

HERITAGE STATEMENT - 11A HIGH STREET PRESCOT - BOUNDARY WALL ALTERATIONS

Client: Ranaul Land (North West 4) Ltd
Reference: 029001
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VSA | VINCENT STUART
ARCHITECTURE

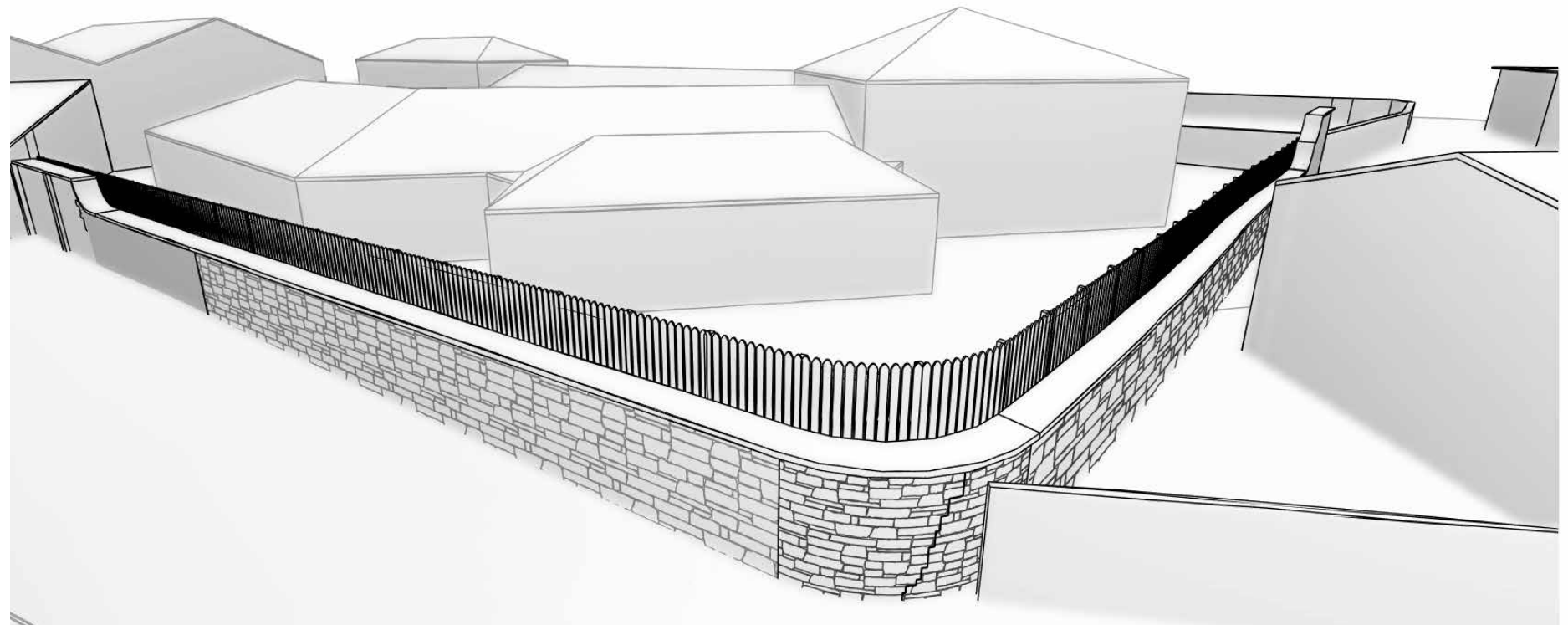


INTRODUCTION:

The following report should be read in conjunction with the provided: Existing, Demolition and Proposed drawings.

The statement seeks to address the impact on heritage assets in the area of Prescott, specifically historic walls located on or around the curtilage of 11 High street and latterly 11a.

The primary object of this report is to demonstrate the suitability of approach for alterations to a stone wall bounding 11a High street.

