Presbtery is considered and balanced against the Local and National planning framework, including Saved Policy T10 from the 2006 UDP to achieve a development that is a sustainable form of development as set out in paragraph 8 of the NPPF 2024.

It maybe that planning conditions are required to ensure that the proposed renovation works are controlled by the Local Planning Authority. If this is the case, we are happy to agree any reasonably worded conditions so that Listed Building Consent can be approved in this case.

ANNEXE 1 – SITE PHOTOGRAPHS



The street view to the Presbytery looking west from West Street and directly south from West Street



The aerial view of Our Lady Immaculate and the attached Presbytery, along with the 3D frontage



The Presbytery rear elevation



The Presbytery frontage looking west



The Presbytery frontage and its relationship with the Church