

52 ECCLESTON STREET HERITAGE ASSESSMENT

STATEMENT PREPARED BY:- MR MIKE CARR MSc MRTPI, MAT DESIGN LIMITED

ON BEHALF OF:- MR ARAMUNGAM KALAMOHAN

PROPOSED DEVELOPMENT:- RELACEMENT SHOP FRONT AT 52 ECCLESTON STREET,
PRESCOT, MERSEYSIDE. L34 5QJ

DATE: NOVEMBER 2022

INTRODUCTION

This Heritage Assessment Statement has been prepared to support the Local Planning Authorities consideration of this planning application, which proposes a replacement shop front at 52 Eccleston Street, Prescott Street.

Once completed, we consider that the resultant works would allow the building to continue its contribution to the commercial viability of Prescott Town Centre, without any substantial harm to the Conservation Area in which the premises sits.

LAND USE DESIGNATION

For purposes attached to this planning, the site is identified as being within the Prescott Town Centre and the Prescott Conservation Area (the heritage asset) on the Local Plan Proposals Map.

PLANNING HISTORY AND PRE-APPLICATION ENGAGEMENT

There is a lengthy planning history associated with this site, including an enforcement notice and a dismissed enforcement notice appeal. This planning application seeks to resolve the outstanding issues and provide a development that reflects the site's position in the Conservation Area.

Taking this into account, and following advice received from the LPA as part of the appeal process, the revised plans for the site include the following design principles, so as to accord with the adopted Shopfront and Signage Design Supplementary Planning Document - January 2016.

For the avoidance of doubt the shop front advice that we received was that:-

- a. Replace shopfront with new shopfront constructed wholly of timber, with a dark stained or dark coloured painted finish to match the pre-existing design
- b. The shopfront shall include a stall riser with traditional panelled-effect detail

- c. The doorway shall be recessed
- d. Shop windows shall be clear glazed
- e. Mullions shall divide the shop windows so that they are of a vertical orientation
- f. Pilasters shall be reinstated

PLANS AND INFORMATION PRESENTED TO SUPPORT THIS PLANNING APPLICATION

The following plans and information are presented to support the consideration of this planning application:-

- The site location plan;
- The existing and proposed ground floor plans
- The existing and proposed front elevations and;
- The Heritage Assessment Statement.

HERITAGE ASSESSMENT POLICY FRAMEWORK

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to pay special attention to the desirability of preserving or enhancing the character of a conservation area.

Section 16 of the National Planning Policy Framework sets out the planning policy framework attached to conserving and enhancing the historic environment;

The Knowsley Local Plan Core Strategy Policy CS20 - Managing the Borough's Historic Environment and Knowsley UDP Policy DQ5: Development In Conservation Areas provide the local policy framework, which reflects the national legislation and policy guidance that is set out in the National Planning Policy Framework 2021.

THE PROPOSED DEVELOPMENT & MATERIALS TO BE USED

The proposed development includes the following:-

- Provide timber stallrisers to the shop frontage (as originally designed);
- Provide timber pilasters to either side of the opening onto Eccleston Street;
- Provide a recessed space to the replacement door;
- Provide clear glazed windows with central timber mullion to provide a vertical orientation

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THE AFFECTS OF THE DEVELOPMENT

The proposed works, whilst causing less than substantial harm (in the context of this heritage assessment), will retain the same design principles that reflect the shop front as originally designed building, whilst ensuring that the opening preserve the design characteristics that are seen along Eccleston Street and the wider Conservation Area.

In terms of the door opening, there are examples of various designs around the Conservation Area, with some of those not being recessed. However, and following the appeal process and advice from the Local Planning Authority, we have decided to provide a recessed opening into the site. This reflects the recessed opening at 54 Eccleston Street that adjoins the site to the east.

HERITAGE ASSESSMENT CONCLUSIONS

It is considered that the proposed development’s harm to the significance of the Prescott Conservation Area is minor, and would result in less than substantial harm. Taking this into account, paragraph 196 of the National Planning Policy Framework advises that any harm that is caused by the development, must be balanced against the public benefit of the proposal.

In this case the proposed development would result in a replacement shop front that would contribute to the vitality of the Prescott Conservation Area, and its local contribution to the heritage asset. It is considered that these benefits outweigh the less than substantial harm of the development

When considering the above factors, it is concluded that the proposed development complies with the provisions set out in legislation, section 16 of the National Planning Policy Framework and Local Framework Policies identified earlier in this assessment.

As such, we consider that the proposals are a sustainable form of development, as described in paragraph 8 of the National Planning Policy Framework 2021.