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WALSINGHAM PLANNING

SPECIALIST PLANNING & DEVELOPMENT CONSULTANTS

Heritage Statement

The Clock Face, Derby Street, Prescott

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APPENDICES

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I INTRODUCTION

- I.1 This Heritage Statement has been prepared by Walsingham Planning to accompany an application for listed building consent for the installation of 2 x kitchen extract air intake vents, installation of 2 x vent grilles and minor repair and alteration to a ground floor window opening on the southeast elevation of the Clock Face public House, 54 Derby Street, Prescott.
- I.2 The Clock Face is a Grade II listed building (NHLE: 1075502) located within Prescott Conservation Area. Works to the exterior of the building, have the potential affect both its individual significance and the character and appearance of the conservation area. 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 identifies the heritage assets which could be affected by the proposals, provides a proportionate description of their significance considers and which assesses the impact of the proposed development on the significance of the identified heritage assets.
- I.3 This report should be read alongside the drawings prepared by IMD and Associates specifically drawings 105 B Existing Pub Elevations, 107 B Proposed Pub Elevation and 109 A Kitchen Window Details.

2 BASELINE INFORMATION

Heritage Assets

- 2.1 The Clock Face (54 Derby Street) is collectively listed with the adjoining number 52 Derby Street at Grade II (NHLE: 1075502). The listing description for the building provides the following information:

House and public house. Early C19 with facing c.1830. Brick with stone dressings and facing, slate roof. Main facade of No. 54 at right angle to street; 2 storeys, 5 irregular bays. 1st floor sill band and top cornice and parapet with wreaths, and panel with flanking acroteria to entrance bay. Panelled pilasters to ends. Ground floor has canted bay window to 1st bay, other 2 bays have segmental-headed windows with tripartite sashes. 1st floor windows have architraves, that to entrance bay has frieze and consoled cornice. All windows are sashed with glazing bars. Entrance to 2nd bay has glazed doorcase with complete over light and 4-fielded-panel door. Distyle-in-antis lonic porch. 4 stacks. Stone-coped brick wall to right has gate and stone gate piers with incised lines and pediments. Right return to street of 5 bays, the 1st 2 are to No. 54 and are higher, with cornice and parapet. 1st floor sill band. Windows have, wedge lintels and are sashed. Elliptical-headed entrances have inset Doric doorcases with fluted friezes, complete fanlights, and 6-panel doors. No. 52 has casements to ground floor and two 1st floor windows are boarded (1985). No. 54 was built as Dower house to Knowsley estate and was known as West End House.

- 2.2 The building forms parts of a larger terrace row with the adjoining cottages at 44 – 50 Derby Street also Grade II listed (NHLE: 1283501). An associated outbuilding range located to the northeast of the Clock Face is separately listed at Grade II also (NHLE: 1199248). Additionally, the property is located within the boundary of Prescott Conservation Area.
- 2.3 Due to the nature of the extent of the proposed works to the Clock Face it is anticipated that the significance of the abovementioned nearby designated assets would not be affected by the proposals (their significance would be sustained). This is due to the lack of change which the proposed works would introduce in respect to elements of the setting of these assets which contribute towards their significance.
- 2.4 Therefore, only the Clock Face and Prescott Conservation Area will be discussed further in this report.

Location and Site Description

- 2.5 The Clock Face is located to north side of Derby Street and lies to the west of the centre of Prescott. To the north is the former Whitakers Nursery which is currently under redevelopment for housing.
- 2.6 The building forms part of a larger terraced row; the southeast elevation of the building directly abuts the rear edge of the public footway and is contiguous with adjoining number 52 Derby Street which is collectively listed with the Clock Face (54 Derby Street). Matching, paired entrances set under round brick arch heads with rounded fanlights with decorative astragal bars, fluted frieze and wide doorcases, that to the Clock Face retaining Doric pilasters distinguish the two properties. Each entrance retains fielded and raised six-panel timber entrance doors. Adjoining number 52 to the north are four terraced cottages, also collectively listed Grade II (NHLE: 1283501). These cottages whilst of a contemporary early 19th century date are more diminutive in scale and simpler in detail.
- 2.7 The principal frontage of the Clock Face is orientated southwest overlooking the carparking area serving the public house and hotel rooms to the first floor. The carparking area is rectangular in form and bound to the southwest and northeast by red brick walls with stone copings, the wall to the northeast being higher. To the southeast, the boundary is defined by a lower, more formal tooled and coursed red stone block wall with half round red stone copings. Vehicular access into the carpark is available to the immediate south of the building. The entrance is set between two, decorative red sandstone gate piers.
- 2.8 To the northeast of the building is a small yard with has a mix of stone sett and cobble surface finishes. This area is enclosed to the northeast by a part single and two storey outbuilding which is individually listed at Grade II (NHLE: 1199248).

