



DESIGN AND ACCESS STATEMENT

Proposed Rebuilding of Boundary Wall

10 Vicarage Place, Prescott

Car Park to Deanes House, Church Street, Prescott, L34 3LA

Listed Building Consent Application

List Entry Number: 1199612 (Grade II)

Prepared on behalf of:

Punch Pub Company

July 2026

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1. Introduction

1.1 Purpose of This Statement

This Design and Access Statement has been prepared to accompany an application for Listed Building Consent for the rebuilding of a collapsed boundary wall at 10 Vicarage Place, Prescot. The wall forms the boundary between the curtilage of the Grade II listed Number 10 Vicarage Place (including garden wall) and the car park serving Deanes House, Church Street, Prescot, L34 3LA.

The application is submitted on behalf of Punch Pub Company, the owners of Deanes House. The neighbouring property at 16 Vicarage Lane, Prescot, L34 1LA also has an interest in the wall as it is shared between the two properties.

This statement should be read in conjunction with the accompanying Heritage Statement prepared by Stephen Griffiths MRICS (dated 3 June 2026), the structural calculation report, the mortar disaggregation report prepared by The Lime Centre, and the drawings prepared by MGI.

1.2 Statutory Context

Listed Building Consent is required under Section 8 of the Planning (Listed Buildings and Conservation Areas) Act 1990 for any works to a listed building that would affect its character as a building of special architectural or historic interest. The boundary wall is specifically identified within the list description for Number 10 Vicarage Place (List Entry Number 1199612, Grade II, first listed 19 March 1951) and therefore forms part of the designated heritage asset.

The site also lies within the Prescot Town Centre Conservation Area, and falls within the setting of the Grade I listed Church of St Mary and several other Grade II listed buildings along Vicarage Place, including Number 14 (List Entry Number 1075507) and Numbers 2–6.

1.3 Accompanying Documents

This application is supported by the following documents:

MGI Drawing 3266-DEAN-1.02 — Site Plan

MGI Drawing 3266-DEAN-1.04 — Existing Elevations

MGI Drawing 3266-DEAN-2.02 — Proposed Elevations and Sections

Heritage Statement (Stephen Griffiths MRICS, dated 3 June 2026)

Mortar Disaggregation Report (The Lime Centre, dated 1 May 2026)

2. Site and Surroundings

2.1 Site Location and Description

The site is located at Vicarage Place in the historic core of Prescott, within the Metropolitan Borough of Knowsley. Vicarage Place is a quiet enclave of predominantly Georgian properties situated to the north of Church Street and immediately adjacent to the Church of St Mary. The national grid reference for Number 10 is SJ 46440 92713.

The boundary wall in question runs along the northern edge of the car park that serves Deanes House, a public house on Church Street. The wall forms the curtilage boundary of Number 10 Vicarage Place (The Old Vicarage) and effectively creates a passageway between the two properties. There is a significant level difference of approximately 1.2 metres between the car park on the Deanes House side and the garden of The Old Vicarage, meaning the wall also functions as a retaining structure.

2.2 Heritage Context

The site sits within a particularly rich heritage setting. The Prescott Town Centre Conservation Area encompasses the immediate surroundings, and the following designated heritage assets are in close proximity:

Church of St Mary — Grade I listed

Number 10 Vicarage Place (including garden wall) — Grade II listed (List Entry 1199612)

Number 14 Vicarage Place — Grade II listed (List Entry 1075507), originally built as servants' quarters to Number 10

Numbers 2–6 Vicarage Place — Grade II listed

Our Lady Immaculate and St Joseph's Roman Catholic Church — Grade II listed

Deanes House itself, whilst not listed, is identified as a positive unlisted building within the conservation area and makes a contribution to its character.

2.3 The Boundary Wall

The boundary wall is constructed in handmade brick, one and a half bricks thick, with stone copings. It is considered to date from the late 18th century and is therefore contemporary with the principal listed building at Number 10. The list description for Number 10 specifically refers to a stone-coped garden wall with ornate iron railings, square iron gatepiers, and a gate. The wall runs the full length of the northern boundary of the land abutting the car park.

Prior to its collapse, the wall displayed characteristic features of late Georgian brickwork, including handmade bricks laid in a bonding pattern with the wall bonded into the rear elevation of the original vicarage at every eight courses. The mortar has been analysed and confirmed as a medium-strength, pale brown lime mortar comprising approximately one part lime binder to 2.6 parts brown sand aggregate graded from 0 to 3mm.

