

HERITAGE STATEMENT

on behalf of Ms Anita Allen



Cass Associates

Studio 204B
The Tea Factory
82 Wood Street
Liverpool
L1 4DQ

Tel: 0151 707 0110
Fax: 0151 707 0332
E-mail:
richard.roberts@cassassociates.co.uk

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1.0 INTRODUCTION

This Heritage Statement supports a planning application to repair and restore 7, Market Place in accordance with the principles of the High Streets Heritage Action Zone initiative.

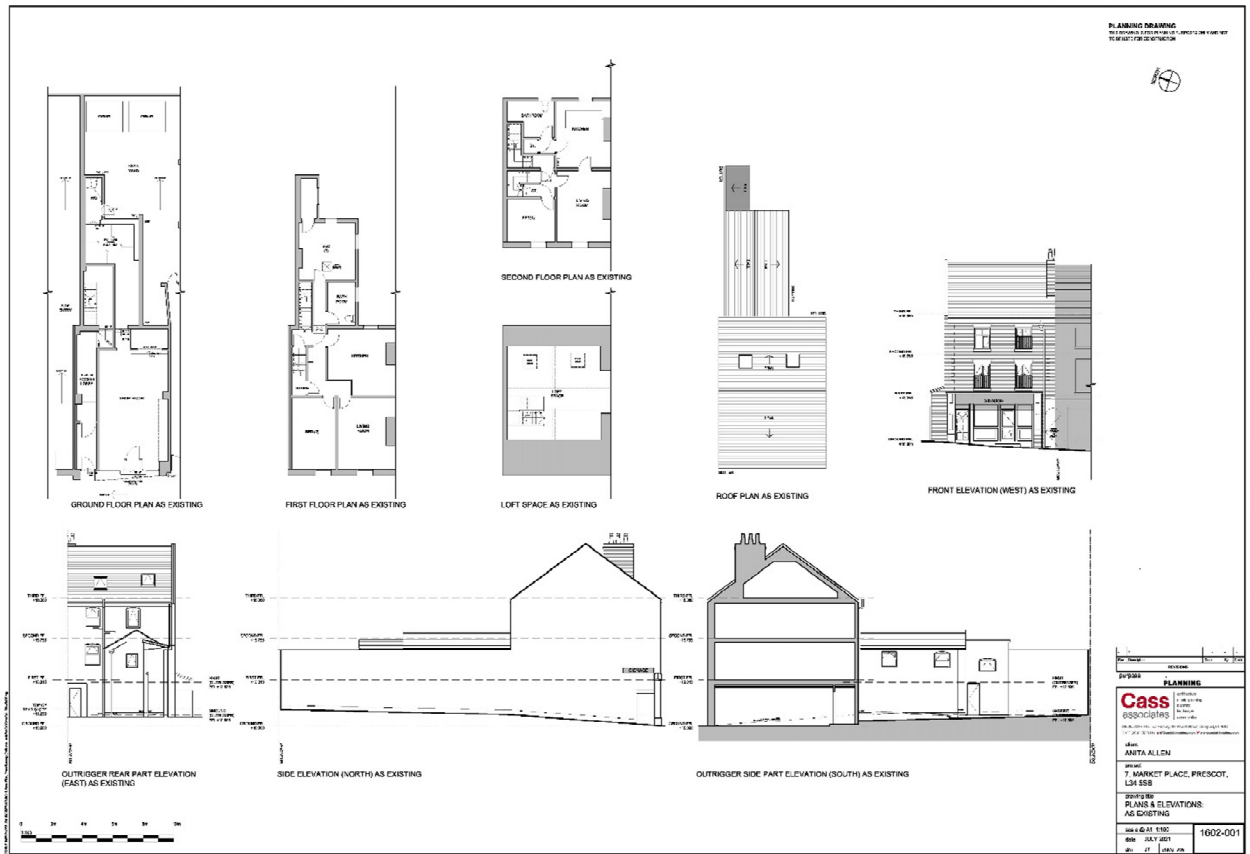
2.0 GENERAL DESCRIPTION OF BUILDING FOLLOWING SURVEY

- The building is a three storey property located within a terrace of similar properties on the east side of Market Place. The accommodation consists of a retail unit at the ground floor, presently a clothing boutique, and rented residential flats on the upper floors. The flats are accessed via a separate entrance on the front elevation. The shared rear yard provides service access and an escape route from the ground floor via a narrow passage at ground floor between No.7 and No.9.
- The property was originally terraced on both sides, however the original property to the north (left) is now demolished and the site vacant (though acting as an approach to a print shop to the rear). The exposed gable has been rendered, apparently with sand/cement.
- The construction is traditional loadbearing brickwork below a slate roof with a central ridge. There is a two-storey rear outrigger, in rendered masonry below a pitched slate roof, the side wall of which is in line with that of the main building on the northern boundary of the plot.
- See floor plans on following page for general layout.