The Clock Face

- 2.9 The Clock Face occupies number 54 Derby Street. The building extends to two storeys in height slate roof coverings and a mix of red brickwork and red sandstone external elevations. The original building has a rectangular footprint with later, single storey red brick addition to the northeast. Windows comprise of vertically sliding, painted timber sashes. There are two entrances; the first is set directly onto Derby Street to the southeast and defined within a wide, round arched surround and is paired with a matching entrance to the adjoining and contemporary number 52 Derby Street. The second entrance is positioned off centre and has

a projecting red sandstone porch with Ionic columns and antae carrying a deep entablature surmounted by a segmental pediment parapet.

- 2.10 The southeast elevation is two bays with two narrow, six over six pane sash windows and the secondary entrance to the ground floor and two sash windows to the first floor; that aligned above the entrance door being wider having an eight pane over one pane composition. Windows have red stone wedge lintels and red stone sills, the sills to the first-floor window being contiguous with a red stone storey band. The sill to the ground floor window to the left of the entrance door has been renewed in concrete.
- 2.11 The southwest elevation has been faced in red sandstone ashlar and presents a formal asymmetrical composition. The elevation is of five irregular spaced window bays with panelled end pilasters. To the first-floor windows comprise of the six over six pane sashes set within moulded and raised stone architraves. The third opening is positioned off centre to the left and has a flat cornice carried on consoles and is aligned above the projecting Ionic entrance porch. To the right of the porch and aligned below the first-floor openings are two, large tripartite sashes. These are slightly recessed and set under cambered arch stone heads. To the left of the porch is a canted bay window with panels inset above each window opening. Opening contain six over nine pane sliding sashes. The slate roof is partially concealed behind a red sandstone parapet which sits above a moulded cornice, and which is decorated with wreath panelled motifs. Aligned above the entrance bay is a decorated red stone panel. Four chimney stacks, two end stacks and two axial stacks, punctuate the roof. That to the left end being rebuilt in stone and displaying detailing typical of the Knowsley estate architecture.
- 2.12 Adjoining the southwest frontage at the left end is a swept brick wall with stone copings which encloses the rear yard area and associated stable block range. Metal gates hung from stone gate piers with incised lines and pediments provide access to the yard and stable range. The brick wall continues around the perimeter of the carpark to the northeast and southwest.
- 2.13 The northeast side elevation of the Clock Face has been extended at ground floor level with brick constructed WC block. Windows to the original elevation are typically eight over eight pane sliding sashes with red stone wedge lintel and sills.

Relevant Planning History

2.14 Planning history relevant to the current proposals is detailed below:

- Application Ref: 18/00730/FUL Change of use of part of first floor from dwellinghouse to form 3 bed hotel together with erection of 2.3m cast iron gates to courtyard and construction of ramp to front of building. Granted.
- Application Ref: 18/00731/LBC Partial change of use of part of first floor from dwellinghouse to form 3 bed hotel together with erection of 2.3m cast iron gates to courtyard and construction of ramp to front of building and re-surfacing of car park. Granted.
- Application Ref 74/04851/HIST Change of use from residential to office. Decided.
- Application Ref 74/04888/HIST Change of use of West End House for residential Hotel and Licensed Restaurant. Decided.

3 ASSESSMENT OF SIGNIFICANCE

- 3.1 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 page:72).
- 3.2 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.
- 3.3 The assessments of significance provided below for the Clock Face and Prescot 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.

The Clock Face

- 3.4 The significance of the Clock Face derives principally from its historical and architectural interests. The setting of the Clock Face as part of a terrace of Grade II listed building and being within the boundary of Prescot Conservation Area are considered to positively contribute towards its overall significance.