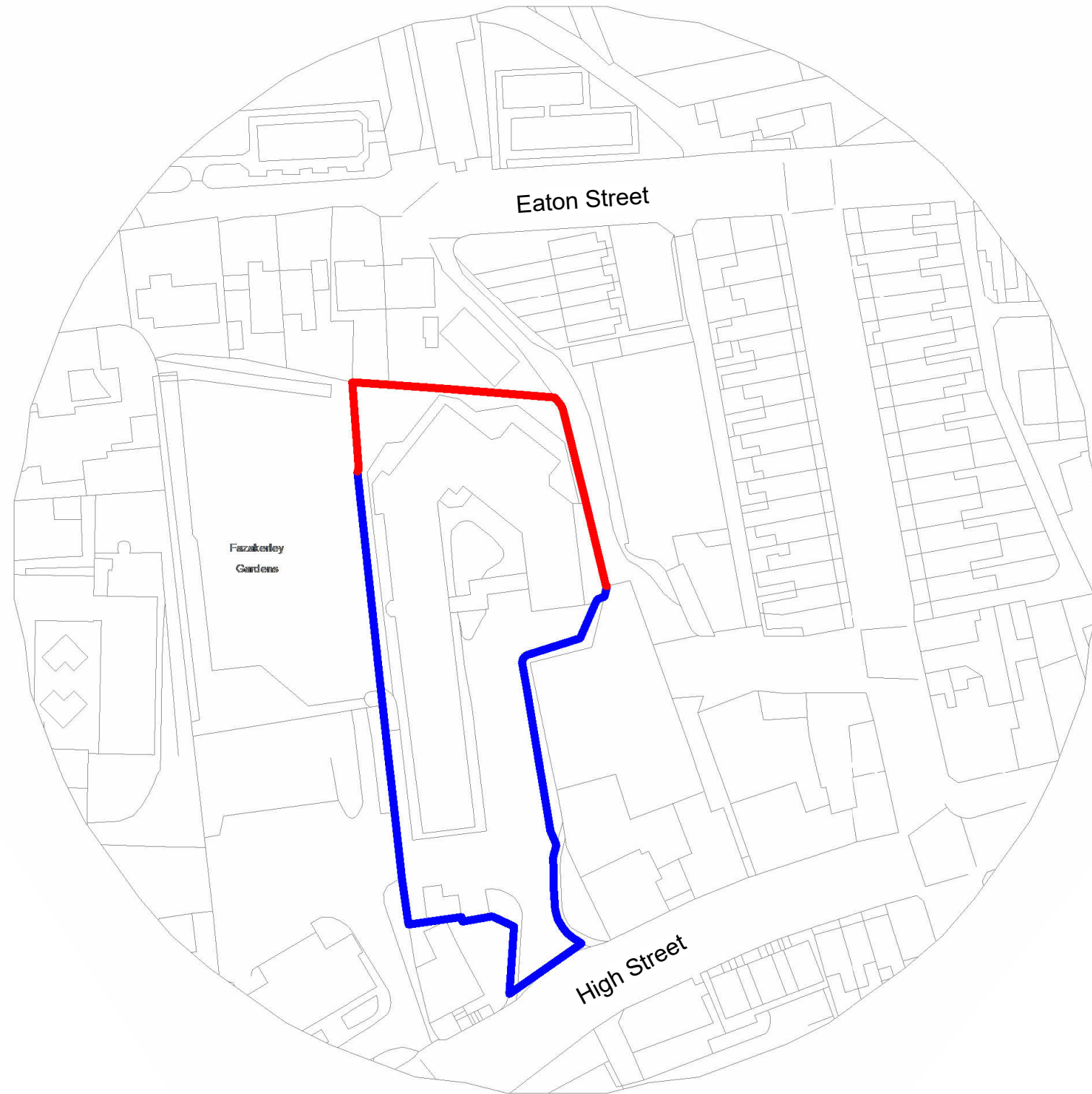


SITE LOCATION:

The proposed site is located to the north western boundary of Prescott Town. 11a is situated on the northern side of High street which runs East to West. It becomes Derby street further West and Warrington Road further East.

Northing: 392916

Easting: 346577



HISTORICAL BACKGROUND

Prescot dates back to the 7th century with documented settlement beginning to be noted in the 12th century.

The town church, St. Marys, dating back predominately to the 17th century remains a focal point of the conservation area.

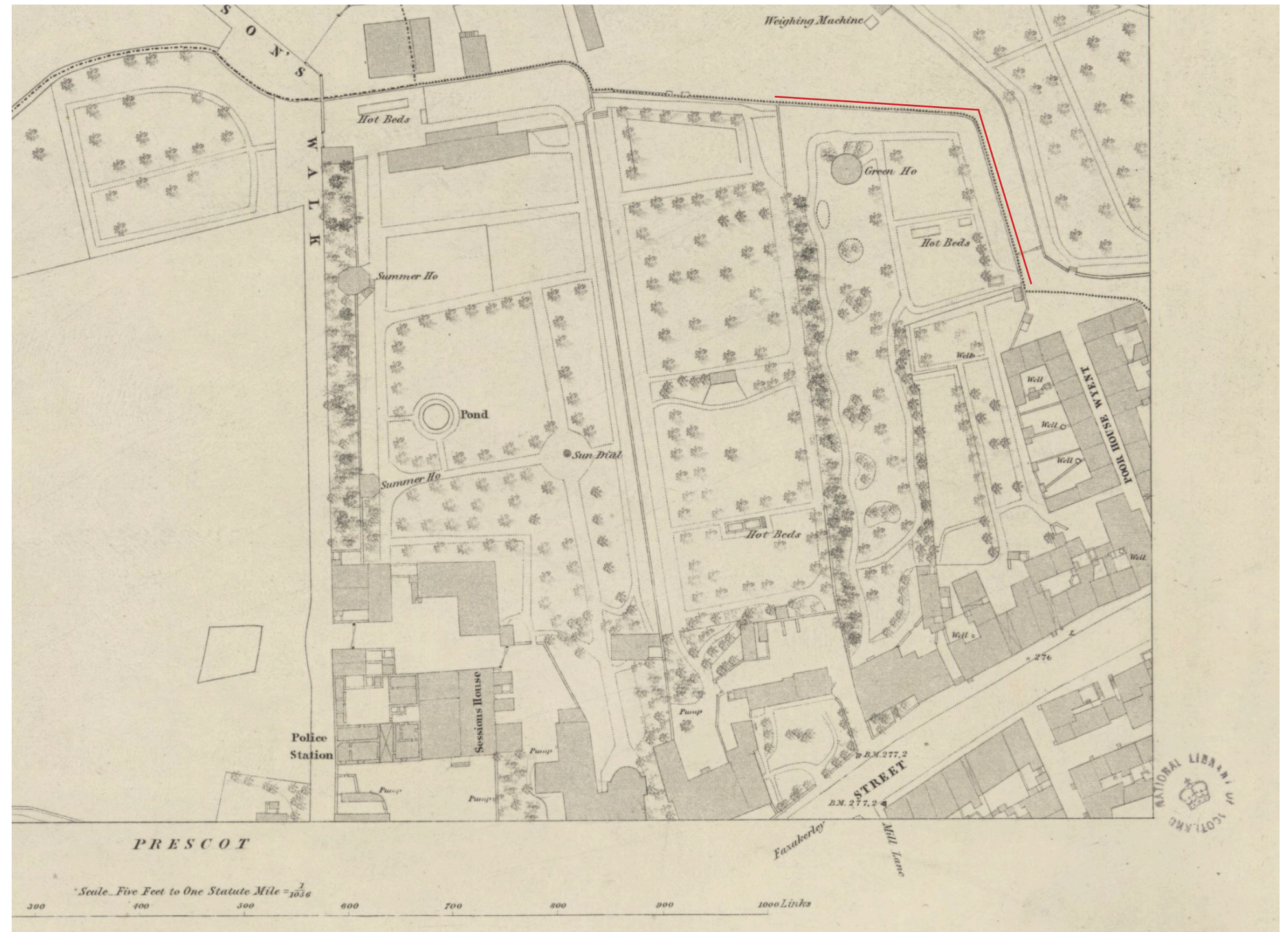
Focusing in to the proposed application site, there are several distinct features which are of historical importance.

