

Ref: 154986-JBL-XX-ZZ-LT-S-901

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Daniel Thwaites PLC
Myerscough Road
Blackburn
BB2 7LB

18th January 2024

RE: The Clock Face, 54 Derby Road, Prescott, L34 3LL

Following previous reports and further assessment of the mono pitch barn to the rear of the Grade II listed main stable block, the following methodology for the demolition of the mono-pitch barn has been produced for agreement with Knowsley Metropolitan Borough Council (KMBC).

It is understood that correspondence between Walsingham Planning, acting on behalf of Daniel Thwaites, and KMBC has confirmed that the mono-pitch barn does not form part of the Grade II listed stable range. The proposed demolition of the mono-pitch barn is proposed as a matter of urgency, in view of the current condition and its position to the rear of the listed stable range.

The aim of the works is to safeguard the significance of the Grade II listed stable block through a programme of dismantling and demolition of the lean-to range to the north of the stable block. The programme is to be informed by initial investigation of the physical arrangement of the lean-to and the stable block which will require targeted vegetation removal in the first instance.

Unfortunately, due to the amount of vegetation covering the structure, there is no safe way to install temporary propping to the external walls of the mono-pitch barn. Any temporary propping would not sufficiently be fixed back to the brickwork. The current condition of the roof and weight of vegetation on the roof is also preventing any safe access into the building so no internal temporary propping can currently be installed.

Assumptions at this stage:

From inside the main barn there is no sign or indication the lean-to roof or first floor bears directly into the barn masonry, so it is believed to be faced fixed to the outside of the barn with a timber wall plate or similar.

Recommended methodology for the demolition of the mono-pitch roof barn and making good of the north wall of the Grade II listed stable range:

STAGE 1: INVESTIGATION

- a) Any plant required should be brought to the area via the neighbouring site, accessed via Acorn Drive to the rear (as agreed between client and neighbouring owner previously). All plant to be informed of the statutory designation of the main stable block and the adjoining garden wall.
- b) Vegetation removal from the lean-to and the stable block is to be undertaken to allow for visual investigation of the junction between the roof and walls of the lean-to and the stable block to understand if and how the structures are tied-in and to mitigate potential impact to the fabric of the stable block upon demolition of the lean-to. Vegetation removal is to target the following areas:
 - i. The roof of the stable block range.
 - ii. The junction between the lean-to roof and the north elevation of the stable range
 - iii. The corner junction of west side elevation of lean-to and the north elevation of the stable block.
- c) To minimise impact to the listed stable block, the targeted vegetation removal will be done carefully by hand, cutting away (not pulling at) the vegetation stems in small sections.
- d) Similarly on the roof, a cherry picker or similar is to be used to allow the appointed demolition contractor to cut away safely vegetation cover from the roof of the stable block and vegetation spanning the roof junction between the lean-to and the stable block.
- e) A RAMS should be supplied by the Contractor prior to works starting.
- f) Should the process of vegetation removal lead to unexpected movement of the lean-to walls and roof structure and the north wall of the stable block, all works will cease, the site area made secure and the structural engineer will be called to investigate and advise on appropriate mitigation to minimise the risk of uncontrolled collapse of the lean-to and to safeguard the listed building. Dependant upon the amount of removal up to this stage, should it happen, propping may be able to be installed.
- g) Upon completion of the targeted vegetation removal, photographs of the structure will be taken and a site visit with ourselves and the demolition contractor will be undertaken to re-assess the structure to inform upon:
 - I. Requirement and suitability for a temporary shoring solution to east and west end walls of the lean-to. Should this be required we would have a suitable scaffold design carried out to buttress against the lean-to walls to provide support.
 - II. The proposed methodology for demolition as more of the structure should be visible and we would be able to avoid any assumptions currently made. This would be informed through discussion with KMBC Conservation Officer.
- h) Submission of any necessary listed building consent required in respect to demolition.

STAGE 2: DEMOLITION

Prior to the below recommendations, the scope of works is to be reviewed and amended if necessary following completion of Stage 1.

- a) Once the structure is more exposed, we would anticipate that sections of the front wall and roof / floor structures will be removed in a methodical way, working from one side of the barn to the other. Rafters will be carefully taken out and inspection of any existing wall plates or bearers undertaken.
- b) The two end walls will be dismantled last to allow a full inspection to be made of their junction with the Grade II listed stable block to ascertain if the end walls are fixed or tied into the main stable range in anyway. Once this is known, an approved method of taking down these 2 walls can be confirmed.
- c) Salvageable brickwork from the end wall will be cleaned of loose mortar and any reusable bricks stacked and stored under a tarpaulin cover for inspection by the KMBC Conservation Officer for agreement for use in any repairs to the north elevation of the Grade II listed stable range (see Stage 3). If the brickwork is not suitable for use in repairs, it will be disposed of in accordance with construction waste standards.

STAGE 3: MAKE GOOD / REPAIR

Prior to the below recommendations, the scope of works is to be reviewed and amended if necessary following completion of Stage 2.

- a) Following the above works (Stage 2) a review of the condition of the rear wall of the Grade II listed stable range would be undertaken to identify any necessary repairs to make good the fabric and ensure the stable range is weathertight.
- b) The exposed rear wall will be photographed.
- c) It is envisaged that the following works will be needed:
 - Removal of any remaining vegetation from the elevation and roof covering. This would be undertaken by cherry picker and will involve either cutting back of any remaining vegetation or careful lifting in small sections.
 - Repointing of open mortar joints. This should be undertaken following Historic Guidance best practice guidance in terms of prepping the joints. The mortar to be used within the repointing will comprise of a lime and sand mortar mix with the final specification to be agreed with KMBC Conservation Officer. Sand selection will consider the colour and texture of the existing mortar. Joints will be packed, and excess mortar removed to provide a flush finish. The pointed joints will be covered with damp hessian to allow the mortar to set slowly to avoid shrinkage and cracking. Once partially set, the mortar will be knocked back in the joint with a stiff bristle brush.
 - Refixing any loose or slipped roof slates.

- Installation of new, black finished cast iron, half round guttering, and round downpipes to match the existing.
- Should any larger openings in the masonry be identified following the removal of the mono-pitch barn then these will be infilled with either bricks salvaged from then demolished mono-pitch lean-to or reclaimed brick to match that of the existing. Bedding and pointing of brickwork will be undertaken using the mortar mix to be agreed with KMBC Conservation Officer.

Trusting the above meets your requirements, however, if you have any queries or do require anything further, please do not hesitate to contact us.

Yours sincerely,



Tom Clapham
Director
J B Langley Associates Ltd