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Heritage Statement

The Clock Face, Derby Street, Prescott

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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 minor external alteration and repair to the Clock Face public House and its associated outbuilding range, both located at 54 Derby Street, Prescott.
- I.2 The works to the exterior of the buildings form part of a broader programme of works to undertake minor, necessary repair to the external envelope of the buildings and to regularise works already undertaken to the building. The scheme of works has been discussed by officers of Knowsley Metropolitan Borough Council during a recent site meeting.
- I.3 The proposals to the exterior of listed buildings include the following:
- Reinstatement of partially dismantled brick chimney stack on the stable block.
 - Removal of vegetation growth from stable block.
 - Localised repointing of open mortar joints and replacement of significantly spalled / decayed brickwork to the stable block where required.
 - Maintenance of rainwater good including clearing of debris and replacement of missing sections on a like for like basis where required.
 - Installation of satellite dish and CCTV camera to the south elevation of the stable block.
 - Installation of cellar cooling units to the north elevation of the Clock Face.
 - Renewal of fascia detail to the single storey southwest end gable of the stable block in lime mortar.
 - General decluttering of the external elevations of the stable block and enclosing brick walls through removal of cabling where found to be redundant, removal of alarm box and TV bracket etc.
 - Removal of canopy cover from the northeast elevation of the Clock Face.
 - Demolition of pergola and decking.
- I.4 The Clock Face and its associated outbuilding range are both individually Grade II listed buildings (NHLE: 1075502 and 1199248) and located within Prescott Conservation Area.

Works to the exterior of the buildings, have the potential affect both their 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 those heritage assets.

- 1.5 This report should be read alongside the drawings prepared by IMD and Associates.

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 Ionic 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 outbuilding range is also Grade II listed. The listing description records the range as ‘Stable block to the northeast of number 54’ and provides the following information on designation:

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

- 2.3 The Clock Face forms parts of a larger terrace row with the adjoining cottages at 44 – 50 Derby Street also Grade II listed (NHLE: 1283501).
- 2.4 Both buildings are located within the boundary of Prescott Conservation Area.
- 2.5 Due to the nature of the extent of the proposed works to the Clock Face it is anticipated that effects to the adjoining terrace cottages would not be experienced as a results of the proposals such that 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 the cottages which contribute towards their significance.

- 2.6 Therefore, only the Clock Face, its associated outbuilding range and Prescott Conservation Area will be discussed further in this report.

Location and Site Description

- 2.7 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.
- 2.8 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.
- 2.9 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.
- 2.10 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

- 2.11 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.

- 2.12 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.
- 2.13 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.
- 2.14 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.
- 2.15 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

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

- Application Ref: 22/00723/FUL Demolition of lean-to at rear of stable block. External works including repairs to chimney stack (including replacement pots); ridge tiles / slates; timbers and gable window of stable block and part conversion to form office and toilet accommodation. Erection of lean-to store area; siting of shipping container to provide kitchen, bar, and cellar facilities; erection of pergola and tipi covered area with associated heater enclosure and provision of access ramp and steps in association with the provision of an outside dining / drinking area. Erection of boundary fencing and installation of gates within existing walls together with associated works and landscaping. Withdrawn.
- Application Ref: 22/00724/LBC Demolition of lean-to at rear of stable block. External works including repairs to chimney stack (including replacement pots); ridge tiles / slates; timbers and gable window of stable block and part conversion to form office and toilet accommodation. Erection of lean-to store area; siting of shipping container to provide kitchen, bar, and cellar facilities; erection of pergola and tipi covered area with associated heater enclosure and provision of access ramp and steps in association with the provision of an outside dining / drinking area. Erection of boundary fencing and installation of gates within existing walls together with associated works and landscaping. Withdrawn.
- 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 Moul 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 Moul is given as Land Agent. Slaters Directory of 1851 and 1865 record Moul as agent to the Knowsley Estate. Moul 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 maids 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 Derby Street elevation has been altered with a window opening inserted to the left of the secondary entrance door. 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.