First of which is No.11 High street, this is noted in the conservation appraisal as being a large 3 story brick building, now painted white, dating back to the Georgian era.

To the rear of No.11 a series of formal gardens can be seen which run behind a large portion of the properties on high street. To the North, East and West walls can be seen forming the perimeter of these gardens. Maps show these walls dating back as early as 1700 however the resolution limits the conclusive determination of their exact locations.

The location of works can be seen edged in red.

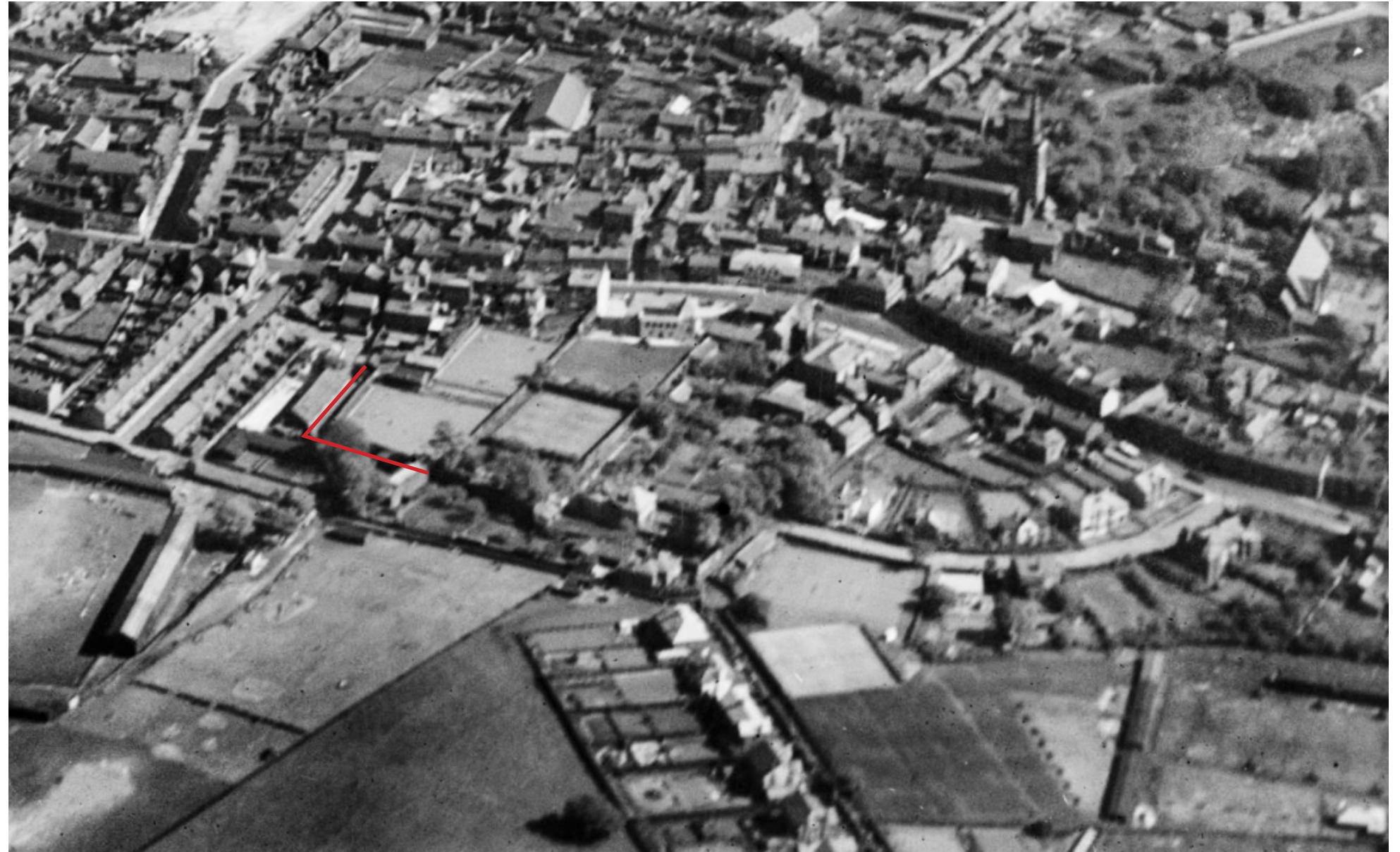
There are no photographs available dating back to the period of this map however the present day boundary wall is typical of a wall of the 1700s.



