

Heritage Impact Statement

27 Eccleston Street, Prescot L34 5QA

Applicant: Thi Le

Client Ref: 1543

Date: October 2025

Introduction

This planning application is on behalf of Ms. Thi Le. This heritage impact statement has been prepared to support an application to convert the first and second floor of the building at 27 Eccleston Street, Prescott L34 5QA into two residential flats, while retaining the ground floor in its existing commercial use. The purpose of this statement is to assess and demonstrate the impact of the proposed works upon heritage significance of the building and its context, to justify that any change is appropriate, and to show how the proposal will preserve or enhance historic assets.

Proposed Work/Objective

The proposal seeks permission to convert the first and second floors of the existing property at 27 Eccleston Street into two self contained residential flats. The objective of the development is to bring underused upper floors back into active and sustainable use, contributing to the vitality and mixed-use character of Eccleston Street and the wider Prescott town centre. The ground floor will remain as a commercial retail unit, ensuring the continuity of the building's active frontage and supporting the economic vibrancy of the area.

Site Description & Heritage Context

The site is situated within the Prescott Town Centre Conservation Area, a designated heritage area recognised for its historic urban form, traditional building styles, and architectural significance. 27 Eccleston Street forms part of a continuous terrace of late nineteenth- or early twentieth-century commercial properties that typically feature retail use on the ground floor with residential or storage accommodation above. The building itself is a modest three storey brick-built property with a traditional shopfront, sash-style windows, and a pitched slate roof. Its architectural contribution to the conservation area lies primarily in its consistent scale, materials, and alignment with the surrounding terrace.

Local History

Historically, Eccleston Street has long served as one of Prescott's principal commercial thoroughfares, with a mixture of small independent shops and services forming the heart of the town's local economy. The area reflects the historic pattern of urban development, where commercial premises often include living quarters above. The proposed change of use, therefore, is entirely in keeping with the historic character and functional evolution of the area.

Proposed Changes

The proposed works are largely internal in nature and will not result in any significant alterations to the external appearance of the building. Existing elevations, materials, and architectural details will be retained and maintained, preserving the visual character of the streetscape.

Minor internal alterations will be undertaken to create suitable access, kitchen, and bathroom facilities for the new flats, all designed to meet modern standards without compromising the historic fabric. The proposal does not involve demolition or changes to the building's historic features, and external works will be limited to maintenance and repair where necessary.

Impact of the Proposed Changes

Assessment of impacts

The impact of the proposal on the heritage significance of the conservation area is positive. By reinstating the upper floors into productive use, the development promotes sustainable preservation of the building and contributes to the continued occupation and upkeep of this historic property. The scheme aligns with local and national heritage policies that encourage the adaptive reuse of historic buildings, supporting their long term viability, and reducing the risk of neglect or vacancy. The proposal will also enhance the social and economic vitality of the town centre by providing much needed housing within a sustainable and accessible location.

There are no anticipated negative impacts arising from the development. The proposal does not harm the character or appearance of the conservation area, nor does it affect

any significant architectural or historic features. Instead, it sustains and enhances heritage value through sensitive reuse and minimal intervention.

Conclusion

In conclusion, the proposed conversion of the first and second floors of 27 Eccleston Street into two self contained flats represents a sympathetic and sustainable adaptation of a heritage building. The proposal respects the historic character of the Prescott Town Centre Conservation Area, preserves the architectural integrity of the property, and contributes positively to the continued vitality and mixed-use nature of Eccleston Street. It is considered that the scheme fully accords with relevant heritage and planning policy and should therefore be supported.