



Molyneux House 11 High St Prescot L34 3LD

PLANNING APPLICATION AND LISTED BUILDING CONSENT

APPLICATION REPORT

ISSUE 1 – 20 MARCH 2026

DESIGN & ACCESS STATEMENT

INTRODUCTION

This written statement has been prepared in support of a Full Planning Application and Listed Building Consent for conversion of the ground floor, consisting of 1No. Apartment and Store Room into 2 No. apartments.

1.0 BACKGROUND INFORMATION

1.1 Site Location

Molyneux House, 11 High St, Prescott L34 3LD

1.2 Development

It is the intention of the application to :-

- Conversion of 1 No. Apartment into 2 No. Apartments

1.3 Date prepared

March 2026

1.4 Applicant

Mr D Mahoney
BPS Developments Ltd
Derby Buildings
Wavertree Road, L7 3ES

1.5 Agent

SNOW architects Ltd,
Suite 8, Church House,
Hanover Street,
Liverpool, L1 3DN

LOCATION AND SITE PLAN

Site Details

The application site Grade II listed property in a prominent location on High Street, Prescott that is currently 5No. Apartments which received planning approval in 1986.

Topography - contours on the site

From a visual inspection we have ascertained that there is a significant change in ground level from the High Street up to the property.

Surrounding buildings

No. 11 High Street is situated within the "Town Centre" character zone of the Prescott Conservation Area, which encompasses High Street, Eccleston Street, and Market Place. A mix of historic residential and commercial townscape, alongside some modern intrusions, defines the character of the area immediately surrounding the property.

The area retains elements of its medieval street layout, characterised by long, narrow "burgage" plots stretching back from the main road and narrow alleyways that historically connected High Street to Eccleston Street.

The built environment consists predominantly of two- or three-storey terraced houses mixed with prestigious Georgian brick properties. Because many of these properties were originally built as private residences and later converted to incorporate ground-floor shops, High Street maintains a largely domestic sense of scale. Today, the street features a mix of commercial and residential uses, as well as a Council office and a 1960s public library.

Site Area

The application site area is approx 344m².

Adjacent land uses, and relevant planning proposals

The site is primarily located in a Conservation area with a mix of uses within the vicinity.

The classification of use within the scheme will be

- C3 Dwelling Houses.

PLANNING HISTORY

Planning Approval was granted in 1986 for conversion into 5No. Apartments. Application Ref K/App/9238

It will be shown through the accompanying reports and drawings that there is nothing in either the statutory development plan or national planning policy that either prevents the proposed development from coming forward or would argue it offends any particular policy to the extent that on a balanced judgement of all the relevant issues it suggests that planning permission should be resisted. Furthermore, having regard to the NPPF presumption for development in favour of sustainable development which causes no overriding conflict with development plan policy or other harm, the development is considered to be in keeping with relevant planning policies.

PROGRAMME

The Client has indicated the development is ready to progress if approval is granted.

DESIGN SOLUTION

Design Objectives

Our principle Design Objectives are as follows:

- The design proposal is to create a distinctive, safe and pleasant, welcoming, adaptable, efficient residential development. It should bring joy and delight to all occupants and public alike.
- The plan form will respond to the site and the character of the surrounding area.

The classification of use within the residential scheme will be:

- C3 Dwelling houses

The development currently provides 5no. apartments,

The proposed layout responds to the buildings specific opportunities and constraints to create a scheme that is individual and distinct in its character.

Landscaping

The submission does not propose to alter the landscape to the property.

Pedestrian / Vehicular movement

It is intended that pedestrians and vehicles from the existing streets that bound the site can access the development site.

Currently there is pedestrian access from the High Street and the Car Park to the rear.

Refuse

Refuse stores located within the curtilage of the property with ease of access from the existing vehicular access road to the rear.

Flood Risk

It is understood the site is not located in a Flood Risk Area identified on the Environment Agency flood map.

CONCLUSION

In summary, through the above information and drawings provided as part of this application we hope to illustrate that the proposed design works within the principles of providing modern contemporary living.