Map Showing Prescot in the 1840s-1890s

HISTORICAL BACKGROUND

Aerial imagery shows the abandonment of the formal gardens in favour of bowling greens which is on the plot behind the registry office and survives in this format to this day.



Britain from above [EPW053282 ENGLAND (1937). The town and British Insulated Cable Works, Prescott, 1937]

SITE CONTEXT:

What remains of the original “town” wall is shown on the images adjacent highlighted with red lines.

The wall remains largely intact and follows the line of the wall documented in the historic map.



View looking North from over High Street



View from above at the North of Plot 11a



View looking down the ginel running off High Street



View from the North of 11a looking South



View over the ginel looking West

WALL PHOTOGRAPHS

The main wall can be seen to be in a poor state of repair. Various portions have been re pointed in cement and as a result the stonework is spalling. What is a significant feature of times past has begun to deteriorate and in some places subside. Large sections bow as a result of retaining land at a higher level. This is retaining was presumably due to the historic desire for flat land which formed the walled gardens.



WALL CONDITION

The inner leaf of the wall is constructed of brick work, its course in traditional English Garden wall bond with headers seen every 5 courses. The masonry is bedded on lime mortar. The 3" bricks are likely to be original and a symptom of the period of brick taxation between 1784 and 1850 which saw manufacturers producing the three inch bricks more commonly associated with Victorian times.

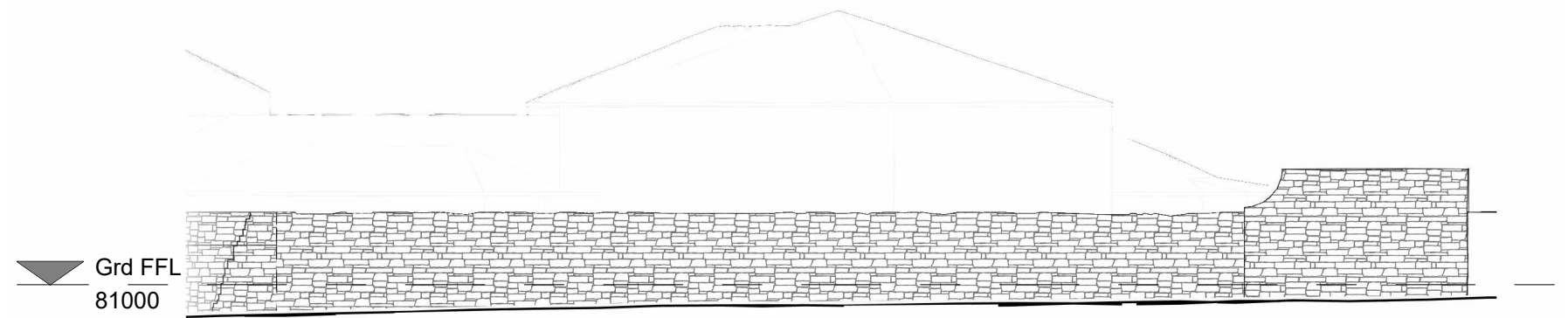
The passage of time has likely contributed to the over all subsidence of large portions of the wall, the upper portion land has driven out the wall at a low to medium level, this has created a belly in the wall which if left without intervention will likely see its collapse.

Segments of the wall beneath the registry office are equipped with buttresses on the taller side to stop this exact issues. The wall portions this proposal seeks to alter are unfortunately not equipped with these original structural details.