Historical Interest

- 3.5 The building holds historical interest in its fabric which is illustrative of the architectural fashions and styles being employed within the late Georgian period and into the Regency Period when the building was purportedly re-faced in around c.1830. This phase of alteration resulted in the formal composition extant today and offers some evidence as to the early status of the building; this elevation having a greater aesthetic interest and presence than the simple, classical detailing employed to the Derby Street frontage and the contemporary, adjoining number 52 Derby Street. Internal and external detailing, such as external fabric, original internal dividing walls, windows, plasterwork, fireplaces, staircases etc originating from

the original and early 19th century phases of works will be of particular importance in evidencing the historic origins and development of the building.

- 3.6 Historical interest is also derived from the reported association of the building with the Knowsley Estate. The estate is located to the northwest of Prescott, and the building is reputed to have been constructed as a Dower House to the estate which is the ancestral home of the Earls of Derby, after whom Derby Street is named. The treatment of the main façade is certainly suggestive of the occupiers being of high status however in reviewing the Earl of Derby family, it is unlikely the property was constructed for use as dower house; the early 19th century date attributed to the house relates to the period during which Edward Smith-Stanley, 12th Earl of Derby was in title. The 12th Earl died in 1834 outliving both his first and second wives with his first son, also Edward, inheriting the title following his mother's death.
- 3.7 Association with the estate is not tangibly presented by the building fabric. Further research into the Knowsley Estate records may reveal physical evidence as to estates links to the property. A suggestion of being within estate ownership is provide by the 1847 Tithe survey for Prescott; the outline of the building footprint is depicted, and the outbuilding and garden clearly shown however no plot number is given. The lack of plot number indicates that the owner of the property did not pay tithes therefore no record was required for the tithe survey. The adjacent plot to the north is clearly labelled as nursery on the Knowsley Tithe survey with this land under the ownership of the Lord Stanley, Earl of Derby. Further evidence as to a possible link to estate is the recorded occupation of the property by William Moulton on the 1851 census. The property, located on Fall Lane, the precursor to both Derby Street and Liverpool Road, is recorded as 'West End' and the occupation of Moulton is given as Land Agent. Slaters Directory of 1851 and 1865 record Moulton as agent to the Knowsley Estate. Moulton is later recorded as 'Gentry' in the 1865 Slaters Directory and residing at Parkside, a large property located to the northeast of Prescott, which was purchased by the estate in the late 18th century and later subsumed into park grounds (Scholl, 1985). Further evidence of a connection is also suggested by an infilled opening in the northeast enclosing wall to the stable yard area of the Clock face which would have provided pedestrian connection between the property and the adjacent estate owned nursery grounds.
- 3.8 On later census returns of 1861 and 1871, identification of the property, known as West End House, is difficult due to the order and recording of addresses however, it appears that by 1861 the property was occupied by Edward Draper whose occupation is recorded as 'Attorney at Law'. When the road names were altered in 1871, Derby Street, on which the

Clock Face is the first property on the northeast side, is recorded as commencing from 'Drapers House'. This referenced further suggests Edward Draper occupied the property.

- 3.9 The occupation of the property changed in the early 1870s; the 1876 Slaters Directory within records a John Daniel Banks esq as residing at West End House. Banks is listed within the 'Nobility, Gentry, and Clergy' section which offers evidence as to his status. The Banks Family continue to be recorded as residing at the property within the 1881, 1891 and 1901 census returns 1901 with Banks occupation listed as Solicitor.
- 3.10 The occupation of the known, recorded prior occupiers of the property provides evidence as the status such jobs yielded and the accommodation which was available to them. In addition, the census returns offer evidence as to the number of people residing at the property overall including staff where house / domestic housekeepers and governess' are listed as living at the property.
- 3.11 The earliest available mapping which depicts the building is the 1848 Town Plan for Prescott (See Appendix I, Map 1) although Greenwood's map of 1818¹ indicates buildings to be present upon the Site at this date. Both the canted bay and projecting porch are shown to be present on the 1848 plan. The arrangement of the wider site is depicted largely as extant; the rear yard and stable range are present with the gated access clearly shown. The enclosing walls to the carpark are also shown to be present however the carpark is laid out as a garden with formal paths. A circular or octagonal summer house is depicted to the west of the house.
- 3.12 Little change is shown to have occurred to the property footprint or the surrounding grounds during the second half of the 19th century with Map 2 depicting the property in the early 1890s. This map identifies the property as 'West End House' and suggests that number 52 and 54 possibly formed part of a single, larger property. Later mapping (Maps 2 and 3) depicts the properties as being separate in the early 20th century.
- 3.13 Aerial imagery dated to 1925² captures the southwest frontage and garden area of the property and shows a possible, slightly raised terrace area to the immediate southwest of the house with a rectangular area of lawn at the southwestern extent. The summer house recorded on earlier mapping from the mid and late 19th century appears to have been replaced by a greenhouse type structure.

