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11 April 2011

William Palin  
Secretary  
SAVE Britain's Heritage  
70 Cowcross Street  
London EC1M 6EJ

Dear Will

**RE: WELSH STREET, LIVERPOOL**

As you know I was able to visit in late February 2011 when I did a review of the structural condition of the buildings.

I inspected the exterior of the buildings on Wynnstay Street, Voelas Street, Rhiwlas Street, Powis Street, Madryn Street, Kimmel Street, Gwydire Street etc. These are generally two storey Victorian back of pavement terrace buildings constructed of solid load bearing external brick walls with shallow pitched roofs with slate or concrete tiled covering. Some of the buildings have bay windows to the front at ground floor level and handed to each pair of houses. Each pair of buildings have back to back fireplaces with the chimney rising on the party wall.

At the rear there are small two storey projecting wings with the roofs continuing as a catslide from the main part of the house. These do not extend full width and are handed on adjoining properties. Generally the alley between two adjoining streets were closed off so I could only see the rear parts to properties to Wynnstay Street and Rhiwlas Street from the south east end of Voelas Street were a group of houses had been lost presumably as part of war time bomb damage, and an open space exists.



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The buildings have clearly not been maintained for a considerable time, and certainly since they were boarded up. As ever in this situation their condition will deteriorate rapidly, particularly where water penetrates the structure and which will affect both timber roof and upper timber floors.

Elsewhere there are individual areas of greater damage, for instance where a bay window has been removed, and some lengths of original terraces, which have been replaced with more modern cavity construction. Some of the rear projecting accommodation have been re-built



Inevitably with such buildings in long terraces and over a relatively wide area, there are some areas of local movement. These tend to be through window openings, typically bays. Elsewhere there is some bowing of the front elevation concentrated a short way above ground level. However I would stress that related to the in excess of 400 buildings only a few of the buildings are affected significantly and to an extent that would warrant significant intervention or local re-building.

From my limited inspection of the buildings it is clear that it is perfectly practical to retain and re-use these buildings. Repairs will of course be required but I do not see these being difficult, there are likely to comprise re-roofing, with appropriate upgrading of insulation; chimney consolidation or local re-building of the heads; window and door repairs and replacement; repairs to decayed internal roof and floor structure, although this seems reasonably limited; local elevation repairs including re-pointing, some replacement of window heads etc.

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In some buildings, a greater degree of work will be required including some re-building of elevations or part elevations such as bays, but again this is only a very small proportion of the overall number of buildings.

This approach must be more economic than demolishing and re-building, and of course will retain an interesting and viable group of Victorian terraces including Ringo Starr's birthplace in Madryn Street.

I hope this is of assistance and please do not hesitate to call if you have any queries.

**Yours sincerely  
FOR THE MORTON PARTNERSHIP LIMITED,**

*Edward Morton*

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