- The historic photographs below illustrate former shopfronts applied to the property.





2.1 EXTERNAL

2.1.1 Elevations

Front

- The wall construction to the front elevation is 9" solid loadbearing clay brick with brick quoins to each side and stone cills and heads to the windows. The ground floor front elevation has a continuous timber shopfront extending across the full width of the property, including on the left hand side an access door to the flats above.
- The first floor external wall is presumed to sit on a concealed bressumer beam. The wall has deflected outwards and is currently restrained in by a triangular tie on the right hand side. The masonry has been painted and it is not possible to establish the type or condition of the pointing.
- The windows at both first and second floors have been replaced with modern UPVC, however older photographs suggest that these were originally vertical sliding sash with Georgian panes (2 panes over 2).
- The wall to the front elevation is capped by a carved stone eaves cornice, the top of which is dished and lined in lead to form a gutter. The lead lining appears to have failed causing some staining and deterioration to the wall below.



Rear

- The brickwork to the rear elevation is coated in sand cement painted render. There are no original windows and it is not apparent which openings are original, although some have arched heads which suggests that these are original. The outrigger, some of which is likely to have been original, is similarly rendered and fenestrated.
- The general condition of the rear of the property is poor, with PVC rainwater goods, missing fascias to the eaves and badly stained, cracked render.



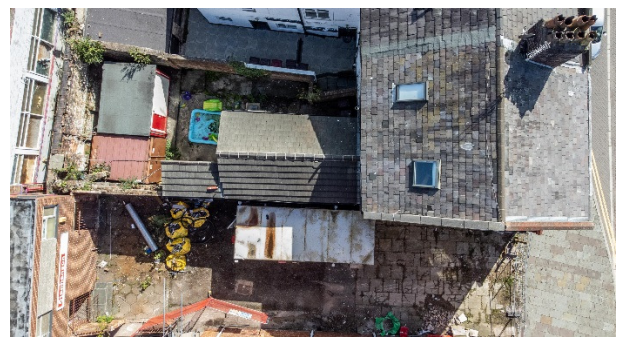
Side

- The side/gable elevation to the main building, the outrigger and rear boundary wall is coated in sand cement painted render, in varying condition. It is apparent that the internal face of the wall to the main house, which is partially retaining, is damp at lower level.
- Stone copings which cap the gable verge do not appear to have sufficient overhang to the face of the render to provide full weathering. The copings to the front slope differ from those to the rear.
- The boundary wall is in very poor condition and appears to be unstable and in need of rebuilding in the upper portion.



2.1.2 Roof

- The main roof is in traditional Welsh slate. The roof slopes require a further walk-over survey accompanied by a competent roofing contractor before finalising the scope of work. Similarly, the flashings should be inspected. Observed from ground level and from drone photographs however, it appears that the front slope has been re-laid and is in better condition than the rear, which has number of dislodged slates. The rear slope has two roof lights which appear to be poorly installed. The copings and flashings to the gable, flashings to the chimney on the adjacent property and ridge tiles are likely to need replacing.
- Rainwater goods and roof drainage appears to be in need of repair and/or replacement. The linings and condition of all the gutters should be replaced and flashings inspected.
- The rear outrigger has a pitched roof with concrete tiles to the outer slope and either slate or concrete tiles (tbc) to the inner slope. Further inspection of this element is also recommended by a competent roofer.



2.2 INTERNAL

2.2.1 Ground Floor

- The retail unit is functioning and in a tidy and clean condition.
- There are no original decorative features apparent.
- The access corridor and stairwell to the flats on the upper floors has areas of significant dampness apparent, particularly to the lower part of the gable elevation wall on the northern side. It is likely this is caused by a combination of rising damp and damp from the retained earth outside, exacerbated by the application of impermeable sand/cement render and inadequate ventilation. This requires further investigation.