¹ <https://library.lancs.ac.uk/maps/cc/lancasteruniversity%20Lancashire%20Greenwood%205.jpg>

² <https://historicengland.org.uk/images-books/archive/collections/aerial-photos/record/EPVW014156>

- 3.14 Enclosing the Site to the northwest is Whitakers Nursery which is shown on the 1925 image to consist of regularly arranged sheds and glass houses. The Whitaker family are recorded as residing at West End Villa, a mid to late 19th century three storey property located to the southeast between Derby Street to the north and West Street to the south.
- 3.15 A later image of the Derby Street frontage held within Knowsley Archives (catalogue reference GB1076.IMPT/1/17/3) (see Appendix 2, plate 2) dated to 1978 indicates the window opening inserted to the left of the secondary entrance door and which is subject to this application is a recent insertion. This would offer some explanation as to why the windowsill is of concrete construction rather than of red sandstone to match the original window openings present to the elevation. In addition, a subtle change in brickwork texture to the area of wall between the two ground floor windows suggests it has been rebuilt.
- 3.16 The building was bought by Daniel Thwaites and converted to a public house in the latter part of the 20th century. Bedroom accommodation is now also provided within the building.
- 3.17 As a public house which is prominently sited, the building will also derive some historic interest from its communal value whereby people, particularly locals or those who have visited the building may hold memories or have experiences of the building.
- 3.18 The name of the pub the 'Clock Face' refers to the historic horology industry of Prescott. This industry grew rapidly in the town in the 18th and early 19th centuries.
- 3.19 The stable range to the northeast is noted some secondary sources reviewed at Knowsley Archives to be late 18th century and possibly associated 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 extant fabric that 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

- 3.20 The architectural interest of the building is derived principally from its external appearance. The materials, scale, detailing, and arrangement provide the building with its historic and architectural character.
- 3.21 The property is compact house of roughly rectangular footprint with projection to the northeast elevation. Derby Street elevation presents a simple composition with the window

proportions and style, the brickwork bond pattern and the simple, classical detailing to the secondary entrance are indicative of its late Georgian origin.

- 3.22 The southwest frontage is of particular architectural interest showing a more formal and grander aesthetic intention which clearly defines status of the elevation as the primary entrance frontage as well the status of the building more generally. This elevation was reportedly re-faced in c.1830 and displays a red sandstone ashlar with red sandstone detailing and embellishment. Of particular note is the projecting classical porch with deep entablature and ionic columns. This is positioned off centre but is vertically aligned with a first floor opening and encased panel to the parapet which provide horizontal emphasis to the elevation. To the left of the entrance is a single storey canted bay window. The uneven arrangement of the frontage is highly likely informed by the external composition of the earlier house.
- 3.23 To the interior, the building has been altered. The staircase is noted to have been removed as part of the 1980s works to accommodate the bar and lounges however the interior retains elements of the original plan form which provide evidence as to the arrangement of the internal spaces. Remaining decorative elements such as cornicing and functional elements such as chimney breasts provide evidence as to the use and status of the earlier spaces.

Setting

- 3.24 The immediate setting of the building has experienced alteration associated with its new use as a public house with hotel accommodation to the first floor with the former garden area to the southwest altered and replaced with carparking. To the northeast, the wider setting has also been altered with the redevelopment of the former Whitakers Nursery site for housing.
- 3.25 The aspects of the current setting from which the building is considered to derive some significance comprise the following:
- Former Stable block range and enclosing boundary walls – The former stable block range located to the northeast of the Clock Face contributes to the historic interest of the building offering further evidence as to the status of the building and the occupiers. Similarly, the enclosing red brick and red sandstone boundary walls to the wider site along with the red sandstone gate piers offer further understanding as to the status of the house and its occupiers and to the extent of the curtilage / garden associated with the property.

