

Heritage Statement

Proposed Rebuilding of Boundary Wall

10 Vicarage Place

Prescot/Car Park to Deane House



Date: 02.06.2026

Client: Punch Pub Company

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1 Introduction

1.1 *Author Profile*

I am a chartered building surveyor elected in 1983, forming my own chartered building surveying practice since 1984. Since that period, I have dealt with projects in the heritage sector both in terms of survey analysis reports. I was commended in the 1991 first RICS conservation awards and some 30 years ago took a master's degree in the Care of the Historic Environment. I am an RICS registered conservation surveyor, and dealing with heritage statements regarding listed buildings scheduled, ancient monuments, conservation areas and other associated heritage issues.

1.2 *Purpose of Report*

The purpose of the report is a heritage statement to support listed building application to rebuilding a wall which has collapsed.

1.3 *Sources & Information Relied Upon*

MGI Drawings:

3266-DEAN-1.02 Site Plan

3266-DEAN-1.03 Location Plan

3266-DEAN-1.04 Existing Elevations

3266-DEAN-2.02 Proposed Elevations & Sections

Deanes House Prescott Structural Calculation Report

2 Proposals

2.1 The Proposal

Brief History

The wall in question is a brick and a half-handmade brick wall with a mortared and follows the curtilage of a listed building and abuts the public car park which also serves Deanes House, which is a public house owned by Punch Pub Company.

The wall has recently collapsed, and you can see from the photographs where the outline of the wall was and in the photographs in Appendix A indicating the shape of the wall together with the adjoining drawings.

Proposals

It is intended to rebuild the wall and you will see from the section that the area which is submersible below the ground level of the car park will have normal brickwork, but that due to the amount of bricks that have been saved it will be possible to face the lower side onto The Old Vicarage in the reclaimed bricks, and then all the reclaimed bricks will be used for the full thickness of the wall above that as indicated on the proposed drawings.

The mortar used to relay the bricks will be a way of analysing from the mortar sample which is attached.

3 Assessment of Heritage Sites and Impact

In Appendix A are the tables which have been used to assess the impact.

Significant Assessment

English Heritage guidance on heritage assessment is set out in Conservation Principles, Policies and Guidance for the Protection of the Historic Environment (EH, 2008) which identifies a series of “heritage values” against which a site's heritage significance should be assessed.

Evidential Value

Evidential value derives from the potential of a place to yield evidence about past human activity and can be natural or manufactured. Very often archaeological deposits are of evidential value as they are the primary source of human activity for a particular place and period. However, other types of asset can also be of evidential value where the written or drawn record may be incomplete. Age is a strong indicator of relative evidential value but is not paramount while the evidential value of an asset tends to be diminished in proportion to the extent of its removal or replacement. There is a certain degree of overlap with historical value, discussed below.

There is no evidence from the ground which has been disturbed of any evidential value that may be found when excavating for the new foundations for the wall. However, should the local authority feel it is necessary to put a condition on watch and breathe through archaeologists, then obviously we can investigate that.

Evidential value therefore is low.

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 either illustrative or associative. Illustrative value relates to the way a place may provide a tangible link to illustrate aspects of history or prehistory. This relies on visibility and may relate to distinctiveness of a regional tradition or an aspect of social organisation. Associative value is concerned with links with a notable family, person, event, or movement. Buildings or designed landscapes may relate to a particular person and the way in which they were designed, laid out or furnished may reflect that person's personality or needs. Buildings or landscapes may also be associated with notable art, literature music or film and they may derive associative value from this.

The property does have good historical value and forms the curtilage of the site including forming in effect a passageway between this and historically part of a group of buildings including the Church of St Mary which is Grade I listed, 6 Vicarage Place Grade II, 2-6 Grade II listed buildings, the subject property to which the curtilage is, that is number 10 including garden, and number 14 Vicarage Place which forms part of the group of properties together with Our Lady Immaculate St Joseph's Roman Catholic Church, again Grade II.

The sit lies within the Prescot Town Centre Conservation Area, and Deanes House which abuts up to the site is also a positive unlisted building.

In this case, the Vicarage Place curtilage wall runs the full length of the northern section of land which abuts also onto the car park. This is all in handmade brickwork which in my view is probably late 18th century.