Architectural Interest

- 3.19 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.
- 3.20 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 indicate of its late Georgian origin.
- 3.21 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 very likely informed by the external composition of the earlier house.

- 3.22 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

- 3.23 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.
- 3.24 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.

Stable Block to the northeast of 54 Derby Street

Historical Interest

- 3.25 The stable block holds historic interest in fabric and within its function. The stable block is noted within the listing description as being of early 19th century date although some secondary sources reviewed at Knowsley Archives suggest a slightly earlier late 18th century date for the stables.
- 3.26 The building holds historic interest in illustrating a multi-functional outbuilding range; the building retains stable accommodation and evidence of cart house and domestic accommodation at ground and first floor levels. Domestic accommodation is most obviously evidenced by the presence of a chimney stack and a remaining fireplace, of 19th century

character, to the first-floor accommodation and by the style of window opening with sash windows evidencing the domestic elements of the building.

- 3.27 Secondary sources note the possible association of the stable block with a former public house known as 'The Lamb' which is reported to have been within the adjacent number 52 Derby Street (Knowles, 1988). However, it is evident from mapping and the extant arrangement of the enclosing walls and yard area that the stable range has been long associated with the Clock Face and such an ancillary building would have been typical and expected for a property of some status.

Architectural Interest

- 3.28 The architectural interest of the building stems primarily from its external appearance and form. The linear form is typical of such ancillary buildings whilst the pattern, scale and type of opening reveal the multi-functional use of the building. The cart opening with timber cart doors and stable door evidence the use of the ground floor spaces to the central and eastern portions of the buildings. At first floor level a pitching hole and small opening indicate the use of the space for storage. To the first floor of the central and western ends and the single storey western range, openings are larger and vertically emphasised retaining vertically sliding sash windows. These openings are set under wedge stone lintels and have stone sills.
- 3.29 Decoration and embellishment are missing with anaesthetic value derived from the pattern of openings with stone sills and heads and the brickwork walls.
- 3.30 Internally, a simple fireplace of 19th century character and straight timber staircase with vertical timber board partition walls to the first floor remain.

Setting

- 3.31 The aspects of the building's setting from which it derives significance from comprise the following:
- Relationship with the Clock face (formerly West End House) – The stable block derives significance from its physical and functional historical associations with the Clock Face. The buildings are noted in the listing to be contemporary with the stable range built to service and support the occupation of the Clock Face. The physical relationship, scale and use of the stable block evidences the ancillary nature of the building and informs upon the status of the Clock Face. The physical positioning of

the buildings along with the enclosing brickwork have historical value as a group and a simple aesthetic as a compact cluster of buildings of antiquity.

- Prescott Conservation Area –The conservation area provides the stable block with its wider setting and anchors the property within a broader historic context.

Prescot Conservation Area

3.32 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 Prescott Conservation Area Appraisal (2012):

3.33 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

- 3.34 The conservation area sits on a hill overlooking the valleys of two small streams, the Prescott 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.
- 3.35 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.
- 3.36 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.
- 3.37 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.

4.4 Table 4.1 below outlines the justification for the works and discusses the impact of the proposals to the significance of Clock Face, the outbuilding range, and Prescott Conservation Area where relevant. The table should be read alongside the existing and proposed drawings for the building prepared by IMD and Associates.

4.5 In addition to the proposals, the programme of works also includes the removal of following items undertaken without consent:

- Removal of external canopy to the rear, northeast elevation of the Clock Face.
- Removal of timber pergola and decking from the rear stable yard area.
- Removal of TV bracket from the southwest elevation of the brick wall enclosing the stable yard.

- Removal of alarm box to the south elevation of the outbuilding range.

4.6 A summary of the external items which are to be retained as part of this listed building consent application or removed is included within Appendix 4 for information. This should be read in conjunction with the submitted drawings.