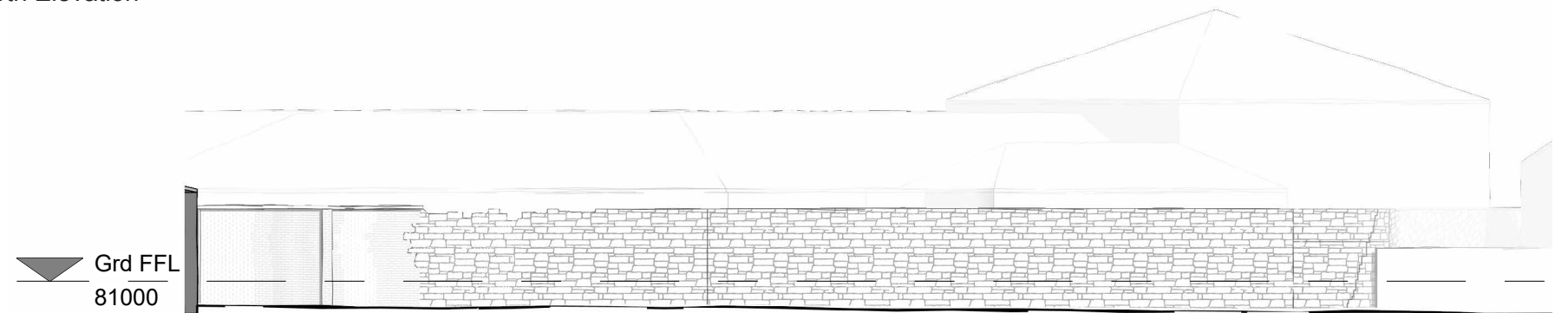


EXISTING DRAWINGS

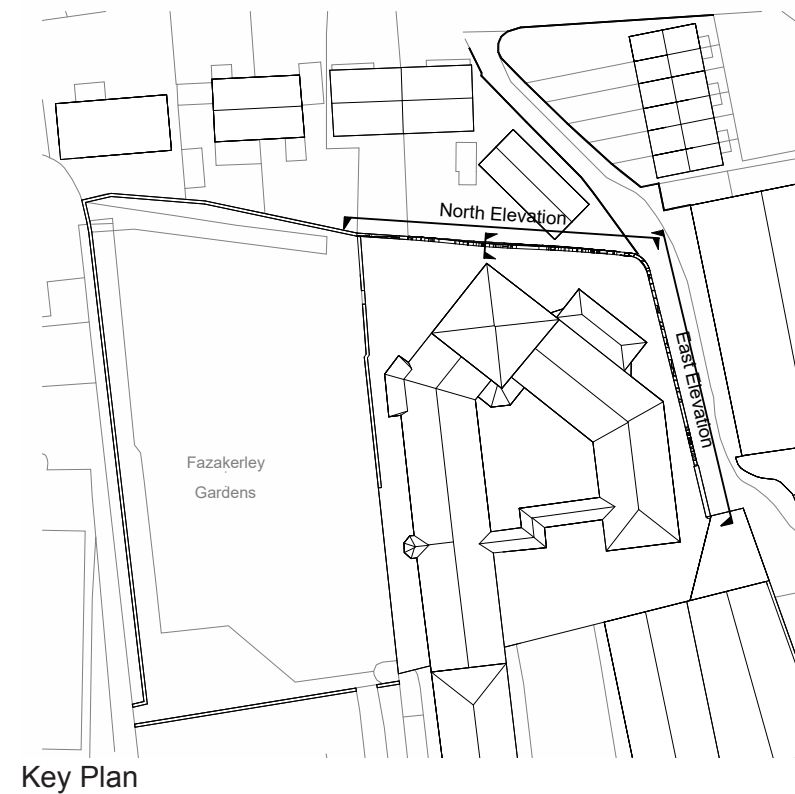
Ground finished floor level highlights the difference in level between the inside and outside of the application boundary. The existing drawings indicated the coping stones are removed to represent the site findings as accurately as possible (The removal was historical, prior to recent ownership).