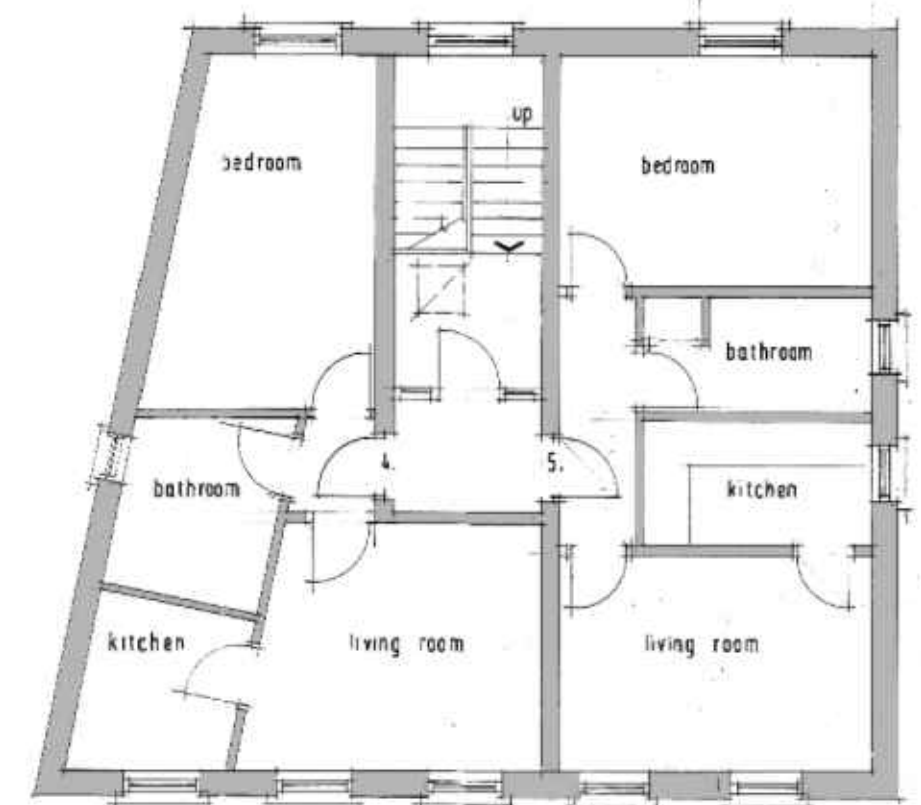
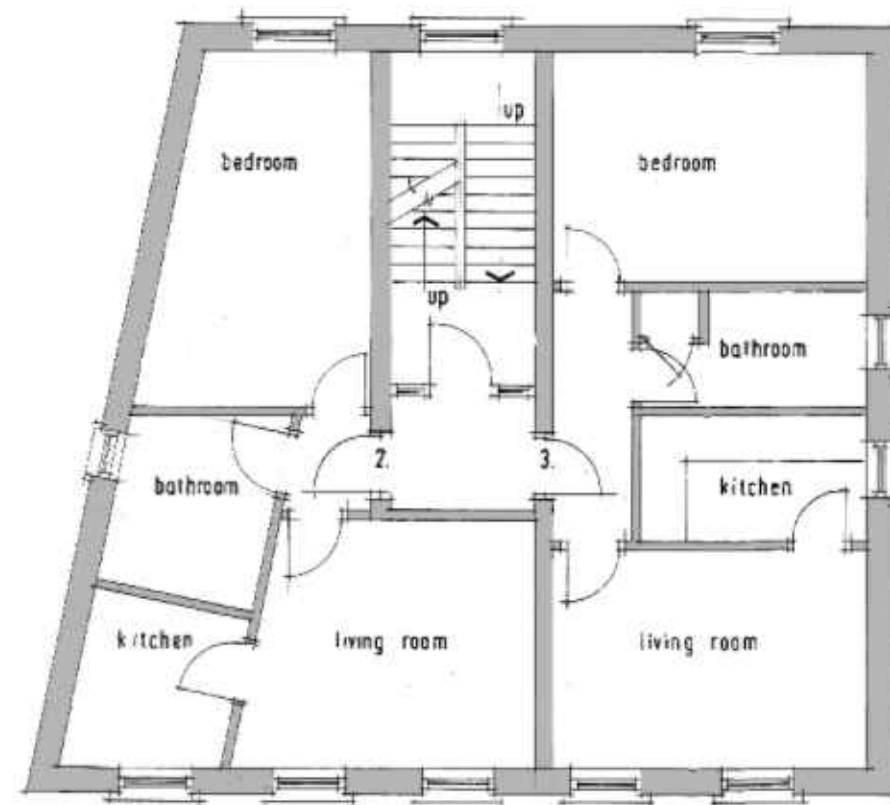
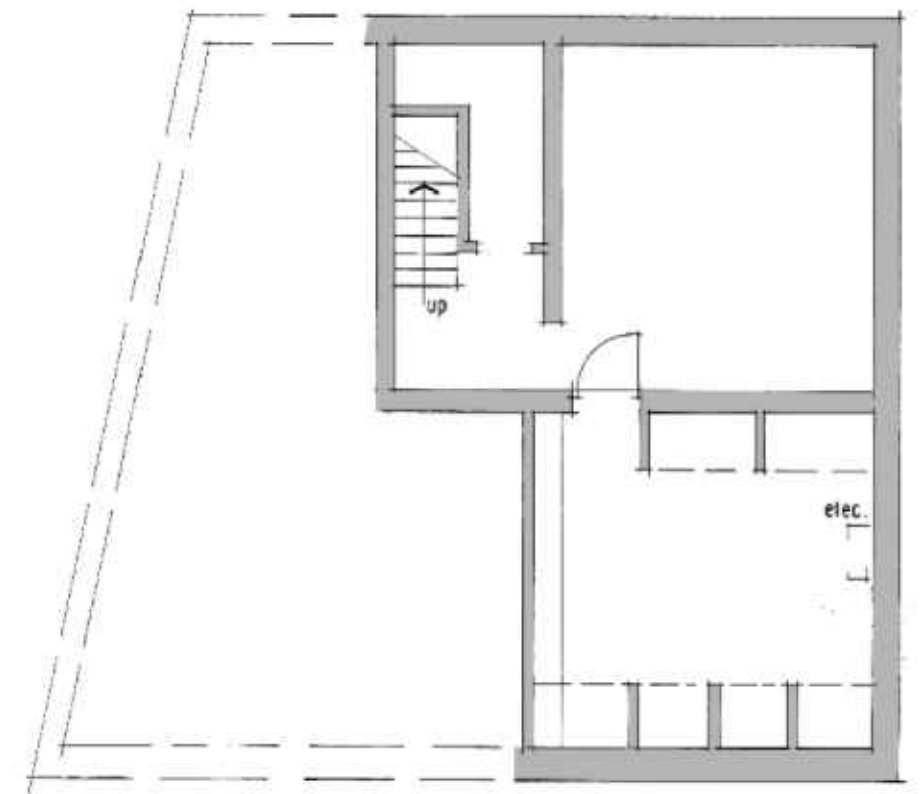
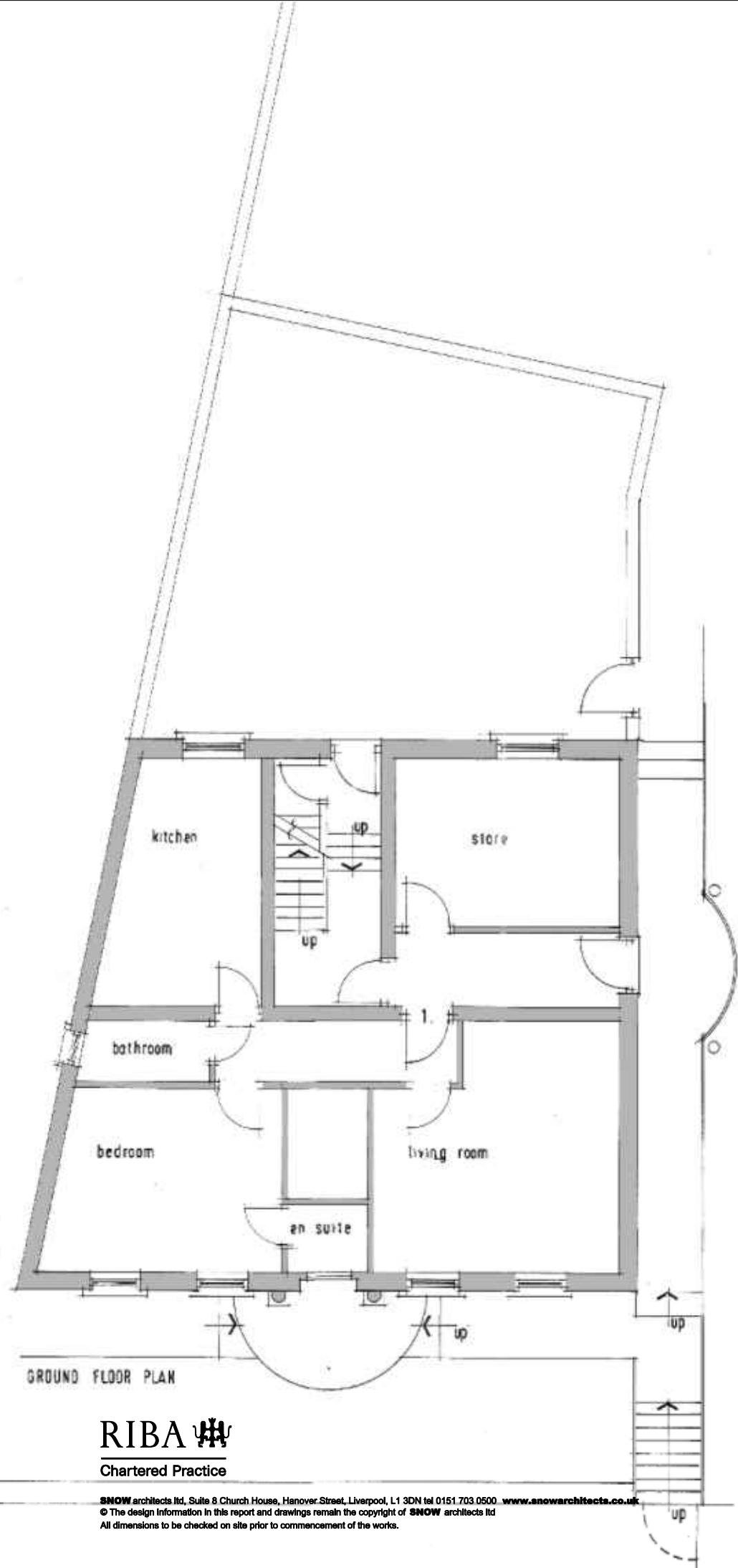
The proposals have been informed by the setting and context of the building, and with the views / issues previously discussed and agreed with the Planning department.