Table 4.1 Assessment of Impacts

Proposed Works	Justification / Explanation for the Works	Assessment	Impact upon Significance
Removal of Ivy from Stable block range	To prevent deterioration of fabric through growth in mortar joints, through vegetation holding moisture against fabric and through concealment of defects.	It is proposed that vegetation growth is removed from the exterior of the building by cutting the vegetation growth at the root initially prior to de-veg of the elevation. This will allow for any localised pointing and brickwork repairs and clearing and repair of the guttering and downpipes to be undertaken.	Beneficial impact upon the significance of the stable block. Neutral impact to the significance of the Clock Face and Prescott Conservation Area.
Rebuilding of dismantled chimney stack on the outbuilding range. Works to follow the methodology included within Appendix 3.	The chimney stack was partially dismantled following the advice of a structural engineer. The repairs seek to reinstate the stack using the existing bricks salvaged from dismantling and new bricks, where required, to match the existing in terms of colour, size, and texture.	The reinstatement of the upper courses of the stack will ensure a historic feature is retained. The stack provides evidence as to the function of this part of the building and is important in understanding the historic, multi-use nature of the building which include heated, domestic accommodation.	Beneficial impact upon the significance of the stable block. Neutral impact to the significance of the Clock Face and Prescott Conservation Area.
Repairs to rainwater goods to comprise clearing of debris and vegetation and replacement of missing sections.	To ensure that rainwater is adequately collected and disposed to prevent water ingress and deterioration of historic fabric.	The gutting and downpipes are generally in good working order with no obvious sign of defect such as cracks and splits. An end cap is however missing to the guttering to the frontage. Following removal of the vegetation cover from the east end of the building, the	Beneficial impact upon the significance of the stable block. Neutral impact to the significance of the Clock

		guttering will be inspected for cracks and splits which may have concealed or caused by the vegetation cover.	Face and Prescott Conservation Area.
Renewal of fascia detail to the single storey southwest end gable of the stable block in lime mortar	To enhance the character of the building through removal of modern fascia detail and to ensure the stable block remains weathertight.	The existing fascia detail is modern and is to be removed. The verge to the gable is to be pointed in a lime and sand mortar mix. It is proposed that the mix consists of 1 part NHL 3.5 to 2 parts sharp, brown sand. The final mix can be subject to a sample panel for agreement with Conservation Officer.	Beneficial impact upon the significance of the stable block. Neutral impact to the significance of the Clock Face and Prescott Conservation Area.
Localised repointing and replacement of spalled brickwork on a like for like basis.	To protect the historic fabric from accelerated decay through water ingress and freeze thaw action.	There are areas of open mortar joints and spalled brickwork to the front elevation of the stable block, and it is proposed that open and missing mortar joints are repointed to protect the historic brickwork from accelerated deterioration and that significantly decayed sections of brickwork are cut out and new brickwork, to match the existing in terms of colour, texture, size and bond pattern, are bed and pointed to prevent water ingress and loss of fabric. Repointing is to be undertaken in accordance with Historic England best practice and will be undertaken using a lime and sand mortar with the sand selected based upon the colour and texture of the original mortar and brickwork. The final mix can be subject to a sample panel for agreement with Conservation Officer.	Beneficial impact upon the significance of the stable block. Neutral impact to the significance of the Clock Face and Prescott Conservation Area.

Decluttering of the external elevations of the stable block, Clock Face, and enclosing brick walls through removal of redundant cabling, alarm box and TV bracket etc.	To enhance the overall appearance of the buildings and its associated curtilage structures.	The removal of cabling from the stable block where found to be redundant alongside the removal of redundant equipment from the exterior of the buildings and the enclosing brick wall to the rear stable yard will enhance the overall appearance of the buildings.	Beneficial impact upon the significance of the stable block. Neutral impact to the significance of the Clock Face and Prescott Conservation Area.
Installation of Satellite dish and CCTV camera to front elevation of the stable block range	To provide satellite television connection to the pub and security monitoring .	The satellite dish has been installed on the stable block as this offers a location suitable to receive the necessary signal and also offer a more visually discreet location than the Clock Face as the primary building within the Site. This location is also more discreet in terms of Prescott Conservation Area, with the dish being obscured from key views through the conservation area along Derby Street. The dish has a black finish to offer a more discreet and recessive appearance and is an easily reversible addition to the elevation. The CCTV camera is installed to provide monitoring of the rear stable yard which is enclosed from public view and from staff view. The unit is small and discreetly sited.	Neutral impact upon the significance of the stable block. Neutral impact to the significance of the Clock Face and Prescott Conservation Area.
Installation of 1 x cellar cooling unit and 1 x soft drink cooling unit to the	To maintain the necessary temperature for storing ales and om-tap soft drinks within the cellar of the Clock Face.	The cellar cooling units are installed on the north, rear facing elevation of the WC block of the clock Face. The cellar cooling unit is located on modern fabric, the WC	Neutral impact upon the significance of the Clock Face, the stable block,