North Elevation



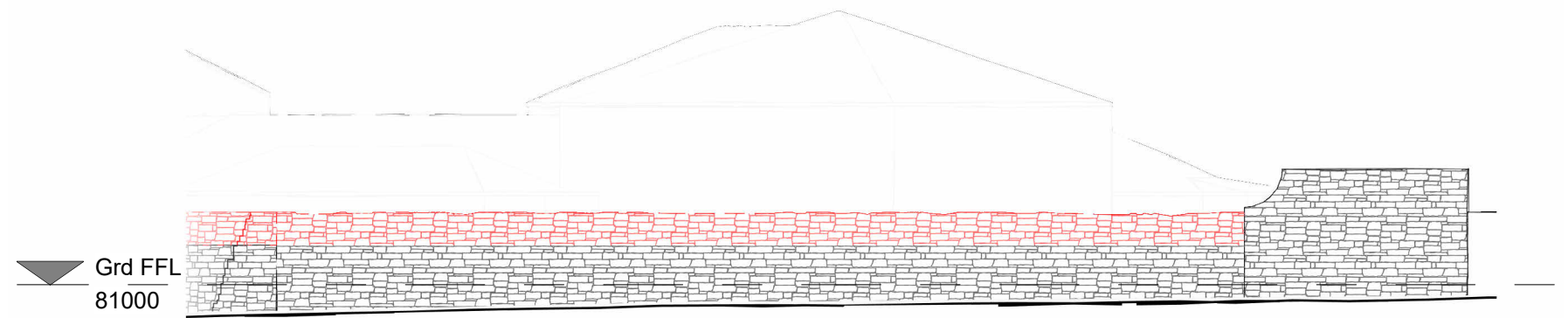
East Elevation



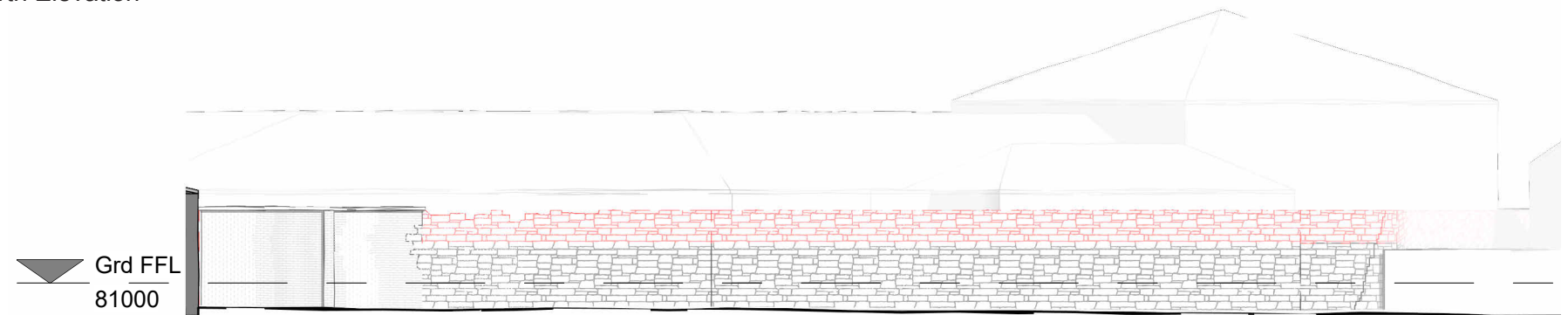
Key Plan

DEMOLITION DRAWINGS

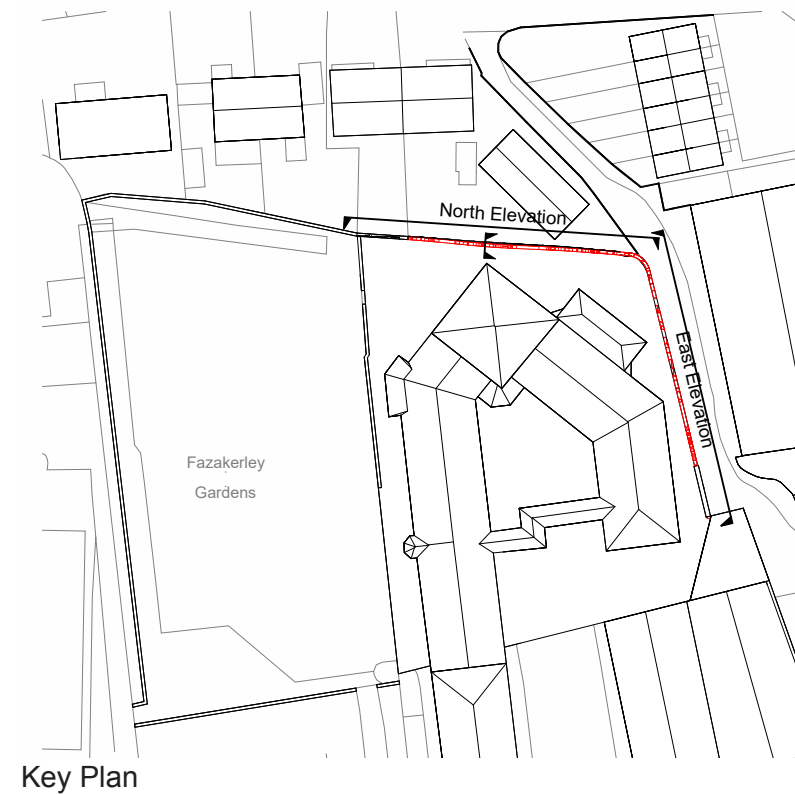
To combat the subsidence it is proposed that a portion of the wall will be removed to ensure the safety of the occupiers and preserve the historical value of the boundary location. It is accepted that the height of the “town walls” is important to the particular area however the scale of this wall is unlikely to be diminished by the alterations.