The design and scale of the proposed development can also be considered to be appropriate and in keeping with the existing building, thus not adversely affecting the character and appearance of the street scene and Conservation Area

PROPOSALS

The proposals for the site are enclosed on the following pages.

APPLICATION DRAWINGS



Please Note :-
Should the owner or contractor commence work without the relevant Planning & Building Regulations Approvals, they do so at their own risk. If you build something that needs planning permission without obtaining permission first, you may be forced to put things right later, which could prove troublesome and costly. You might even have to remove an unauthorised building.

SNOW architects		PROJECT Molyneux House 11 High St Prescott L34 3LD	DATE MARCH 2026
DRAWING TITLE EXISTING FLOOR PLANS		SCALE 1:100	SHEET SIZE A3
PURPOSE PLANNING APPLICATION	PROJECT NO. 341_090_026	DRG NO & REVISION 001	

RIBA 
Chartered Practice

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All dimensions to be checked on site prior to commencement of the works.

revelons:-



Please Note :-
Should the owner or contractor commence work without the relevant Planning & Building Regulations Approvals, they do so at their own risk. If you build something that needs planning permission without obtaining permission first, you may be forced to put things right later, which could prove troublesome and costly. You might even have to remove an unauthorised building.

SNOW architects		PROJECT Molyneux House 11 High St Prescott L34 3LD	DATE MARCH 2026
DRAWING TITLE PROPOSED GROUND FLOOR PLAN		DRAWN DC	SHEET SIZE A3
PURPOSE PLANNING APPLICATION	PROJECT NO. 341_080_026	DRG NO & REVISION 002	



Molyneux House 11 High St Prescot L34 3LD

PLANNING APPLICATION AND LISTED BUILDING CONSENT

HERITAGE STATEMENT

ISSUE 3 – 29 SEPT 2026

ISSUE 1 – 20 MARCH 2026

ISSUE 2 – 1 SEPT 2026



HERITAGE STATEMENT

1.0 BACKGROUND INFORMATION

1.1 Site Location

Molyneux House, 11 High St, Prescott L34 3LD

1.2 Development

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- Conversion of 1 No. Apartment into 2 No. Apartments

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2.0 HERITAGE STATEMENT

The Heritage Statement (v2.0) has been prepared to support the Planning Application. The application site is located within the Prescott Town Centre Conservation Area, a designated heritage asset as defined by the National Planning Policy Framework (NPPF)

Form P.2

METROPOLITAN BOROUGH OF KNOWSLEY

Town and Country Planning Act 1971

Application No. K/APP/9238

Date of Application 7th November 1985

"DATE RECORDED" 14th January 1986

Planning permission

Name and address of applicant: The North West Buildings Preservation Trust Ltd
The Environmental Institute, Greaves School,
Bolton Road, Sinton, MANCHESTER M27 2UX

Name and address of agent (if any): Poulson Design Group
Church Hill Chambers
Church Hill
Knutsford, Cheshire

Address or location of development: 11-15 High Street,
Prescot

Nature and particulars of development: Change of use and conversion of Constitutional Club to form 5 flats together
with the construction of new vehicular access.

The Council of the Metropolitan Borough of Knowsley hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1971 that permission has been granted for the carrying out of the development referred to above in accordance with the application and plans submitted subject to the following condition(s):

1. The development must be begun not later than the expiration of five years beginning with the date of this permission.

SEE ATTACHED SHEET FOR CONDITIONS 2-8.

The reason for the condition(s) are:

1. Required to be imposed pursuant to Section 41 of the Town and Country Planning Act 1971.

SEE ATTACHED SHEET FOR CONDITIONS 2-8.

Director of Technical and Professional Services

Date: 4.6.86

Municipal Buildings,
Archway Road, Hayton.

NOTE: This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation.