3. The Proposal

3.1 Background — The Collapse

A section of the boundary wall approximately 9.5 metres in length and 3.2 metres in height has recently collapsed. The cause of the collapse has not been definitively established, but the overall condition of the wall was very poor prior to the event. Photographic evidence obtained shortly after the collapse confirms the extent of the failure, and site inspections have identified a longitudinal bow in the remaining standing sections, indicating further structural distress.

Following the collapse, the site has been made safe with temporary hoarding and barriers. The original handmade bricks have been carefully salvaged and stacked on site for potential reuse, although a significant proportion are in too poor a condition to be viably reused. The original stone copings sustained too much damage during the collapse to be reinstated and will require replacement.

3.2 Design Approach — Principles

The overarching design principle is one of like-for-like reinstatement: to rebuild the wall so that it reads, externally, as a faithful continuation of the historic boundary wall. The proposal has been developed with the following conservation principles at its core:

Matching the original form, height, and alignment of the wall as evidenced by the surviving sections, photographic records, and the drawn survey.

Maximising the reuse of salvaged original handmade bricks wherever their condition permits.

Using a lime mortar that is compatible with the original, informed by the specialist mortar disaggregation analysis carried out by The Lime Centre.

Reinstating the stone copings in a profile and material to match the originals.

Ensuring the completed wall is visually indistinguishable from the original when viewed from either side.

3.3 Design Detail — Materials and Construction

Brickwork: The external faces of the rebuilt wall will be constructed using the salvaged original handmade bricks to the greatest extent possible. Where the supply of salvageable original bricks is insufficient, carefully sourced matching handmade bricks will be used to supplement the reclaimed stock. On the car park (Deanes House) side, where the lower portion of the wall sits below car park ground level, this subterranean section will be constructed in new brickwork as it will not be visible. Above ground level, reclaimed bricks will be used for facing on both the Vicarage Place side and the car park side.

Structural Core: Due to the limited quantity of salvageable original bricks and the significant structural demands on the wall (arising from the 1.2-metre difference in ground levels and the retaining function it must perform), the structural engineer has recommended the introduction of new brick piers at intervals along the length of the wall, with a concrete block core between them. The reclaimed handmade bricks will then face both sides of this structural core, so that the finished

appearance from either the car park or the vicarage garden is of a traditional handmade brick wall. This approach ensures the wall can safely fulfil its retaining function whilst presenting an authentic historic appearance.

Mortar: The mortar specification is based on the disaggregation analysis carried out by The Lime Centre (report dated 1 May 2026). The original mortar was identified as a medium-strength, pale brown lime mortar with a ratio of 1 part lime binder to 2.6 parts aggregate by weight. A compatible repair mortar will be used, comprising a volumetric mix of 1 part NHL3.5 natural hydraulic lime to 2.5 parts well-graded sand (0–3mm). The pre-blended Natural Mortar NHL3.5 / RG 0–2mm in the Tilgate colour has been identified as a near match and may be used as an alternative. The use of lime mortar ensures the wall remains breathable and compatible with the historic handmade bricks, avoiding the risk of damage that a harder cementitious mortar would cause.

Stone Copings: The original stone copings were too severely damaged in the collapse to be reinstated. New copings will be formed to match the profile, dimensions, and material of the originals. The original copings are described in the heritage assessment as red sandstone. The replacement copings will be cut from a matching stone to replicate the appearance of the original detailing. A sample of the proposed coping stone can be made available for approval by the conservation officer if required.

Foundations: New foundations will be provided as part of the rebuilding works. The existing wall had no adequate foundation, which — combined with the lateral earth pressure from the level difference between the two properties — is likely to have been a contributing factor to the collapse. The new foundation design is set out in the accompanying structural calculation report.

3.4 Relationship to the Surviving Wall

The remaining sections of the boundary wall that have not collapsed also show signs of structural distress, including a visible longitudinal bow. These sections will be inspected further during the rebuilding works, and any necessary localised repairs will be carried out using matching materials and techniques to ensure the integrity of the wall as a whole. The rebuilt section will be bonded into the surviving wall to provide a structurally sound and visually seamless junction.

4. Heritage Impact Assessment

4.1 Significance of the Heritage Asset

The boundary wall is explicitly cited in the statutory list description for Number 10 Vicarage Place and forms a significant element of the curtilage of this Grade II listed building. The accompanying Heritage Statement assesses the significance of the wall across the four heritage values set out in English Heritage's Conservation Principles (2008):

Evidential value: Low. The ground beneath the wall has been disturbed and there is no indication of significant archaeological deposits, although an archaeological watching brief condition is accepted if the local authority considers this appropriate.

