



BEFORE



AFTER



## EXTERNAL REFURBISHMENT TO 27 ECCLESTON STREET PRESCOT. for Prescot THI & Knowsley Council

Working together with Knowsley Metropolitan Borough Council we have now completed the refurbishment of an existing shopfront together with the conversion of the upper floors to create a new 3 bedroom flat.

Measured surveys were completed to allow floor plans, sections and elevations to be prepared for the planning application, building regulation submission and tender packages

For this project, we refurbished the slate roof and stone guttering, replaced stone lintels and cills to the front elevation, renewed timber windows, replaced damaged cast iron rws and matched blown bricks where they had spalled. All of the front and rear elevations were re pointed in an approved lime mortar.

The rear of the property received new windows, new doors and a staircase to allow access to the new flat. Old windows that were blocked up are now reopened to allow lots of light and ventilation into the accommodation above.

During the works, we discovered that the facade was bowing out considerably more than we had originally thought, to an extent where we employed the services of a structural engineer to get his opinion. His report recommended a series of metal restraint ties were used and tied back to the main floor joists at the first floor and some hefty steel angle brackets that were attached to the party wall and front facade.

**Value:** £109,000  
**Completed:** July 2019  
**Contract:** JCT Minor works

27 ECCLESTON STREET | PRESCOT | CREATIVE RE-USE  
CONSERVATION | COMMERCIAL | RESIDENTIAL