Planning approval for conversion 1986



View from High Street



View from High Street



View from High Street

Background

The Prescott Town Centre Conservation Area is located in Merseyside, approximately nine miles east of Liverpool city centre. The town sits on a south-facing hill that overlooks the valleys of two small streams: the Prescott Brook and the Hindle Brook. Because of this topography, St Mary's Church, the most important historic building in the area, sits on a natural summit and dominates the townscape.

Early History and Governance

The name Prescott originates from the Anglo-Saxon 'Preosta-Cot', meaning a 'Priest Cottage'. The circular shape of St Mary's churchyard suggests an early Christian church may have been established there as far back as the 7th century. The town grew into a thriving medieval market town and ecclesiastical centre, securing a charter to hold a weekly market in 1333.

In 1391, the Manor of Prescott was sold to John of Gaunt. Upon his death, it passed to his son, who became King Henry IV. In 1447, King Henry VI gifted the Manor and Rectory to establish a college at Cambridge University (now King's College), giving the town a degree of self-government. The day-to-day running of the town was largely managed by the Stanley family (the Earls of Derby), who resided at the nearby Knowsley Hall. Culturally, the town holds a unique link to William Shakespeare; from the mid-1590s to 1609, it was home to the Prescott Playhouse, a purpose-built Shakespearean theatre.

Industrial Heritage

Prescott has a deep industrial history that significantly shaped its built environment:

Coal and Pottery:

Coal mining began in the early 16th century to assist local industries, and the town was a major pottery producer, reaching its height in the 1750s with five working kilns.

Watch and Clock Making:

During the 18th and 19th centuries, Prescott became internationally renowned for clock, watch, and precision tool making. By 1800, it was the principal UK centre for watch movements, transforming Prescott into a "town of little workshops" before the trade declined in the late 19th century due to Swiss and American competition. A few of these original watchmakers' workshops still survive in the conservation area today.

Cable Manufacturing:

Following the decline of watchmaking, the British Insulated Wire Company (later BICC) was established in 1891 and became the town's largest employer, manufacturing cables that were exported worldwide.

Architecture and Conservation Area Character

To protect the town's historic fabric from mid-20th-century slum clearances and redevelopment, the Prescott Town Centre Conservation Area was designated in 1978 by amalgamating the former Prescott Church and High Street conservation areas.

The eastern half of the conservation area retains its medieval street layout, defined by Eccleston Street, High Street, and the narrow alleyways that connect them. The area features 21 statutorily listed buildings, the majority of which are late 18th-century or early 19th-century townhouses and cottages built from brick and rendered stone.

The conservation area is divided into four distinct character zones:

- Town Centre (High Street, Eccleston Street, and Market Place): The commercial core of the town, featuring the medieval street pattern and ornate buildings, including a 1621 timber-framed property on Eccleston Street.
- Derby Street and West Street: Known for its quiet, residential character, this area features well-preserved mid-to-late 19th-century semi-detached houses, long terraces, and historic stone boundary walls.
- Vicarage Place and Church Street: This tranquil area contains the highest concentration of listed buildings, including the Grade I listed St Mary's Church (substantially rebuilt in 1610), the 1776 Cockpit House (Prescot Museum), and the Roman Catholic Church of Our Lady Immaculate.
- Sewell Street: Characterised by groups of late 19th-century terraced cottages and direct views into the historic churchyard.

The Prescott Town Centre Conservation Area is considered one of the most important historic and archaeological sites of its kind in the Merseyside region, as it retains much of its medieval form and structure.

Spatial Character and Layout

The conservation area is defined by a basically medieval street layout, with the long, narrow outlines of historic burgage plots still readable, stretching back from the north sides of Eccleston Street and High Street. The circular, possibly Anglo-Saxon churchyard of St Mary's Church forms the western edge of the historic Market Place, serving as the primary focal point of the town.

The area also features important historic boundaries, such as the towering, three-metre-high rubble stone "Town Walls" around Mill Street, which may have medieval origins, as well as heavily detailed stone walls and gate piers along Derby Street.

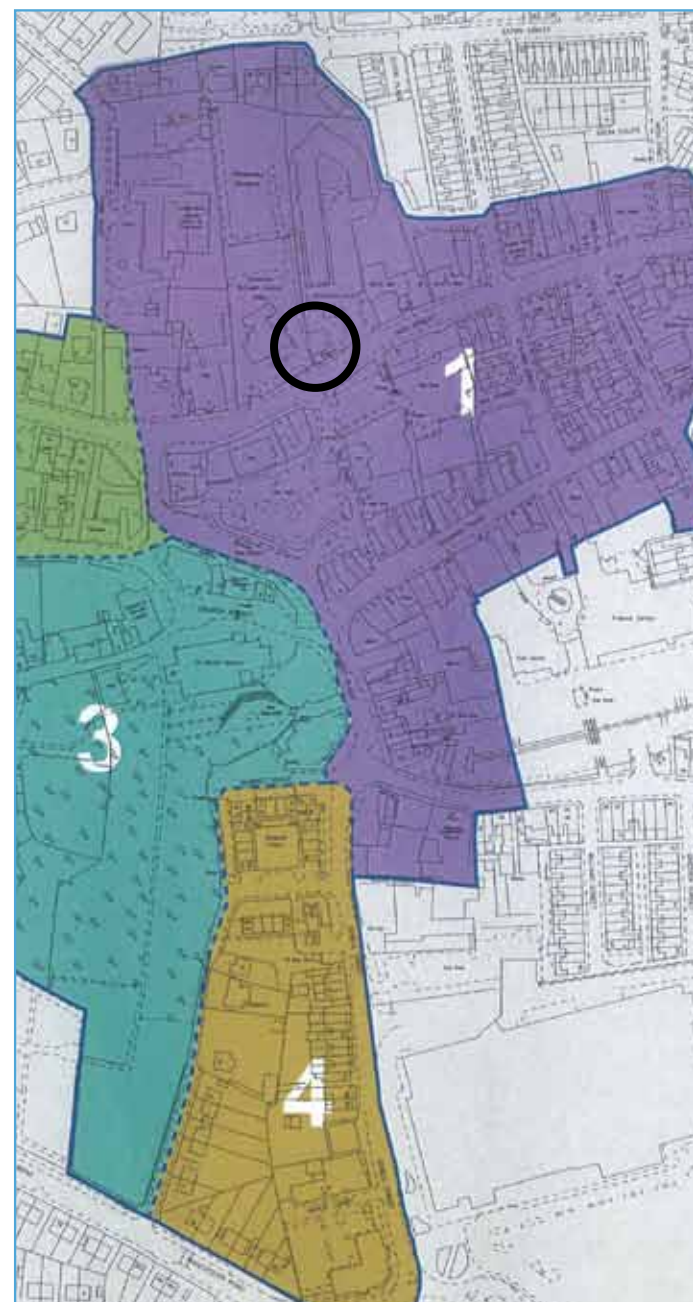
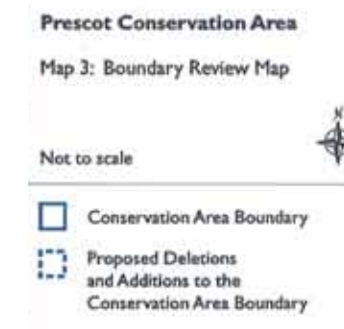
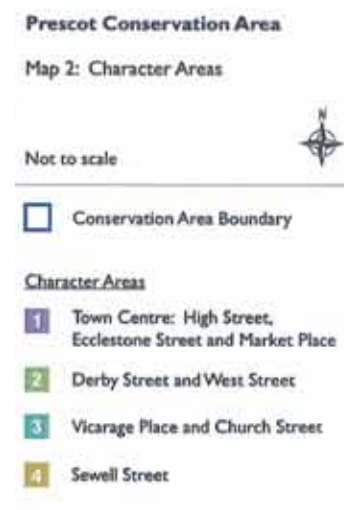
Notable Focal Buildings