*The historic value is considered **medium** value.*

Aesthetic Value

Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place; it can be because of conscious design or can arise fortuitously because of the development and use of a place over time, or from a combination of the two factors. Where aesthetic value derives from conscious design, this may relate to aspects such as form, proportions, massing or of views and vistas, and the retention of the value relies on maintaining the integrity of the concept. Fortuitous aesthetic values may involve the organic form of a rural or urban landscape and reflect the appearance of a place as it has developed over a period. Aesthetic value resulting from the passage of time on human works, the “patina of age” may overlie the values of conscious design and may enhance or detract from them.

*The wall itself has some aesthetic value, although not significant in terms of any architectural merit but it is a good example of late 18th century Georgian style handmade brickwork. Value **medium**.*

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 tightly bound up with historical (particularly associative) and aesthetic values but tend to have additional and specific aspects. This may relate to commemorative or symbolic places, or places which contribute to a sense of identity. Communal values may tend to relate more to an activity associated with the place rather than the physical buildings themselves and is thus less reliant on the physical survival of historic fabric.

The wall itself is strange to say but does have communal value in the sense that it has formed a significant boundary to an area within a group of listed buildings.

*We therefore consider the communal value to be **high**.*

Summary of Significance of Heritage Asset

Referring to table 3.1 of the cultural impact tables, this is an asset of importance in terms of evidential, historic, aesthetic and communal value or several more of one of these, but with regard to table 3.2 we consider it could be considered high in that it is mainly Grade II buildings, although because it is within the setting of a Grade I building, so on reflection we consider the asset to be **high**.

Magnitude of Impact

We consider that the impact is **no change** in the sense that the wall has been rebuilt reclaiming the original bricks of the correct mortar which has been assessed.

Significance of the Effect

Looking at significance of impact, we consider that because of the value being **high** and the magnitude of impact is **no change**, then the outcome is **neutral**.

4 Local Plan Policy – Knowsley Replacement Unitarian Development Plan Adopted June 2006

Policy DQ5 – Development in Conservation Areas

New development within or close to a Conservation Area must preserve or enhance the character or appearance of the Area.

This is a rebuilding of a wall that existed before, so there is really no change, it is just a reinstatement of a feature within the conservation area.

Policy DQ6 - DEMOLITION OF BUILDINGS AND STRUCTURES IN CONSERVATION AREAS

The wall which is obviously part of the listed building has collapsed rather than being deliberately demolished and therefore is just being reinstated.

Policy DQ7 – Listed Buildings

We consider that this is simply a reinstatement of an existing historic asset using the same materials as reclaimed off the site.

Explanatory Note to DQ7

ENFORCEMENT POWERS AVAILABLE TO SECURE THE REPAIR OF LISTED BUILDINGS 11.48 The Council has powers to require owners to carry out urgent works to preserve Listed Buildings.

In this case, it is intended to rebuild as soon as possible, hence the reason for the submission.

5 National Planning Policy Framework

5.1 207

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

An inspection of the site has been carried out with an assessment of the mortar, condition of the brickwork, to enable and understanding how the construction has taken place from historic photographs, the nature and shape of the wall in its original position.

5.2 210

In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*

The rebuilding of the wall will sustain the significance of the heritage asset.

- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*

The rebuilding of the wall will achieve this criterion.

- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

5.3 212

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

The reinstatement of the wall is in fact the rebuilding and reinstatement of a historic asset built in the same way as the original wall with mortar as being assessed.

6 Conclusion

We consider the rebuilding of the wall has taken account of the reusing of materials, the mortar analysis to ensure that the mortar is correct and from photograph evidence the shape and the height of the wall has been carefully appraised.

We consider therefore the rebuilding of this wall is an important feature of both the curtilage of the listed building and the Prescott Town Centre Conservation Area.

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7 Appendix A – Photographs

Photograph 1



Boundary wall forming the curtilage of The Old Vicarage seen from the car park to Deanes House.

Photograph 2



Handmade bricks to wall indicating the coursing and the red sandstone coping.

Photograph 3



End view of the abutment of the wall where it has collapsed showing brick and a half width wall in handmade bricks.

Photograph 4



This shows the abutment of the wall where it ran into the rear wall of the original vicarage being bonded in every eighth courses.

Photograph 5



More modern wall to the rear of the car park built at a different period with flat copings. View of the stack bricks which have been retained from the original wall for reuse.

Photograph 6



Bricks removed from collapsed wall stacked up for reuse.