Historical value: Medium. The wall forms part of the curtilage of a mid-18th century house and defines a boundary that has existed since the Georgian period. It contributes to the understanding of the historic development of Vicarage Place and the relationship between the vicarage, its ancillary buildings, and the wider ecclesiastical setting around the Church of St Mary.

Aesthetic value: Medium. Whilst the wall has no outstanding architectural embellishment, it is a good example of late 18th century handmade brickwork and contributes positively to the streetscape and the character of the conservation area.

Communal value: High. The wall forms a significant and longstanding boundary within a group of listed buildings in the heart of Prescott's historic core and contributes to the collective sense of place experienced by the local community.

The Heritage Statement concludes that the overall significance of the heritage asset is high, given that it lies within the setting of a Grade I listed building and forms part of a coherent group of Grade II listed buildings.

4.2 Impact of the Proposals

The proposal is for the reinstatement of an element of the listed building that has been lost through collapse, using the original materials wherever possible and matching new materials where necessary. The Heritage Statement assesses the magnitude of impact as no change, on the basis that the wall will be rebuilt to its original form, height, and alignment using reclaimed bricks and a mortar mix specified to match the original.

The introduction of a concrete block core and brick piers is a pragmatic structural measure that will not be visible in the completed wall. It ensures the long-term stability of the rebuilt wall and addresses the structural deficiency that contributed to the original collapse. The external appearance from both sides will be that of a traditional brick-and-a-half handmade brick wall, consistent with the character of the original.

The overall significance of effect is assessed as neutral: a high-value asset with no change in the magnitude of impact following rebuilding.

5. Access

The proposed works do not alter any access arrangements to either Deanes House or Number 10 Vicarage Place. The wall is a boundary structure and does not contain or obstruct any pedestrian or vehicular access points. The ornate iron railings, square iron gatepiers, and gate referred to in the list description are not affected by the collapse and are not included within the scope of this application.

During the construction phase, temporary hoarding will remain in place around the work area to maintain safety for users of the car park and occupants of the adjacent properties. Vehicular access to the Deanes House car park will be maintained throughout the works, with a suitable exclusion zone around the immediate construction area.

6. Policy Context

6.1 National Planning Policy Framework

Paragraph 207 of the NPPF requires applicants to describe the significance of heritage assets affected by a proposal, including the contribution made by their setting. This has been addressed in the accompanying Heritage Statement, which draws upon the statutory list description, a site inspection by a chartered building surveyor with specialist conservation expertise, a mortar analysis, and photographic evidence of the wall before and after collapse.

Paragraph 210 requires local planning authorities to have regard to 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 collapsed wall directly sustains the significance of the heritage asset by reinstating a feature that contributes to the special interest of the listed building and the character of the conservation area.

Paragraph 212 requires that great weight be given to the conservation of a designated heritage asset. The proposal is precisely one of conservation: the reinstatement of an element of the listed building using traditional materials and techniques informed by specialist analysis. There is no harm to the significance of the heritage asset; rather, the proposal prevents the further loss of significance that would result from the wall remaining in its collapsed state.

6.2 Knowsley Local Plan Policies

Policy DQ5 (Development in Conservation Areas) requires new development within or close to a conservation area to preserve or enhance its character or appearance. The rebuilding of the wall reinstates a feature that previously contributed positively to the conservation area and therefore preserves its character.

Policy DQ6 (Demolition of Buildings and Structures in Conservation Areas) is noted for completeness. The wall has not been deliberately demolished; it has collapsed. The proposal seeks to reverse the loss by rebuilding the wall.

Policy DQ7 (Listed Buildings) is directly relevant. The proposal represents the reinstatement of an existing historic asset using, so far as possible, the same materials reclaimed from the site. The accompanying mortar analysis ensures that even the mortar specification is faithful to the original.

7. Conclusion

This Design and Access Statement demonstrates that the proposed rebuilding of the collapsed boundary wall at 10 Vicarage Place, Prescott is a carefully considered scheme of reinstatement that will restore a significant element of the Grade II listed building and enhance the Prescott Town Centre Conservation Area.

The design approach prioritises the reuse of original handmade bricks, the use of a lime mortar specified to match the original on the basis of specialist analysis, and the reinstatement of stone copings to match the original profile and material. Where structural necessity requires the

introduction of a concrete block core and brick piers, these elements will be entirely concealed behind the handmade brick facing and will not affect the historic character or appearance of the wall.

The proposal results in no harm to the significance of the heritage asset. On the contrary, leaving the wall in its collapsed state would constitute an ongoing and worsening loss of significance to both the listed building and the conservation area. The rebuilding works are therefore strongly supported by national and local planning policy.

Listed Building Consent is respectfully sought.