- Remaining trees to the southeastern boundary of the carpark – The remaining trees within the carpark along the southeast boundary offer evidence as to the former function of the space as a garden.
- Number 52 Derby Street and the adjacent Grade II listed terraced cottages – Number 52 Derby Street is collectively listed with the Clock Face. The two properties are of contemporary date and share contemporary detailing to the southeast Derby Street elevation with matching and paired formal entrances. Number 52 is of three bays wide to Derby Street with the stone storey band and brickwork running continuous between the two properties. The property is set slightly lower than the Clock Face which offers some distinction between the two properties. Adjoining number 52 are four terraced cottages which are also Grade II listed. The cottages are simple in their arrangement of two bays with vertically sliding timber sashes and red stone wedge lintels. The properties, have historical value as a group of late Georgian building which Define the historic western approach into Prescott.
- Orientation and positioning to Derby Street – The principal frontage of the Clock Face is set perpendicular to Derby Street and orientated southwest where the frontage would have overlooked the associated garden and grounds. This orientation is deliberate in allowing the primary rooms of the property to enjoy the slightly elevated position and views over the gardens this would have permitted. Furthermore, the orientation also allows for views towards the property on approach along Derby Street from the southwest where an appreciation of the architectural composition of the frontage can be experienced.
- Prescott Conservation Area – The Clock Face is located at the western extent of the conservation area within the Derby Street and West Street character area. This part of the conservation area is characterised by linear road layout where terraced properties line the street and where the west-facing slope allows for views along Derby and West Street. The conservation area provides the property with its wider setting and anchors the property within a broader historic context.

Prescot Conservation Area

- 3.26 The Clock Face is located within the Derby Street and West Street Character Area of Prescott Conservation Area. The special character and appearance of this part of the conservation area

derives from the following key positive features as detailed within the adopted Prescot Conservation Area Appraisal (2012):

- 3.27 The location of the streets on a west-facing slope which permits long views along Derby Street and West Street. Views west along Derby Street present the roofscape of a collection of mainly listed buildings at the junction with Knowsley Park Lane.
- Principal buildings which to Derby Street include No. 2 (Tickle Hall Cross Solicitors) at one end of the street and the Clock Face (formerly known as West End House) and the adjoining house and stables at the other end.
 - Presence of both listed and unlisted historic buildings which provide historic integrity through their materials, detailing and character.
 - The linear street pattern which is enhanced by the strong building line where properties are typically terraced and set directly adjacent to the rear edge of the highway.
 - The terrace and semi-detached building typology provide a definite sense of rhythm to the streetscape.
 - The quieter residential character of West Street where spacious plots and mainly semi-detached late 19th Century houses remain.
 - The positive condition of the historic buildings with many retaining chimney stacks, traditionally detailed timber windows and timber doors.

Setting

- 3.28 The conservation area sits on a hill overlooking the valleys of two small streams, the Prescot Brook to the west and the Hindle Brook to the south. The topography also descends in a westwards direction allowing views along Derby Street and West Street. The topography enhances the prominence of the Grade I listed St Mary's Church which sits on this natural summit.
- 3.29 The geological setting of the conservation contributes towards its character and appearance; the town lies on an outcrop of Upper Carboniferous red sandstone which contains coal measures, referred to as Westphalian rock. The sandstone has been quarried for use in

buildings and walls. Notable red sandstone building includes St Mary's Church and the southwestern frontage of the Clock Face.

- 3.30 Within the wider setting to the north is the Knowsley Park estate. The park contains the historic Knowsley Hall and was the ancestral seat of the Earls of Derby. Association with the estate is not easily discernible; the park is not visible from within the town and the construction of the Prescott bypass has dissected Knowsley Park Lane and cut off direct access. Estate influence within the buildings of the conservation is also not obviously expressed; whilst the Clock Face is reputed to have been constructed as a dower house to the estate, there is no tangible feature within the fabric to evidence this association.
- 3.31 The wider setting includes the M57 which curves around Prescott in north-south orientation to the west with a large golf course (Huyton and Prescott) next to it. The Liverpool to St Helens railway line lies to the south of the conservation area with 20th century residential areas enclosing Prescott to the immediate north, west and southwest.

4 IMPACT ASSESSMENT

4.1 The NPPF (2023) stipulates three levels of potential impact to designated heritage assets. The NPPF references these as:

- Substantial harm;
- Less than substantial harm; and
- No harm.

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 The application of the terms 'less than substantial' and 'substantial' in respect to quantifying potential to heritage significance is made based upon professional judgement and experience. The level of impact expressed by this assessment will be either no harm, less than substantial harm or substantial harm.