While the Grade I listed St Mary's Church dominates the town due to its raised topographical position, the conservation area includes several other highly significant heritage assets:

Cockpit House (No. 34 Church Street): A grand, late 18th-century Georgian townhouse built between 1774 and 1776 on the site of a 16th-century cockpit. It was later adapted into a branch of Parr's Banking Company in 1869, reflecting an impressive, restrained architecture meant to symbolise security.

Prescot Picture Palace (Kemble Street): An ornate, Edwardian Neo-Baroque building dating to 1912. It represents a rare and early surviving cine-variety theatre that illustrates the rapid transition from music hall to cinema, retaining its historic planform, rich interior plasterwork, and early-20th-century cinema seating.

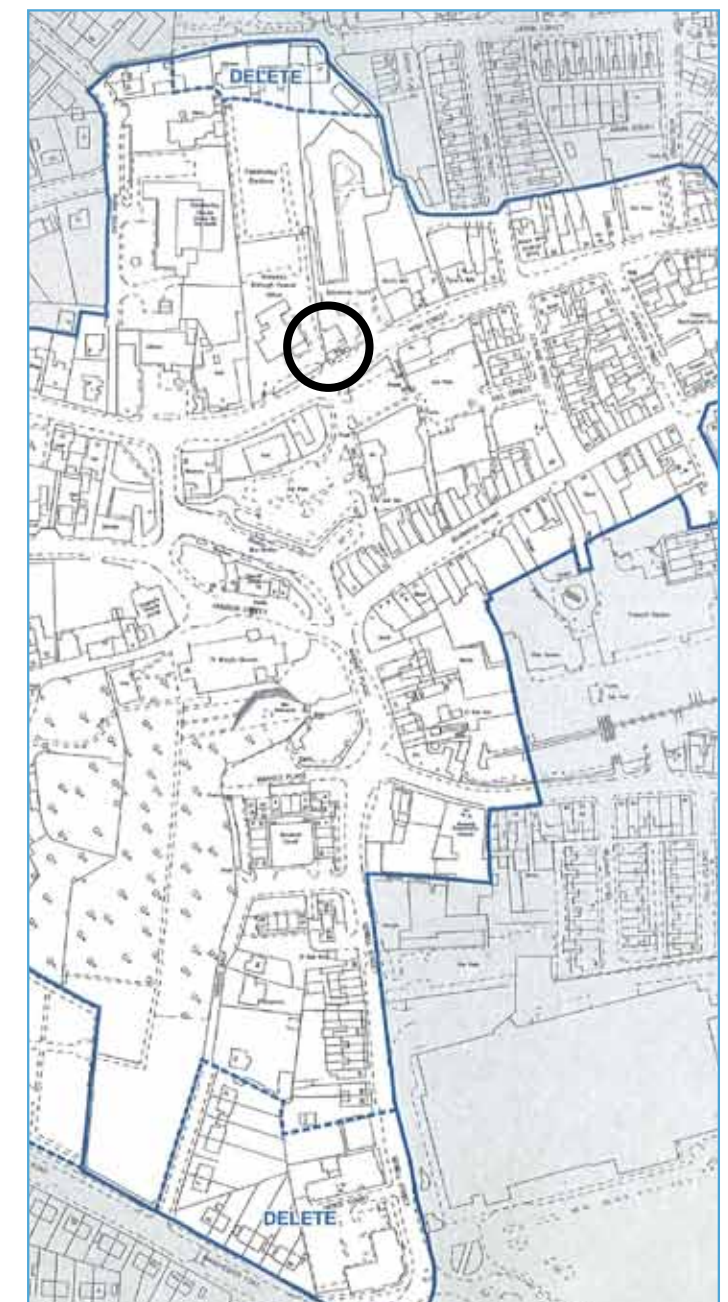
No. 30 Eccleston Street: The only obviously timber-framed building in the conservation area, featuring a highly decorative timber-framed street front and gable. Though dated 1621, it sits alongside a matching extension added in 1921.



Prescot Town Centre - Character Areas



Prescot Town Centre - Listed Buildings



Prescot Town Centre Conservation Area



Existing front entrance door



Existing pedimented doorcase



Existing front entrance door



Typical window opening



Example of 1980s workmanship to infill window sash with lightweight blockwork



Existing 1980s side entrance door.
Ply faced fire door with planted on softwood beading to form panels
The cill is placed directly upon the facing brickwork



Assessment of the Heritage Significance of the Property

The Application site, No. 11 High Street, is a Grade II listed building located within the Prescot Town Centre Conservation Area, situated close to other significant heritage assets like Cockpit House.

Historically, this property served as the town's Conservative Club and was originally listed in 1951 with a review in 1987. Dating back to the late 18th century, the property is characterised by the following architectural features:

Main Building:

It is a substantial, three-storey brick house that has been painted white. The front elevation is symmetrically arranged, being five windows wide, and features a central front door highlighted by a pedimented doorcase with Doric half-columns.

