

Design & Access Statement

27 Eccleston Street, Prescott L34 5QA

Applicant: Thi Le

Client Ref: 1543

Date: November 2025

Introduction

This planning application is on behalf of our client, Thi Le. This design and access statement explains the proposed internal alterations to the building at 27 Eccleston Street, Prescott L34 5QA.

Existing Site/Use

The property is positioned on Eccleston Street in Prescott, a town with a mix of residential and commercial uses, approximately 8 miles from Liverpool city centre. The shop lies within a mile of the junction of the A57 and M57, offering easy access to Liverpool and the wider motorway network. Eccleston Street functions as the primary retail street in Prescott. 27 Eccleston Street was originally constructed as part of a terrace of shops and flats, featuring the same roofline, guttering, and window patterns, along with comparable shopfront designs.

The ground floor is classified as A1, and the first and second floors are classified as C3.

Proposed Changes

The proposal aims to obtain approval to transform the first and second floors of 27 Eccleston Street into two separate residential flats. The development's goal is to revitalise the derelict upper floors by returning them to productive, sustainable use, enhancing the lively, diverse nature of Eccleston Street and the broader Prescott town centre. The ground floor will continue to operate as a commercial retail space, maintaining the building's active street presence and supporting the local economy.

Impact of the Proposed Changes

Negative Impact

This proposal will have no negative impact, as it does not alter the building's external appearance. Any visual alterations will be subtle and will not negatively impact the building's unique architectural or historic significance.

Positive Impact

The planned modifications aim to retain 27 Eccleston Street's existing appearance while incorporating subtle, reversible enhancements to improve environmental efficiency. The building's exterior character will be protected, ensuring its visual appearance is not compromised. The property will remain functional, sustainable, and well-maintained for future generations.

Design

27 Eccleston Street is a three-storey building with an A1 planning use on the ground floor. The ground floor currently operates as a nail and beauty salon, while the first and second floors above are unoccupied. At the rear, there is a two-storey rear wing, commonly referred to as an outrigger. The ground floor of this extension contains a restroom for the salon and provides access to the outdoor space at the back. The first floor of the outrigger is also vacant, mirroring the unused upper floors of the main building. Access to the first floor is available via two internal staircases—one centrally located at the back of the shop and a narrower staircase within the outrigger. A separate staircase from the first floor accesses the second floor. Inside the main building, the upper floors are mostly open, with stud walls only around the staircase landings. The outrigger is separated from the main structure by the original masonry rear wall and divided internally by another masonry partition. Access to the rear of the property is currently through a steel door at the outrigger.

No external alterations or extensions are proposed. The proposal is acceptable from a visual amenity perspective as it maintains the style and character of the building.

Access

The proposal will not alter the current access to the property, which is located at 27 Eccleston Street in the city centre. The area is well served by numerous bus routes, including numbers 10, 10A, 10S, 61, 89, 99, 239, 248, 289, 297, 708, C50, and 750. Additionally, there are several public car parks nearby, such as Mill Street, Moss Street, and Cyprus Street Car Parks. The proposal also promotes sustainable travel by incorporating bicycle storage facilities on site.

Conclusion

In conclusion, the proposal is acceptable in principle, as it aligns with the existing character of the area and will not cause significant disruption to the neighbourhood.

It is also not considered that the proposal would result in the harmful amendment of the existing building or adversely impact its character. We kindly request that the council make a reasonable decision on this submission in line with the development objectives and timescales outlined in the National Planning Policy Framework. Should the planning Authority have any further questions in relation to this proposal or feel that certain conditions would be necessary to accommodate it, Diogel Architecture would welcome a conversation on any of these matters.