Photograph 7



View taken from the adjoining owners of wall just shortly after collapsing.

Photograph 8



View of boundary wall from The Old Vicarage side indicating there is approximately 1.2 metres difference between the car park level and the vicarage yard level.

Photograph 9



The remaining wall does require some repairs subject to review

Photograph 10



There is a bow longitudinally between what remains of the wall which means that it needs to be rebuilt to give strength back by providing a new foundation.

Photograph 11



Position of wall prior to collapse.

8 Appendix B - Listing

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1075507**

Date first listed: **19-Mar-1987**

List Entry Name: **14, VICARAGE PLACE**

Statutory Address 1: **14, VICARAGE PLACE**

Location

Statutory Address: **14, VICARAGE PLACE**

The building or site itself may lie within the boundary of more than one authority.

District: **Knowsley (Metropolitan Authority)**

Parish: **Prescot**

National Grid Reference: **SJ 46433 92718**

Details

PRESCOT VICARAGE PLACE SJ 49 SE (east side) 6/42 No. 14 - G.V. II

House. Late C18. Brick with stone dressings, slate roof. 2 storeys, one x 2 bays. Gable end to street. Windows have wedge lintels and are sashed with glazing bars. Entrance has segmental head. Left return has lateral stack. Built as servants' quarters to No. 10 (q.v.), which it adjoins.

Listing NGR: SJ4643492717

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **215300**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

9 Appendix C – Cultural Heritage Impact Tables

9.1 Table 3.1

Heritage Significance	Summary Rationale
High	Asset has importance for an outstanding level of evidential, historical, aesthetic, or communal value or a high level of more than one value, resulting in a high level of architectural or historic interest.
Medium	Asset has importance for a high level of evidential, historical, aesthetic, or communal value or several elements of more than one value.
Low	Asset has importance for elements of evidential, historical, aesthetic, or communal value.
Negligible	Asset has little importance for elements of evidential, historical, aesthetic, or communal value due to its nature or form/condition/survival.

9.2 Table 3.2

Value	Examples
Very High	World Heritage Sites, Scheduled Monuments of exceptional quality, or assets of acknowledged international importance or can contribute to international research objectives. Grade I Listed Buildings and built heritage of exceptional quality. Grade I Registered Parks and Gardens and historic landscapes and townscapes of international sensitivity, or extremely well-preserved historic landscapes and townscapes with exceptional coherence, integrity, time-depth, or other critical factor(s)
High	Scheduled Monuments, or assets of national quality and importance or that can contribute to national research objectives Grade II* and Grade II Listed Buildings, Conservation Areas with very strong character and integrity, other built heritage that can be shown to have exceptional qualities in their fabric or historical association. Grade II* and II Registered Parks and Gardens, Registered Battlefields and historic landscapes and townscapes of outstanding interest, quality and importance, or well preserved and exhibiting considerable coherence, integrity time-depth or other critical factor(s)
Medium	Designated or undesignated assets of regional quality and importance that contribute to regional research objectives Locally Listed Buildings, other Conservation Areas, historic buildings that can be shown to have good qualities in their fabric or historical association Designated or undesignated special historic landscapes and townscapes with reasonable coherence. integrity, time-depth or other critical factor(s)

Low	Undesignated assets of local importance Assets compromised by poor preservation and/or poor survival of contextual associations but with potential to contribute to local research objectives. Historic (unlisted) buildings of modest quality in their fabric or historical association Historic landscapes and townscape with limited sensitivity or whose sensitivity is limited by poor preservation, historic integrity and/or poor survival of contextual associations. Assets that form a resource within the community with occasional utilisation for educational or recreational purposes.
Negligible	Assets with little or no surviving cultural heritage interest. It is a building of no architectural or historical note. The Landscape has been severely fragmented, and the contextual associations are severely compromised or have little or no historical interest.