North Elevation



East Elevation



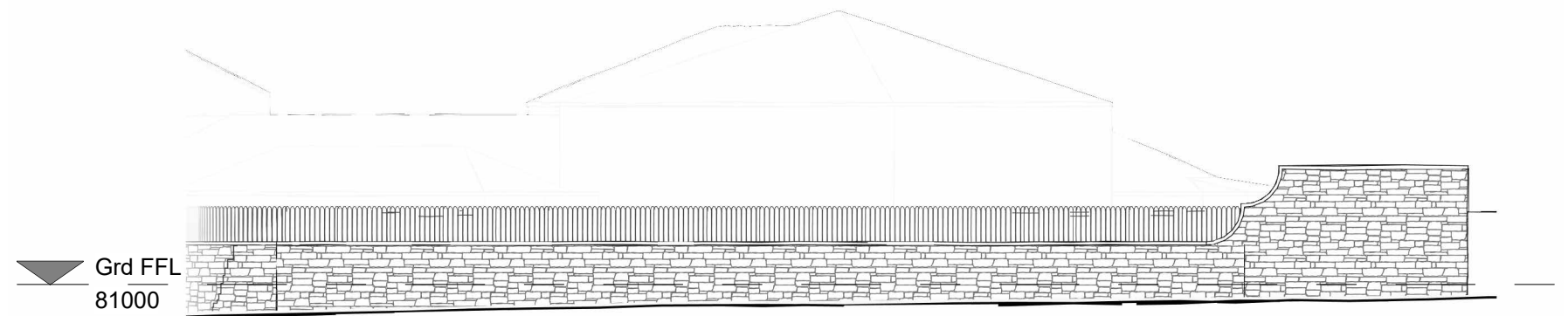
Key Plan

PROPOSED DRAWINGS

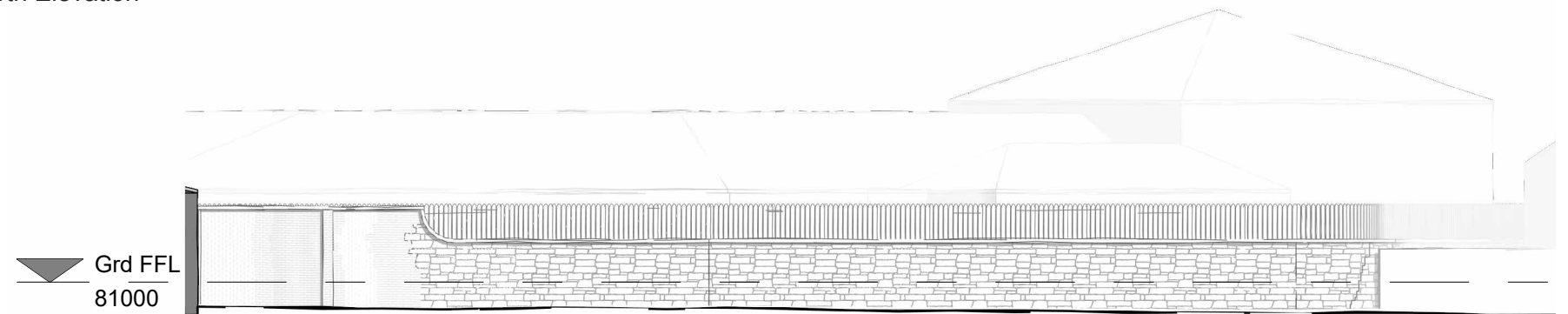
It is proposed that 2 downward ramping arches would be built from stone and bricks reclaimed from the demotion. These would create a natural transition from high to low, the wall already has one of these features on the Northern edge where it steps down from an upper level which demonstrates its suitability for this location.

The benefit to this design is that it the moderate complexity of the arched detail will be a reminder to the importance of this wall in Prescott and the role it once played in bounding the formal gardens.

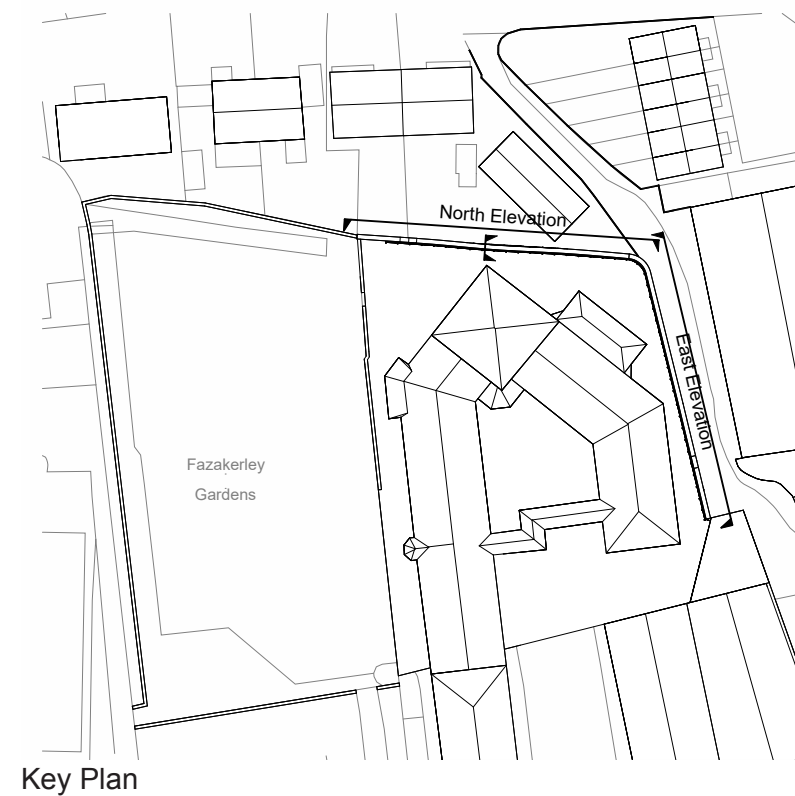
Behind the wall a vertical close board timber fence will be installed, which will quickly silver and match the muted tones of the sandstone wall below.



North Elevation



East Elevation



Key Plan

COMPARATIVE DRAWINGS

The sections show the general principle of the application. That is to sensitively lower the wall and install a timber fence behind.