The Proposals

4.4 The proposed works are limited to the right side, ground floor window opening on the southeast (Derby Street) elevation and comprise the following:

- Replacement of 2 x glass panes to the right-hand side of the bottom sash and retention of 2 x steel intake vents installed in place.
- Installation and retention of 2 x vent grilles to the top left and top central panes of the top sash.
- Paint the steel intake and extract vents and grilles in RAL 7000 grey.
- Removal of existing flush fitting steel cover to the top right pane of the top sash window and replacement with safety glass panes to match existing.

- Localised repair of the timber windowsills, bottom rails and glazing bars where required.
- 4.5 As part of the compliant operation of the kitchen extract system it is necessary to install air intake vents within an external elevation. The kitchen is located within the northeast corner of the ground floor, directly behind the window and the adjacent door. Due to the internal layout of the ground floor accommodation and the terraced nature of the building, it is not possible to install air intake vents within an alternative external elevation. Furthermore, due to the nature of the first-floor arrangement it is not possible to install intake vents via the roof covering. It has therefore been necessary to modify the existing sash window within the window opening to accommodate the necessary ventilation.
- 4.6 The new intake system has already been installed. Installation has necessitated the removal of 2 x panes of modern safety glass. The intake vents whilst projecting, do not project forwards of the window reveal.
- 4.7 Two existing ventilation grilles installed to the top left and centre panes of the top sash of the window are to be retained. The grilles form part of the air extract system installed to allow the compliant operation of the kitchen extract system. The vents have followed the proportions of the sash panes and are set flush within the sash casement.
- 4.8 The new intake vents and existing extract vent grilles are to receive a grey finish (RAL 7000) to assist with their assimilation into the window within general views of the elevations; grey considered to better match the finish of the safety of existing glass.
- 4.9 The scheme also proposes for the removal of the previous flush, fitting steel cover to the top right pane of the top sash and the replacement of a safety glass pane set within the existing frame / glazing bars which are present behind the cover. The new pane will match existing glass within the window. Prior to installation the rebate (in which the pane is to be secured) should be cleaned, dusted, and given a thin coat of primer, before new linseed-oil bedding putty is applied. The glass pane can then be pressed into place and fastened with fixings that replicate traditional methods / accord with the safety glass providers installation requirements.
- 4.10 As part of the scheme of works it is also proposed to undertake minor repair of the integral timber sill, bottom rail and glazing bars where required. Repairs will be undertaken only where required following the general methodologies presented below:

- *Glazing bar repair* - The decayed section should be removed with a splayed cuts where possible. For smaller sections, such as decay confined to the outer section of the glazing bar, a new piece of timber, cut in matching splayed angles to splice into the existing timber, should be twisted into position. Then the new section of timber should be pinned and glued in place. For more significant decay of the full thickness of the glazing bar, the section should be removed with splayed cuts, and a new section of timber inserted. Following this, the window can be redecorated.
- *Putty Repair* - The old/deteriorated putty should be removed using methods to soften the putty (such as application of non-caustic solvent paint stripper or through use of a putty lamp to heat and soften old putty beading) above. On removal the exposed timber should be checked for any rot, and if found, replace the timber with splice repair. All panes should be checked for cracks. Clean and dust the rebate and given it a thin coat of primer before applying the new putty. This should be carried out in linseed oil putty. Putty should be decorated within a day or two after application to avoid it drying out or shrinking. The paint should be taken slightly over the border, between glass and putty, covering about 1 mm of the glass, to ensure that the joint is waterproofed. Putty thinned with a few drops of raw linseed oil or natural turpentine can be used to seal minor cracks in old putty.
- *Splice repairs to sills / stiles* - Where decay is more significant, splice repair of the affected sections should be undertaken by an experienced joiner. The new sections should be made of durable wood which is compatible with the existing fabric. New sections should be thoroughly primed, painted and an undercoat base applied, and, where appropriate, incorporate a drip detail.

To avoid removing the whole window, the outside half of the sill alone can be replaced where the rot is concentrated to the exterior. The minimum amount of existing timber should be removed as is necessary and avoid unnecessary trimming of the original timber. The new section of timber should be fitted with the grain orientated to match the existing. Spliced repairs should be created at a splay, so moisture is directed towards the outer face of the timber and that moisture does not lie on the repair joint. If not already present, a step can be introduced at the junction between the sill and bottom rail for additional stability.

The new section of wood can be fixed with screws from the inner face if needed. The rebate at the base of the sill should be filled with lime mortar or mastic formed from burnt sand and boiled linseed oil.