9.3 Magnitude of Impact

Magnitude of Impact	Typical Criteria Descriptors
Substantial	Impacts will damage or destroy cultural heritage assets; result in the loss of the asset and/or quality and integrity; cause severe damage to key characteristic features or elements; almost complete loss of setting and/or context of asset. The assets integrity or setting is almost wholly destroyed or is severely compromised, such that the resource can no longer be appreciated or understood. (Negative) The proposals would remove or successfully mitigate existing damage and discordant impacts on assets; allow for the restoration or enhancement of characteristic features; allow the substantial re-establishment of the integrity, understanding and setting for an area or group of features; halt rapid degradation and/or erosion of the heritage resource, safeguarding substantial elements of the heritage resource. (Positive)
Moderate	Substantial impact on the asset, but only partially affecting the integrity; partial loss of, or damage to, key characteristics, features or elements; intrusive into the setting and/or would adversely impact upon the context of the asset; loss of the asset for community appreciation. The assets integrity or setting is damaged but not destroyed so understanding and appreciation is compromised. (Negative) Benefit to, or restoration of, key characteristics, features or elements; improvement of asset quality; degradation of the asset would be halted; the setting and/or context of the asset would be enhanced and understanding, and appreciation is improved; the asset would be brought into community use. (Positive)

Slight	Some measurable change in assets quality or vulnerability; minor loss of or alteration to, one (or more) key characteristics, features or elements; change to the setting would not be overly intrusive or overly diminish the context; community use or understanding would be reduced. The assets integrity or setting is damaged but understanding and appreciation would only be diminished not compromised. (Negative) Minor benefit to, or partial restoration of, one (more) key characteristics, features or elements; some beneficial impact on asset or a stabilisation of negative impacts; slight improvements to the context or setting of the site; community use or understanding and appreciation would be enhanced. (Positive)
Negligible/No Change	Very minor loss or detrimental alteration to one or more characteristics, features or elements Minor changes to the setting or context of the site. No discernible change in baseline conditions (Negative). Very minor benefit to or positive addition of one or more characteristics, features or elements. Minor changes to the setting or context of the no discernible change in baseline conditions. (Positive)

9.4 Significance of Effect

By combining the value of the cultural heritage resource with the predicted magnitude of impact the significance of the effect can be determined. This is undertaken as the table below:

Significance of Effects	Magnitude of Impact			
Cultural Heritage Value	Substantial	Moderate	Slight	Negligible/No Change
Very High	Major	Major Intermediate	Intermediate	Minor
High	Major Intermediate	Intermediate	Intermediate Minor	Neutral
Medium	Intermediate	Intermediate Minor	Minor	Neutral
Low	Intermediate Minor	Minor	Minor – Neutral	Neutral
Negligible	Minor- Neutral	Minor- Neutral	Neutral	Neutral

10 Appendix D - Mortar Assessment



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Mortar Disaggregation Report

DATE

01/05/26

SITE

Boundary Wall

CLIENT

Stephen Griffiths

LOCATION / FUNCTION IN BUILDING

Ref – Boundary Wall

1.0 SUMMARY

The sample is a medium strength, pale brown lime mortar.

The sample is made up of approximately 1-part lime binder and other calcareous material such as chalk to 2.60 parts aggregate by weight. The aggregate is made up of brown sand graded from 0 to 3mm. The aggregate makes up 72% of the sample by weight.

Compatible Repair site blended:

A compatible repair mortar can be made with a volumetric mix of 1-part NHL2 or NHL3.5 to 2 ½ parts well graded sand from 0 to 3mm sand. The Morestead 0 to 3mm sand available from The Lime Centre produces a pale-yellow mortar which is a lighter colour than the sample. We are not aware of any sand available today that gives the same colour as the sample when mixed with lime.

Compatible repair preblended:

The pigmented **Natural Mortar NHL3.5 / RG 0-2mm Colour: Tilgate (data sheet attached)** is a near match in colour.

The pigmented 'Natural Mortar' is made with NHL3.5 but not NHL2. The NHL3.5 has a higher compressive strength than the sample but is still compatible and breathable and is more durable in exposed conditions (biscuit sample sent by post). Please telephone if you wish to discuss this in more detail.

2.0 FINDINGS

2.1 DISAGGREGATION ANALYSIS



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The sample was separated by dissolution in hydrochloric acid, and the relative proportion of aggregate was determined. The aggregate makes up 72% by weight.