2.2.2 First and Second Floors

- The upper floors are occupied residential flats and are in a clean and tidy condition. The roof space has been converted to provide a mezzanine level to the second floor flat.
- There are no original features apparent.



3.0 AN ASSESSMENT OF THE HERITAGE SIGNIFICANCE OF THE BUILDING

The NPPF expects that major development proposals which affect heritage assessments should be accompanied by an assessment of the heritage significance of those heritage assets and an assessment of the impact of the development on that significance. The glossary of the NPPF defines significance (for heritage policy) as:

‘The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting’.

Architectural Significance

The building is a three-storey property on Market Place in Prescot town centre. The property is an unlisted building within the Prescot Town Centre Conservation Area, which is a designated heritage asset in accordance with the NPPF.

Historic England

Historic England provides some guidance on understanding heritage interest and heritage values in its Conservation Principles (2008). It advises that heritage values can be in one of four categories:

- **Evidential Value:** Evidential value derives from the potential of a place to yield evidence about past human activity.
- **Historical Value:** Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.
- **Aesthetic Value:** Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.
- **Communal Value:** Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly) associative) and aesthetic values, but tend to have additional and specific aspect.

In terms of the heritage value as set out in Historic England’s conservation principles, the building displays:

- **Evidential Value:** The building has moderate evidential value as an example of a 19th Century shop unit, although this has been compromised by late 20th Century modifications.
- **Historical Value:** The property has moderate illustrative value demonstrating the form and pattern of development in Market Place during the 19th Century, although again the alterations to the frontage have reduced the significance. The property has no significant associative value.
- **Aesthetic Value:** In its current state the property has limited aesthetic value as, following alterations, very few of the decorative and stylistic features representative of the period remain, both internally and externally.
- **Communal Value:** The communal value of the property is moderate, derived from its relatively long continuous use as a retail shop serving the local community and its central location on Market Place. The latter has however reduced significantly as Market Place has been altered, and the west side lost, in the later 20th Century. The rejuvenation of this area may however restore some of the importance of Market Place within Prescot.

4.0 AN ASSESSMENT OF THE IMPACT AND JUSTIFICATION FOR THE PROPOSED WORKS

The proposals for the repair and restoration of 7 Market Place comprise strategies and design elements which will have beneficial impacts on the heritage significance of the building.

Restoration

The original appearance of the building has been substantially damaged by poorly considered late 20th Century modifications, including replacing the shopfront and upper floor windows, removal of the adjacent property and alterations to the rear.

The proposals are to reinstate appearance of the street elevation, including a shopfront similar to that which existed in the early 20th Century and the original upper floor windows, based on historic photographic records.

Repair

The proposals also include the general repair of the building fabric, using traditional materials and techniques. This will include structural repairs, the removal of paint from the brickwork on the front elevation, replacement of inappropriate render from other elevations, new windows, rainwater goods and repairs to the roof, eaves and coping stones. The proposals will stabilise the building and restore the integrity, durability and appearance of the built fabric.

Justification for the Proposed Works

The proposals should be viewed in terms of both preserving and restoring the individual property, and also in the wider context of its contribution to the conservation area.

To avoid further degradation of the fabric it is important that repair work is carried out to secure the long term integrity of the building.

The restoration of earlier architectural features that have been lost, in particular to the front elevation, will enhance the appeal and value of the building in its own right, but will also contribute to the overall appearance and setting of the whole of Market Place and the Prescott Town Centre Conservation Area. The proposals have been developed in close liaison and with the support of the Prescott Heritage Action Zone Project Officer. The conclusion of this assessment therefore, is that the proposals will not result in any loss or damage to a heritage asset (the Conservation Area), but will in fact make a positive contribution to the Conservation Area.

The proposals therefore can be considered to represent appropriate development.

5.0 MITIGATION STRATEGY

The proposals include a significant amount of alteration and repair. However, in this instance, the proposals are for repair and restoration works to remove inappropriate modifications and are therefore beneficial.

The proposals have been developed as part of the Prescott High Street Heritage Action Zone initiative and with significant input from the Prescott Heritage Action Zone Project Officer. The details and materials have been agreed with the HAZ Project Officer and can therefore be regarded as being in accordance with the aspirations and principles of the Initiative.