Impact

- 4.11 The works will not affect an original window with photography evidencing the opening subject to this application was created in the latter part of the 20th century. As such the alterations will not result in the loss of historic fabric or affect a historic feature. However, the works will minimally alter a prominent elevation of the building and whilst not original, the opening has been detailed to replicate original window openings present on the elevation. Opportunities to insert the intake vents in an alternative location are not available. The intake vents and the extract grilles are necessary to ensure the commercial kitchen area is compliant with the necessary standards so that it can continue to function and support the food offer of the business. In order to minimise adverse visual effects to the elevation, the existing intake and extract vents are to receive a grey colour finished (RAL 7000). This is intended to assist in the assimilating the insertions. To balance against the limited, adverse visual impact of the works, the redundant steel cover is being replaced with a glass pane and the window is to be repaired where required. This element of the works will offer some small benefit to the building.

5 ASSESSMENT AGAINST PLANNING POLICY

National Policy

- 5.1 Relevant national planning policy is presented within chapter 16 of the NPPF.
- 5.2 In accordance with paragraph 194 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.
- 5.3 The installation of air intake vents to the window result in very limited less than substantial harm which would be at the very lowest end of the less of than substantial harm scale. In accordance with paragraph 202 of the NPPF, less than substantial to the significance of a designated heritage asset should be weighed against public benefits which include, where appropriate, securing the optimum viable use of the asset. It is essential that the building has a compliant, operational kitchen on order to support the use of the building a pub, restaurant and hotel. To be compliant, the kitchen must have air intake vents. No alternative location for the vents is available due to the limitations of the existing internal arrangement and terraced nature of the building. As such, the very limited harm which arises should be weighed against maintaining the building within its optimum, current use which supports its long-term conservation.

Local Policy

- 5.4 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).
- 5.5 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. In application of local planning policy, the proposals would preserve the significance of the conservation area with the positive contribution made

by the Clock Face to the character and appearance sustained. With respect to the Clock Face itself, the alterations do not affect a historic feature or result in the loss of historic fabric with the key features of special interest unaffected. In acknowledging the very minor less than substantial harm that arises through the minor visual change to the Derby Street elevation, part 1c) of the policy requires this harm to be assessed against the benefits offered by the proposals. The scheme includes for appropriate repairs to the timber sashes and reinstatement of a glass pane. These small benefits should be considered alongside the overall benefit the works provide in ensuring the building remains in its current optimum use by having a compliant operating kitchen.

6 CONCLUSION

- 6.1 This Heritage Statement has been prepared with due respect to guidance published by Historic England and with the utilisation of the terminology in full accordance with the NPPF to accompany an application for listed building consent for installation of 2 x kitchen extract air intake vents and minor repair and alteration to a ground floor window opening on the southeast elevation of the Clock Face, 54 Derby Street, Prescot, a Grade II listed building located within the boundary of Prescot Conservation Area.
- 6.2 The installation of the air intake vents and extract grilles to the sash window has been assessed to cause very minor less than substantial harm to the significance of the listed building as a result of visual change to the Derby Street elevation. Opportunities to insert the equipment in an alternative location are not available. The equipment is necessary to ensure the commercial kitchen area is compliant with the necessary standards so that it can continue to function and support the food offer of the business. In order to minimise adverse visual effects to the elevation, the existing intake and extract vents are to receive a grey colour finished. This is intended to assist in the assimilating the insertions. To balance against the limited, adverse visual impact of the works, the redundant steel cover to the top right pane of the window is being replaced with a glass pane and the window is to be repaired using traditional methods where required. This element of the works is judged to offer some small benefit to the building.
- 6.3 In respect to effects to the significance of Prescot Conservation Area, no harm to the current character and appearance of the conservation area is judged to arise in consideration of the minor nature of the works.
- 6.4 In view of the works being necessary to support the current, optimum use of the Clock Face and the small benefits the scheme offer through minor repair and reinstatement of the top right pane, the proposals are judged to be in accordance with the aims of national and local planning policy.

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Archival Sources

- GB1076.IMPT/1/17/3 – Image of West End House dated to 1978.
- Prescot Town Plan – 1848
- Prescot Parish Census Returns

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)

Appendix 2 – Plates



Plate 1 – Window as existing



Plate 2 – Image of the Clock Face in 1978 (Archive Reference GB1076.IMPT/1117/3)