2.2 DISAGGREGATION SAMPLE

A. DRY WEIGHT OF SAMPLE: 20.00g

B. DRY WEIGHT OF
SAND/AGGREGATE: 14.01g

C. DRY WEIGHT OF LIME
AND CALCAREOUS MATERIAL
(less 10% CO₂): 5.39g

D. PERCENTAGE SAND/AGGREGATE
BY WEIGHT 72%

E. PERCENTAGE LIME AND
CALCAREOUS MATERIAL 28%
BY WEIGHT:

F. RATIO LIME AND CALCAREOUS
MATERIAL TO SAND/AGGREGATE
BY WEIGHT: 1 : 2.60

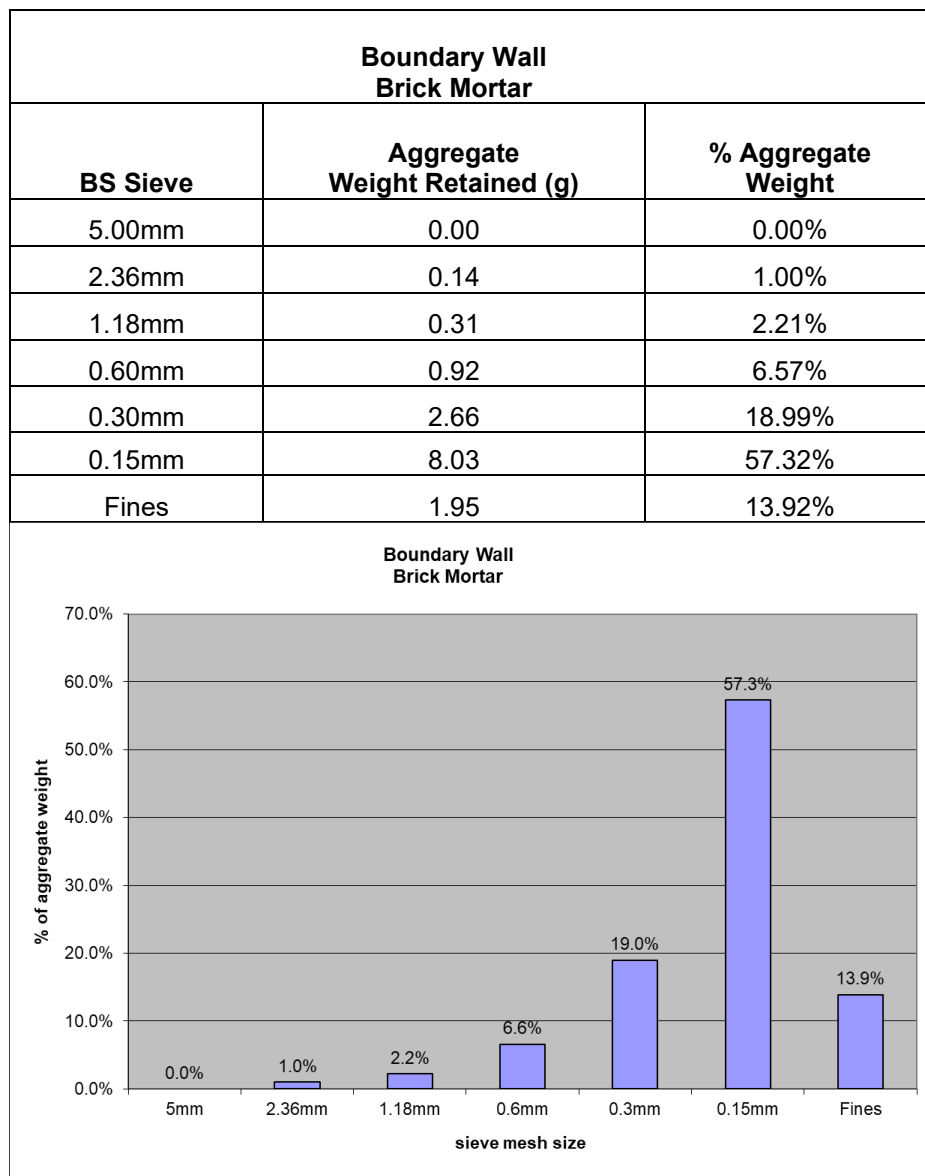
2.3 THE AGGREGATE GRANULOMETRY AND GRADING

The aggregate is made up of sand graded from 0 to 3mm.



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Mortar and Render sample biscuits

Mortar or render sample biscuits are a guide to colour. Finishes vary by technique so sample panels made on site are recommended to give a fair representation with your operative's finish.

Mortar biscuits are finished by rubbing off the surface as it stiffens. If mortar is finished smooth on site without the fatty surface being rubbed or brushed off then the colour will appear lighter.