rear elevation of the Clock Face		block being a rebuilding and the fabric, nor elevation are of particular interest. The soft drink cooling unit is installed discreetly on the north elevation of the main building. General fixing brackets for the units have been installed, where possible within mortar joints such that the units can be easily removed in the future minimal works for making good required. The units are screened from key views of the frontage of the Clock Face by the existing brick flanking wall and do not affect how the architectural interest expressed by the building frontage is experienced from the southwest.	and Prescott Conservation Area.
Demolition of pergola and decking from the southwest of the Stable Block and removal of canopy from the northeast elevation of the Clock Face.	To remove items installed during the Covid 19 pandemic without permission.	The removal of the items offer a small enhancement to the setting and appearance of the buildings.	Beneficial impact upon the significance of the stable block and Clock Face. Neutral impact to the significance of Prescott Conservation Area.

Summary of Impact

- 4.7 The proposed works within the application are two-fold, firstly the application seeks to regularise minor works undertaken comprising the installation of cellar colling units to the north elevation of the Clock Face, the installation of a satellite dish and CCTV camera to the south elevation of the stable block and the reinstatement of a brick chimney stack on the stable block which was partially dismantled to a safe height following advice from a structural engineer who identified safety concerns around the stack following removal of vegetation growth. Secondly, the application seeks consent to undertaken minor repairs and maintenance to the external envelope of the stable block to ensure it is maintained within a weathertight condition whilst options for its long-term reuse are explored by Thwaites.
- 4.8 None of the proposed works have been identified as causing harm to the significance of either listed building or to the special character and appearance of Prescott Conservation Area. The works are overall considered to be beneficial to heritage significance with the new additions (cellar / soft drink cooling units and satellite dish) sited and / or finished so as to be discreet additions to the buildings which are necessary as part of the operation of the Clock face a pub, restaurant, and hotel.

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 200 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 proposed works have been assessed as resulting in no harm to the significance of the listed building or the conservation area and therefore paragraphs 206 – 208 of the NPPF would not be engaged.
- 5.4 The proposals are judged to comply with the requirement of chapter 16 of the NPPF.

Local Policy

- 5.5 Applicable planning policy relating to the historic environment is set out within the following documents:
- Knowsley Local Plan Core Strategy: Policy CS20 Managing the Borough's Historic Environment (January 2016).
- 5.6 Policy CS20 sets out the Council's approach to managing change affecting the historic environment. In respect to the proposals, parts 1a) and 1c) of the policy is relevant. Part 1a) requires development proposals to preserve or enhance listed buildings and conservation areas requiring the preservation of local distinctiveness and the character of historic assets through sensitive design and integration. In application of local planning policy, the proposals would preserve the significance of the conservation area with the positive contribution made by both the stable block and the Clock Face to the character and appearance of the area sustained. With respect to the installation of the satellite dish and cellar colling units, the alterations do not affect a historic feature or result in the loss of historic fabric with the key features of special interest held by both buildings unaffected. The repairs, which would be undertaken using appropriate material and methods are beneficial in ensuing significance is

conserved. No harm to significance is judged to arise from the works presented within this application. As such part 1c) of the policy would not apply.