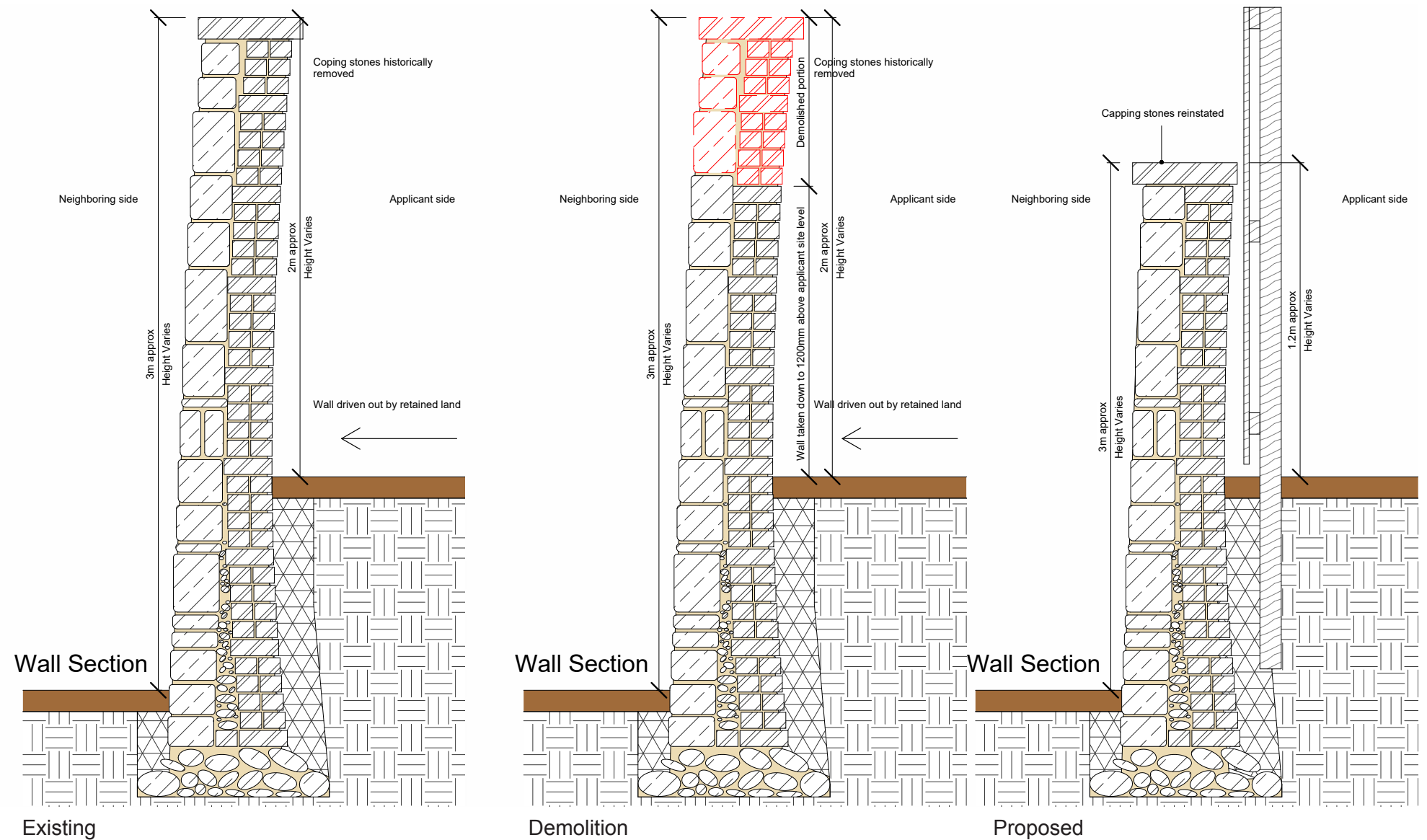
METHOD OF WORKS

Demolition

1. The capping stone which remain to be moved by hand with hammer and chisel and set aside, stored with timber bearers in between to prevent damage to edges.
2. Stone and brick work should be removed with hammer and chisel to prevent damaged as some of them will be used for repairs.
3. The wall should be taken down to a point of good condition before being rebuilt.
4. All mortar joints are to be chiseled out

Proposed

1. Mortar joints back filled with NHL 3.5 lime mortar, ensuring full penetration and no voids. This it to be left back 50mm from the face.
2. All joints to be blown free of debris and wet off to ensure a strong bond.
3. Any portions of wall dismantled to lower than the proposed level should be reinstated following the coursing of the existing wall.
4. Once the level is built up across the wall capping stones should be installed on top. Capping stone should be back plastered with mortar to ensure a strong bond.
5. Mortar should again be left back of the facing masonry by 50mm
6. Once the mortar has cured the wall can be pointed. This should be done with NHL 3.5 to match existing.
7. Locally sourced river sand with chalk added to mimic original hot mix lime will.
8. NHL will ensure the wall is able to continue breathing and wicking away moisture internally.
9. The pointing should be flush to the brick faces, during the process of curing it should be scraped back with a trowel before being beaten with a brush to ensure a textured finish is achieved as it would have had originally.



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