Render biscuits are finished with a light dressing with a sponge float.



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Note

The information given above relate to the sample. A repair specification should take into account the original mortar along with site conditions, exposure, function of mortar, seasonal working, building condition etc.



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Product Name: Natural Mortar

- A premixed natural hydraulic lime mortar.
- Lime Green Natural Mortar is a dry bagged mortar made with Natural Hydraulic lime and a combination of carefully graded sands with the addition of pigments for colour.
- For building and pointing brick, stone and block.
- Ideal for historic buildings and new build.

Sand Grading

RG 0-2mm

CG 0-3mm

Strength

Available in either NHL3.5 or NHL5

Colour

Wide range of options– see Colour Chart
(Sample colour biscuits available)

Packaging

25kg sacks or 1 Tonne sealed bulk bags

Store in a cool dry place. Use within 6 months.

Yield/Coverage

We are happy to work out quantities required for you.

Repointing: 1 x 25kg bag will repoint 3-4m²
brickwork and 1-2m² stonework.

Bricklaying: 1 Tonne will lay 750-1000 bricks.
1m³ will lay 1200-1800 bricks.

Mixing/Water Addition

4.5 – 5.5 Litres water per 25kg bag

Drum or forced action mixer. Mix for at least 10 minutes (can be reworked for up to 8 hrs).

Preparation, Application & Curing

Clean and remove all dust. Adequately dampen dry or high suction surfaces. Pointing and building mortars should be finished the same day or the following day in cooler periods. Lime mortars require longer curing times than cement mortar, but the methods and principals of application are similar. Do not use in temperatures less than 5 degrees or over 30 degrees. Protect mortar against the effects of drying winds,

strong sunlight, rain and frost. In warmer weather gently mist spray with water after application and cover if required with damp hessian. In cool weather cover fresh mortar with protective sheeting to help avoid frost damage.

Bulk Density

Average Bulk Density:

Dry: 1550kg/m³: +/-100

Wet: 1550kg/m³: +/-50

Performance

Product type	NHL5	NHL3.5
Compressive strength N/mm ² 28 days	1.0 to 2.0	0.5 to 1.0
Compressive strength N/mm ² 91 days	2.0 to 4.0	1.0 to 2.0
Flexural Strength N/mm ² @28 days	0.5 to 1.0	0.2 to 0.5
Resistance to freeze thaw/sulphates	High	Medium
Elasticity module MPa	9500	7300
Vapour exchange Gm air x m ² x hour x mmHg	0.5	0.64
Capillary water absorption kg (m ² .min ^{0.5})	<1.0	<1.0

Ingredients

Declaration of Ingredient	
20%	Silica sand limestone sand
1% to 20%	Natural Hydraulic Lime (NHL 3.5 or NHL 5)
0.1% to 1%	Clay mineral pigments (optional) Tallow (from animals)
Below 0.1%	Cellulose (from plants) Air entrainer (man made)
Other	None

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Safety Data

Hazard Statements:

- Causes skin irritation.
- Causes serious eye damage.
- May cause respiratory irritation.

Precautionary Statements:

- Keep out of reach of children.
- Wear protective gloves/protective clothing/eye protection/ face protection.
- In case of contact with eyes, rinse carefully with clean water for several minutes. In relevant cases, take out contact lenses if possible. Seek professional assistance for a Doctor (Hospital).
- If in contact with skin wash abundantly with soap and water.
- Avoid breathing dust/spray.
- If inhaled remove person to fresh air and keep at rest in a position comfortable for breathing.
- Dispose of contents via conventional waste management facilities. Before disposal NHL lime should be made inert by wetting to induce hardening and bags should be completely emptied

Control Measures:

- Corrosive to brass and aluminium.
- Keep away from strong oxidising agents.
- Prevent alkaline run off from entering storm drains.



Lime Green Products Ltd

Coates Kilns, Stretton Road, Much Wenlock, TF13 6DG
14

EN 998-2 2010

Prescribed general purpose mortar for internal and external use

Proportion of constituents (by volume):	CS II
Natural Hydraulic Lime (NHL3.5 or NHL5):	1
Aggregates:	3
Reaction to fire:	Class A1
Water absorption kg/(m ² .min0.5)	1.65
Water vapour permeability	15/35
Thermal conductivity p=90%:	0.93 W/mK
Thermal conductivity p=50%:	0.83 W/mK