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 minor external alteration and repair to the Clock Face public House and its associated outbuilding range, both located at 54 Derby Street, Prescott. Both buildings are individually listed at Grade II listed building and are located within the boundary of Prescott Conservation Area.
- 6.2 The proposed works have been assessed to cause no harm to the significance of either listed building or to the character and appearance of the conservation area. The key features of architectural and historic interest held by the buildings would be unaffected with the works overall offering minor benefits to the significance of the outbuilding range (referenced as stable block within the listing description) through appropriate repair and maintenance of the external envelope and reinstatement of a partially dismantled stack.
- 6.3 The proposals are considered to be in compliance with both local and national planning policy.

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

APPENDICES

APPENDIX 1 – HISTORIC MAPPING

APPENDIX 2 – PLATES

APPENDIX 3 – CHIMNEY REINSTATEMENT METHOD OF WORKS

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)



Map 2 – 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 – south elevation of the stable block with satellite dish to left and vegetation growth to the right (east) end.



Plate 2 – Vegetation growth to the east end of the south frontage of the stable block.



Plate 3 – Spalled brickwork and open joints to south elevation. Deterioration is aligned where end cap is missing from the guttering.



Plate 4 – Partially dismantled chimney stack to the stable block.



Plate 5 – Rear stable yard area with cellar colling units to the north elevation of the Clock Face to right of image.



Plate 6 – Canopy shelter to the east elevation of the WC block of the Clock Face which is to be removed.



Plate 7 – Tv bracket installed to the southwest elevation of the enclosing brickwork wall which is to be removed.

Appendix 3 - Chimney Reinstatement Method of Works

- a. Erect scaffold to provide safe access to stack.
- b. carefully inspect the remaining brickwork to the stack for potential further dismantling prior to rebuilding. Any further brickwork removed to be cleaned and stored on site for reuse. and rebuilding
- c. Rebuild stack to replicate the original height and corbelled upper stages using brickwork salvaged during the initial dismantling. Where new brickwork is required, this should match the existing brickwork in terms colour, size, and texture. Samples of new brickwork for use in the repairs are to be agreed with KMBC Conservation Officer in advance of use. Check existing flaunching for cracks and missing sections.
- d. Bedding and pointing of brickwork to be undertaken using NHL 3.5 and sharp sand mortar mix which would be suitable for the exposed location. A sample can be provided for agreement with KMBC Conservation Officer in advance of use.
- e. Pointing and bedding to be undertaken in accordance with Historic England best practice with mortar joints finished flush and knocked back with a stiff bristle brush to expose the aggregate.
- f. Five buff coloured square profile chimney pots are to be set within new flaunching. Flaunching is to consist of either NHL 3.5 or NHL 5.0 and sharp sand mortar mix which would be appropriate for the location.

Appendix 4 - Summary of External Items to be Retained/ Removed

Item	Location	Time in Situ	Retain / Remove	Photos
Cellar cooling unit	North elevation of the WC block of the main Clock Face building	More than 4 years	Retain – included within submitted LBC application.	
Soft drink cooling unit	North elevation of the main Clock Face building.	More than 4 years	Retain – included within the submitted LBC application.	

Canopy cover	Northeast elevation of the WC block of the main Clock Face building	Erected during Covid pandemic.	Remove. LBC is not being sought to retain the canopy.	
Sky dish and CC camera	South elevation of the outbuilding / stable range.	More than 4 years	Retain. Included within the current LBC application.	

Alarm Box	South elevation of the outbuilding / stable range.	More than 4 years	Remove. LBC is not being sought to retain the alarm box.	
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External Cabling	South elevation of the outbuilding / stable range.	More than 4 years.	Removal of external cabling where it is found to be redundant and defunct. Retention of non-defunct cabling is included within the current LBC submission.	
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TV Bracket	West elevation of the garden wall enclosing the rear courtyard.	Installed during Covid Pandemic.	Remove. LBC is not being sought to retain the TV Bracket.	
Timber Pergola and decking	West of the outbuilding / stable range within the enclosed, rear courtyard area.	Installed during Covid Pandemic.	Remove. LBC is not being sought to retain the pergola and decking.	