Boundary Features:

The listing for No. 11 High Street also formally includes its historic boundary structures, specifically protecting its rusticated stone retaining walls, wall piers, and gate piers.

Interior

A lot of the historic internal character of the building was lost during the conversion and adaptation to apartments in the mid 1980s. Therefore there is very little left in terms of historic features.

Assessment of the Impact of the Proposals

The character of High Street will be unaffected by the proposed development as the proposed works will be invisible from any public viewpoint. The alterations are minor and will ensure that the building footprint remains unchanged.

A lot of the historic internal character of the building was lost during the conversion and adaptation to apartments in the mid 1980s. There is very little remaining in terms of historic features.

A new opening will be formed in the historic masonry wall between the new entrance hall way and communal stair situate at the rear. Any surviving historic lintels that maybe uncovered will be retained.

The formation of the new bathroom mimics the layout of the upper floors with regards to the location of bathrooms and kitchens. This allows the use of the existing soil pipe as indicated on the enclosed application drawings.

The bathroom utilises the existing entrance hallway walls. A new wall and door access from the new entrance hall is formed with minimal disruption.

Upon inspection it was ascertained that the existing side door is not historical to the original building and it would suggest from the frame and door that this was installed as part of the conversion and adaptation works in the mid 1980's. The door is a ply faced solid core door with softwood beading installed on the face to appear like a panelled door. The frame appears to be hardwood with a hardwood cill from the same era placed upon a brickwork cill. This can be seen in the photographs

Mitigating Design Factors

The primary character of this house and its contribution to the character of the Prescot Town Centre Conservation Area derives from its public face, which will be unaffected by this proposal.

Conclusion

The proposal entails small change to great effect, respecting the original use and character of the building. It is considered the carefully considered design and the maintenance being carried out shall improve the appearance of the building in keeping with the general high quality and diversity of structures which typify the Conservation Area,

In view of the latest National Planning Policy Framework, the proposal is considered sympathetic to the character of the Conservation Area and shall complement the neighbouring buildings. We regard the proposed development to be positive in terms of social and economic impact on the wider area as well as preservation of the building for future use.



Photographic evidence demonstrating the lack of historic detail within the existing building in particular the existing entrance hall in question, which was formed during the mid-1980s conversion



View from High Street 1979



View from High Street 1902

**EVIDENCE TO PROVE
THE SIDE DOOR IS NOT
AN EXISTING SIDE EN-
TRANCE DOOR**



SJ4692NE Surveyed 1954, Published 1955



View from High Street post 1979



SJ4692NE Surveyed 1974, Published 1975



View from High Street 1990





Examples damp plasterwork prior to commencement of the works



Examples of areas that require new plasterwork



Specification for traditional internal three-coat lime plaster applied directly to solid brickwork,

Note: Any material alterations to a Grade II listed building require Listed Building Consent (LBC) from your local Conservation Officer.

1.0 General Requirements

1.1 Compatibility: All replacement plaster must match the original historic fabric in composition, strength, and permeability. Under no circumstances should modern gypsum plaster or cement render be used on historic solid external walls.

1.2 Environmental Conditions: Plastering must not take place in temperatures below 5°C or above 30°C. The building must be weather-tight before internal plastering commences.

1.3 Protection: Protect adjacent historic features (joinery, fireplaces, cornices) with low-tack tape and breathable protection boards.

2.0 Materials & Product Recommendations

For traditional historic work, **Non-Hydraulic Lime (Lime Putty)** is the gold standard for internal plastering. It sets slowly via carbonation, offering maximum flexibility and breathability. For a faster set in slightly damper conditions, a weak **Natural Hydraulic Lime (NHL 2)** is an acceptable alternative.

Base Materials

Component	Specification	Recommended UK Products
Lime Binder	Matured fat lime putty (matured minimum 3 months) or NHL 2.	<i>Ty-Mawr Lime Putty, Cornish Lime Putty, or St Astier NHL 2.</i>
Aggregate (Base)	Well-graded, washed sharp sand (up to 3mm or 5mm down).	Locally sourced sharp sand matching original historic aggregate.
Aggregate (Finish)	Fine silica sand or crushed chalk (less than 1mm).	<i>Singleton Birch Fine Sand, Mike Wye Fine Silica.</i>
Reinforcement	Natural hair (horse, cow, or goat) to prevent shrinkage cracking in base coats.	Pre-teased animal hair from <i>Ty-Mawr</i> or <i>Womersley's</i> .

Pre-Mixed Products (For consistency and ease)

If site-mixing is not preferred, use reputable pre-batched heritage mortars:

Scratch & Float Coats: *Ty-Mawr Haired Chalk Base Coat* OR *Cornerstone NHL 2 Base Coat*.

Setting Coat: *Mike Wye Heritage Fine Finish* OR *Cornish Lime Putty Setting Stuff*.

3.0 Preparation

Removal of Incompatible Material: Carefully hack off any existing cementitious or modern gypsum plaster back to the bare brick. Do not use heavy pneumatic tools that could damage the historic brick faces.

Raking Out: Rake out loose or friable mortar joints to a depth of roughly 10-15mm to provide a physical "key" for the new plaster.

Consolidation: Brush the wall down to remove all dust and loose debris.

Suction Control: Solid historic brick is highly porous and will suck the moisture out of fresh lime plaster too quickly, causing it to fail. Dampen the wall thoroughly with a mist spray of clean water the day before, and again immediately before plastering. The wall should be damp but not glistening with standing water.

4.0 Execution: The 3-Coat System

Historically, lime plaster is applied in three distinct layers to ensure a flat finish and manage shrinkage.

4.1 Dubbing Out

Fill any deep depressions, missing bricks, or heavy undulations with a stiff mix of haired lime mortar and broken clay tile fragments to bring the wall generally flush before the first coat.

4.2 Coat 1: The Scratch Coat (Pricking Up Coat)

Mix: 1 part Lime Putty to 2.5 parts sharp sand, heavily haired (approx. 4-5kg hair per cubic metre).

Application: Apply firmly using a steel trowel to a thickness of 9-12mm, pushing the plaster into the raked joints for a strong mechanical key.

Finishing: Once the plaster begins to firm up (but before it sets), heavily scratch the surface with a lath scratcher or comb in a diamond pattern to provide a key for the next coat.

