

PROJECT:	Heritage Statement to Support the Submission of a Listed Building Consent application for essential renovation work to the roof and dormer attached to the Presbytery at Our Lady Immaculate & St. Joseph Catholic Church, 1 West Street, Prescot. L34 1LE.
CLIENT:	Archdiocese of Liverpool Croxteth
PREPARED BY:	Mr. M. Carr MSc MRTPI
DATE:	October 2024
REVISION:	-

1. INTRODUCTION AND THE PROPOSALS

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

The areas of the building on which the essential renovation works will be carried out are shown and detailed on plan numbers PKL4208-036-A1 Series-Existing Elevations and PKL4208-036-A2 Series-Proposed Elevations.

2. PLANS AND SUPPORTING INFORMATION THAT MAKE UP THIS APPLICATION

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

- PKL4208-036-A1.0 Location Plan,
- Drawing PKL4208-036-A1 Series-Existing Elevations,
- PKL4208-036-A2 Series-Proposed Elevations and,
- The Heritage Assessment.

3. THE LISTING OF THE BUILDING & CURTILAGE

Official list entry - Heritage Category: Listed Building Grade: II

List Entry Number: 1199627

Date first listed: 19-March-1987

List Entry Name: CHURCH OF OUR LADY IMMACULATE

Statutory Address 1: CHURCH OF OUR LADY IMMACULATE, VICARAGE PLACE, PRESCOT

Listing Details

GV II Catholic church. 1856-7. By J. Hansom. Rock-faced stone with ashlar dressings and slate roof. 7-bay nave, shallow transepts and 2-bay chancel. Nave has 2-light windows with plate tracery between deep weathered buttresses; gabled south porch has diagonal buttresses and statue in niche above entrance. West front has 2-light windows flanking buttress with canted inner angles forming stair turret; top gargoyles and short spire with iron cross. South transept has diagonal buttresses and 4-light window with Geometrical tracery; north transept has extension for confessionals and passage to presbytery. Chancel has 2 windows of 2 lights to south and 4-light east window. Interior: Roof has panels with C20 colour scheme. West gallery on braced timber posts. Stepped triple segmental-pointed arches to transepts on piers with foliate capitals. Chancel arch has continuous mouldings and hood mould with angel stops, flanking marble altars and reredoses. Chancel reredos has gabled traceried panels, cresting and central gabled aedicule.

4. THE APPLICATION SITE AND BUILDINGS

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



Map source – Historic England

5. THE EXTENT OF THE ESSENTIAL WORKS

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

The proposed works are set out below and consist of:

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

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

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

1. Existing stone copings to this gable have been over clad with lead. Lead to be removed and condition of coping stones to be assessed on site. Coping stones to be reinstated once roof works has been completed. Replacement copings to be like for like if required,
2. Existing battens and felt to be removed and taken away from site. New breathable membrane and treated battens to gauge to be installed before slates are re-fixed,
3. Existing roof light to be removed and replaced with a Roof Maker conservation roof light to match existing,
4. All lead flashing around chimney stacks to be a minimum of code 4 lead,

5. Chimneys to be assessed on site. Allow for re-pointing of brickwork and check condition of any chimney pots,
6. Dormer flat roof to be stripped and replaced with code 5 lead as existing,
7. Dormer cheeks & front to be replaced with code 5 lead or similar approved,
8. Slates to be taken off and stored safely for re-slating. Slates to be checked and damaged slates to be replaced,
9. Ridge tiles to be taken off & stored safely before re installing once the roof tiles, battens and felt has been replaced,
10. Dormer window to be replaced like for like in timber painted white,
11. Existing guttering & down pipes to be assessed on site and replaced like for like if necessary. Gutters to be cleaned once roof works have been completed,
12. Existing kneelers' condition to be assessed on site and repaired where necessary.

6. HERITAGE ASSESSMENT PLANNING POLICY FRAMEWORK

The Act of Parliament, along with the National and Local Planning Policies that directs the consideration of the planning and the Listed Building Consent applications, is made up of the following framework:

- **Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990**, which requires local planning authorities to pay special attention to the desirability of preserving or enhancing the character of a conservation area
- **Section 16 of the National Planning Policy Framework 2023 (Conserving and enhancing the historic environment)** sets out the most up to date planning guidance in relation to development opportunities that affect heritage assets, with paragraph 195 advising that:

“Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value⁶¹. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations”.

Further to the above, NPPF paragraphs 200 - 204 provide advice in relation to proposals affecting heritage assets, with paragraph 203 setting out 3 primary considerations in determining applications. Those considerations are:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation,
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

In addition, NPPF paragraphs 205 - 214 provide advice in relation to the consideration potential impacts, which generally reflect the concept of preservation and/or enhancement of the heritage asset, as identified in The Planning (Listed Building & Conservation Areas) Act 1990, whilst paragraph 202 sets out that Local Planning Authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the dis-benefits of departing from those policies and;

- ***The Knowsley Local Plan Core Strategy (2016)*** provides the adopted local policy framework, against which the proposals for this site are to be considered against Local Policy CS20 - Managing the Borough's Historic Environment.

7. HERITAGE ASSESSMENT & CONCLUSIONS

The application site building is a building that is in the curtilage of the Grade II Church of Our Lady Immaculate & St. Joseph Catholic Church, and the areas of the building that are to be renovated and repaired as part of these essential works are at risk if the work is not carried out as soon as possible.

The essential works would provide an important contribution to ensure that the setting of the Listed building continues to provide positive public benefits that come from that contribution. Taking this into account and that the essential renovation works can be carried out without any significant harm to the heritage asset, the development would thereby result in the preservation of the heritage asset, as directed through the Planning (Listed Buildings & Conservation Areas) Act 1990, the 2023 NPPF and the adopted planning policy framework set out in the Knowsley Local Plan Core Strategy.

Paragraph 208 of the NPPF identifies that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

We consider that the public benefits in this case, would clearly outweigh the less than substantial harm and would both preserve and enhance the designated heritage assets. As such, when the proposed development is considered and balanced against the Local and National planning framework, we consider that the development is a sustainable form of development as set out in paragraph 8 of the NPPF 2023.

Listed Building Consent should therefore be approved in this case.