Curing: Leave to carbonate. This typically takes 10 to 14 days minimum.

4.3 Coat 2: The Float Coat (Straightening Coat)

Mix: 1 part Lime Putty to 3 parts sharp sand. Lightly haired (approx. 2kg hair per cubic metre).

Application: Damp down the scratch coat. Apply the float coat to a thickness of 9-12mm. Use a straight edge to level the wall and rule off any high spots.

Finishing: Consolidate the surface with a wooden float (devil float) leaving a slightly open, gritty texture for the final coat to grip.

Curing: Leave to carbonate for a further 10 to 14 days. Shrinkage cracks should be pushed back in with a wooden float, not filled.

4.4 Coat 3: The Setting Coat (Finish Coat)

Mix: 1 part Lime Putty to 1 part fine silica sand or chalk (unhaired).

Application: Dampen the float coat. Apply the finish coat in two tight, thin passes to a total maximum thickness of 2-3mm.

Finishing: Trowel up using a steel trowel, using light misting of water to achieve a smooth, closed finish. Do not over-trowel, as this draws the lime to the surface and causes crazing.

5.0 Curing & Aftercare

Lime putty plaster does not "dry"; it cures by absorbing carbon dioxide from the air (carbonation).

Drying Time: Allow at least 4 weeks per 25mm of thickness before decorating.

Environment: Prevent rapid drying. If the room is warm or breezy, hang damp hessian sheets across the walls to maintain local humidity.

Tending: Return to the plaster over the first 48 hours to cross-trowel or float away any minor shrinkage cracks.



Existing shower to rear of front entrance



Existing plasterwork to blockwork to rear of front entrance



Existing pedimented doorcase



Existing front entrance door



Existing front entrance door head



Existing front entrance door

Method statement the safe removal of the blocking wall and the reinstatement of the historic timber door and frame.

1.0 Pre-Start & Enabling Works

Consents: Ensure Listed Building Consent (LBC) conditions have been discharged before works commence.

Condition Survey: A full photographic survey of the blocked opening, internal and external elevations, and the historic timber door (if stored off-site) must be recorded.

Temporary Propping: Although the original lintel or arch should still be in place, a structural assessment must verify its condition. If the lintel is degraded, temporary needle propping will be required above the opening before the blocking wall is removed.

Protection: Adjacent historic masonry, joinery, and flooring must be protected using heavy-duty breathable boards and impact-resistant sheeting.

2.0 Execution Sequence

The following sequence details the physical works. **Order of execution is critical** to prevent structural instability or damage to the original timber frame

1.Establish Temporary Support: Only if structural assessment deems the original lintel compromised. Install Acrow props and Strongboy supports above the doorway lintel or arch. This must bear the weight of the masonry above while the blockwork wall and defective lintels are addressed.

2.Remove the Blockworkl : Must be done entirely by hand. Starting from the top centre of the blocking wall, carefully remove the modern masonry (brick or block) downwards. Use hand tools (hammer and bolster) only. **Do not use pneumatic breakers or heavy power tools**, as the vibration can shatter adjacent historic brickwork or damage the original timber jambs if they are concealed behind the blockwork.

3.Examine and Prepare the Opening:

Once the blocking is removed, carefully rake out any modern cement mortar used to tie the blocking wall into the historic reveals. Assess the original timber lintel or masonry arch. If decayed, repair or replace in accordance with the structural engineer's details. Clean the historic jambs with a stiff bristle brush (non-metallic) and water.

4.Repair the Original Timber Door and Frame:

Splice in new seasoned timber (matching the species, grain, and profile of the original, typically oak or Baltic pine) to any rotten sections of the frame or door leaf. Repair original mortise and tenon joints using traditional timber pegs. Retain all original ironmongery, carefully cleaning it of rust and later paint layers.

5.Hang the Principal Door:

Hang the historic door leaf on its original (or exact replica) hinges. Check the swinging clearances and adjust the hinges to ensure it operates smoothly without binding against the frame.

6.Pointing and Making Good:

Seal the junction between the timber frame and the historic masonry using a traditional burnt sand mastic or a highly breathable haired lime mortar (NHL 2 or Lime Putty). Do not use modern silicone or polyurethane mastics, as these trap moisture against the timber.

3.0 Finishing and Aftercare

Once the door is reinstated and the surrounding masonry has cured, the door should be finished using a breathable microporous paint or a traditional linseed oil system. This allows the timber to breathe while shedding liquid water, preventing future rot at the vulnerable bottom rails and stiles



Typical new window installation

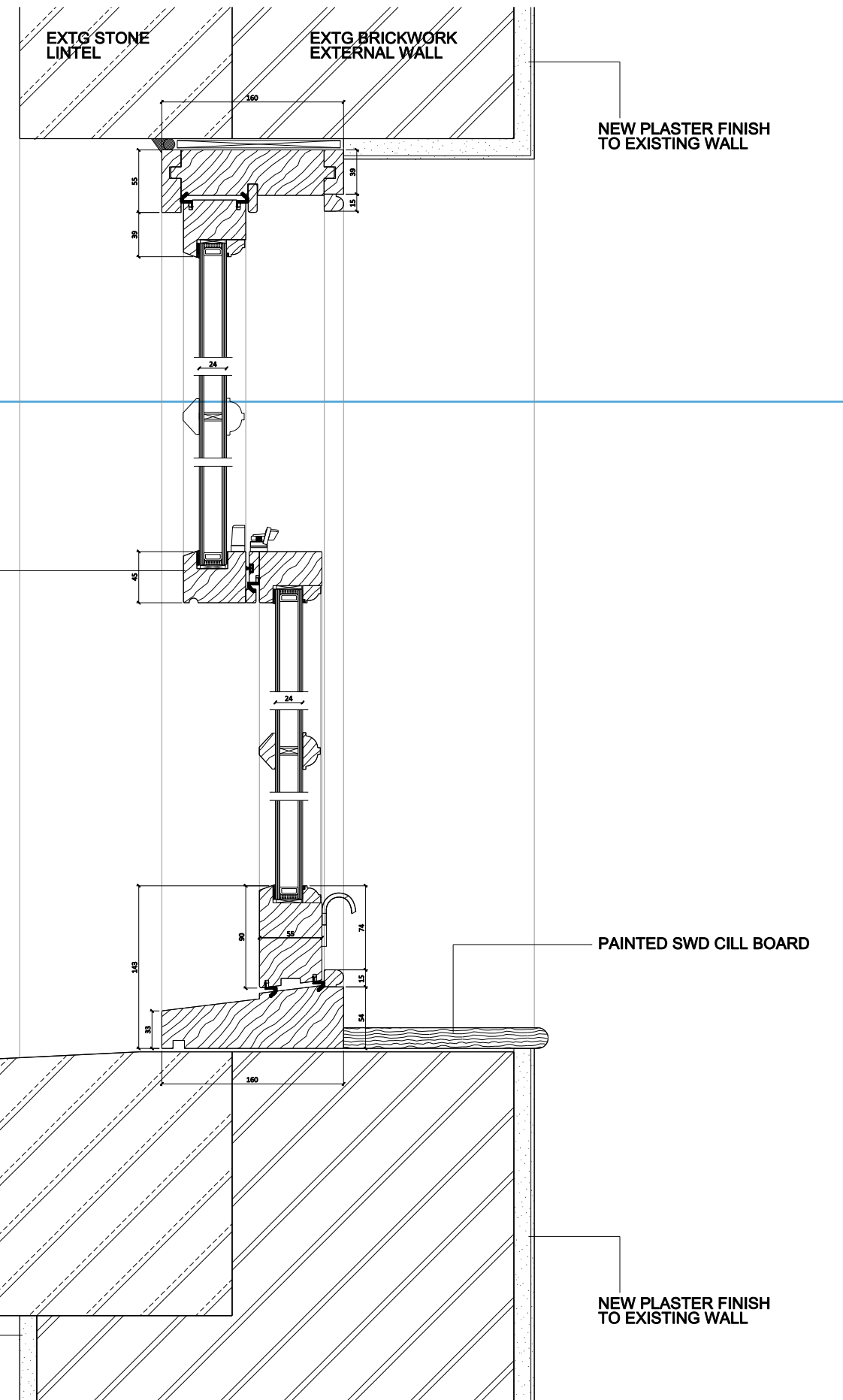


Windows and Cills painted in Chartwell Green



NEW TREATED SWD SPIRAL BALANCED SLIDING SASH WINDOWS

EXTG RENDER FINISH



Specification for treating dry rot (Serpula lacrymans) on brickwork in listed or historic buildings
British Standard (BS 7913:2013 Guide to the Conservation of Historic Buildings) and Historic England Technical Guidance.

In conservation practice, environmental control (eliminating the moisture source and promoting rapid drying) takes priority over wholesale chemical irrigation or destructive fabric removal.

Specification: Dry Rot Remediation to Historic Brickwork

1. Statutory Approvals & Scope

1. Listed Building Consent (LBC): The Contractor shall not execute invasive works—including exploratory opening-up, drill-irrigation of masonry, or plaster removal—without written confirmation from the Contract Administrator (CA) regarding LBC status.
2. Conservation Principle: Minimise intervention. Preserve original historic brickwork, lime mortars, and historic timber components wherever structurally feasible.

2. Preliminary Works & Moisture Source Elimination

1. Identify & Fix Moisture Ingress: The primary cause of fungal germination (e.g., leaking parapet gutters, blocked downpipes, elevated ground levels, or defective flashings) shall be repaired immediately.

2. Environmental Controls:

- Introduce controlled heating and low-level cross-ventilation to drop timber moisture content below 20% (the threshold for dry rot activity).
- Do not use aggressive high-heat drying systems that risk shrinking historic structural joinery or cracking delicate brick lime-binder networks.

3. Preparation & Exposure of Brickwork

1. Fungal Removal: Carefully scrap off all surface mycelial mats, strands, and fruiting bodies (basidiocarps) using non-ferrous hand scrapers and soft wire brushes.
2. Containment: Spores and fungal debris must be immediately bagged in heavy-duty poly-sacks, sealed, and disposed of off-site as controlled waste to prevent spore dispersal.
3. Plaster Stripping: Remove modern gypsum plaster or impermeable cement renders back to bare brickwork within the active decay zone. Historic Lime Plaster: Intact, historic lime plaster shall not be stripped automatically. Where stripping is necessary, cut cleanly with hand tools to a neat margin agreed upon by the CA.
4. Mortar Raking: Rake out loose, decayed, or fungus-infested mortar joints by hand to a depth equal to twice the joint width (minimum 20mm). Do not use mechanical angle grinders on historic brickwork.

4 Decontamination & Masonry Treatment

Note on Chemical Irrigation: Deep-hole drill-irrigation (pressure injecting biocide into brickwork) is restricted in listed buildings. It creates permanent aesthetic damage and introduces high volumes of water into soft porous historic bricks.

1. Surface Sterilisation: Apply an HSE-approved, micro-emulsion fungicide (specifically formulated for Serpula lacrymans, e.g., low-odour water-borne glycol/borate formulation) to bare brick surfaces and open joints. Apply strictly in accordance with manufacturer instructions using low-pressure spray equipment.
2. Joint Treatment: Where fungal strands run deep into brickwork core, apply targeted, breathable borate-based paste/gel into open joints prior to repointing.

5. Reinstatement & Breathability

1. Lime Mortar Repointing: Re-point open brickwork joints using a matching Non-Hydraulic Lime Putty (Fat Lime) or Hydraulic Lime (NHL 2 or NHL 3.5) mortar blend with locally matched sharp sand. Cementitious mortars are strictly prohibited.
2. Lime Plaster Reinstatement: Where plaster was removed, re-apply a 3-coat breathable lime plaster (hair-lined scratch coat, float coat, and fine lime putty finish coat).
3. Redecoration: Finish walls exclusively with breathable coatings (e.g., limewash, silicate paint, or breathable clay paint) to maintain vapour permeability. Never apply modern film-forming vinyl emulsions.

6. Structural Timber Isolation

Bearing Isolation: Where new or retained structural timbers seat into treated brickwork pockets:

Isolate timber ends from direct masonry contact using physical damp-proof membranes (e.g., heavy-duty lead sheet or thick polythene isolators) or steel joint shoes.

Provide an air gap of minimum 10mm-15mm around the timber sides and end grain for ventilation.

Timber Preservative: Apply dual-purpose fungicidal paste to end-grain cut surfaces of replacement timbers.