

278 - Ray's Craft Bakery
Heritage Statement
July 2022

REV A (JSC) 2022-07-21



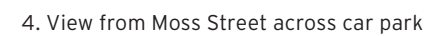
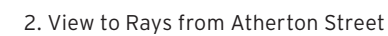
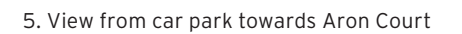
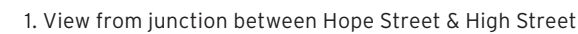
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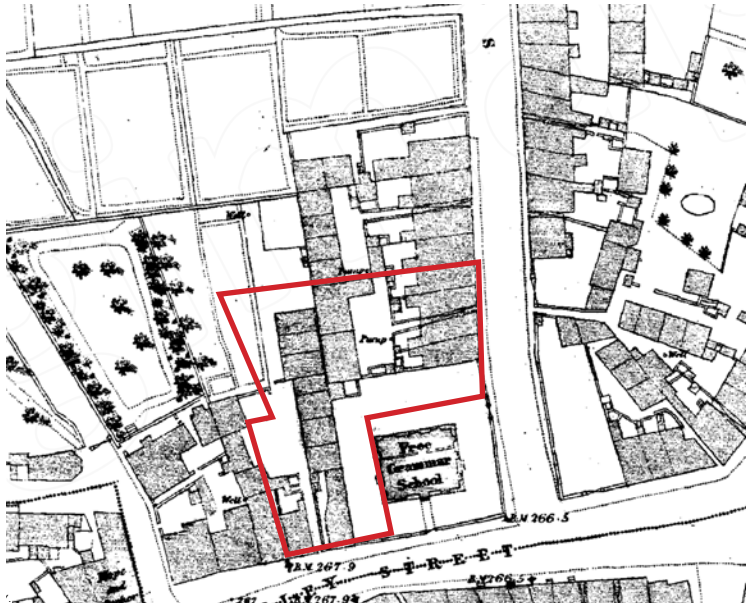
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The role of this document
The application site is located within the Prescott Town Centre Conservation Area. The site is also within the setting of a listed building and as such a Heritage Statement is required to satisfy the requirements of the National Planning Policy Framework (NPPF).

The following pages provide a short Heritage Statement to support the application.



Site History



1850s
A separate, detached shop and outbuildings on the other side of North Court formed 47 High Street until it's demolition in the late 1960's



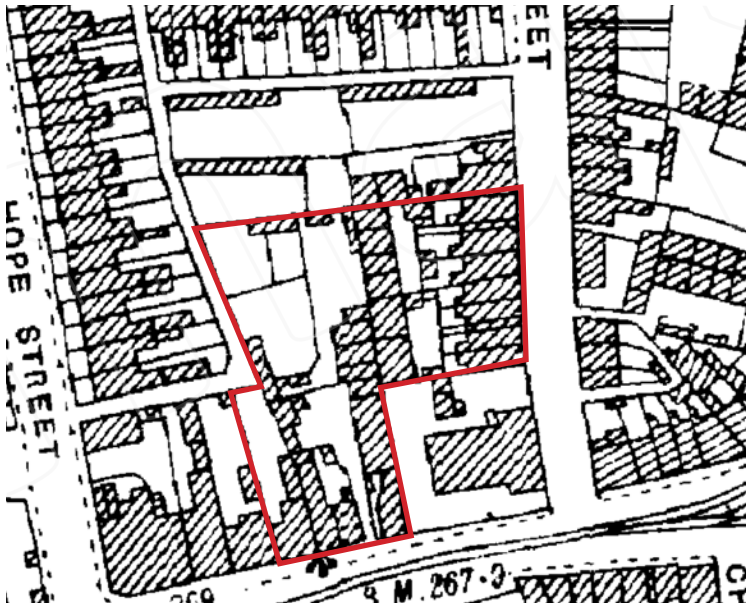
1890s
The adjacent council car park housed a school until late 1970's when it was demolished



1900s
The typical pattern of dense terraced streets begins to surround the site



1910s



1920s
The current car park comprised of a row of terraced properties, directly accessed from Moss Street until demolition after WWI.
Ray's Bakery on site 1924.



1950s

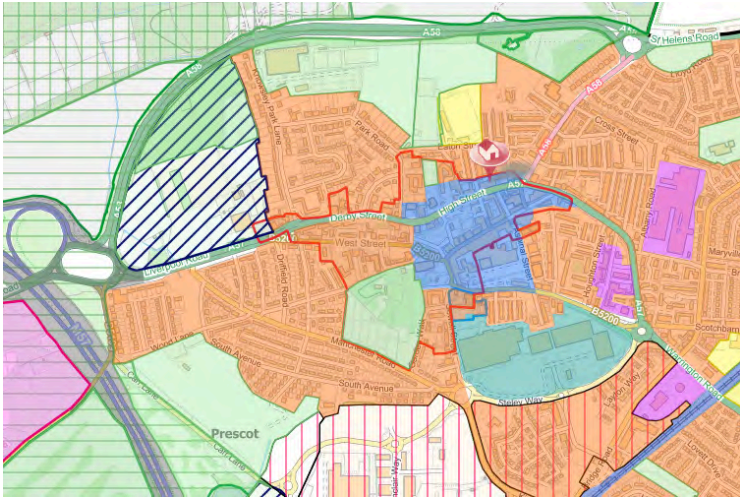


1960s
From the 50's to the 70's the 'original' shop fronts are extended several times through a number of flat roof extension to the rear



1970s
After the demolition of the School in the 70's it appears that the existing Council Car Park and Ray's Car Park remained as one site for a number of years

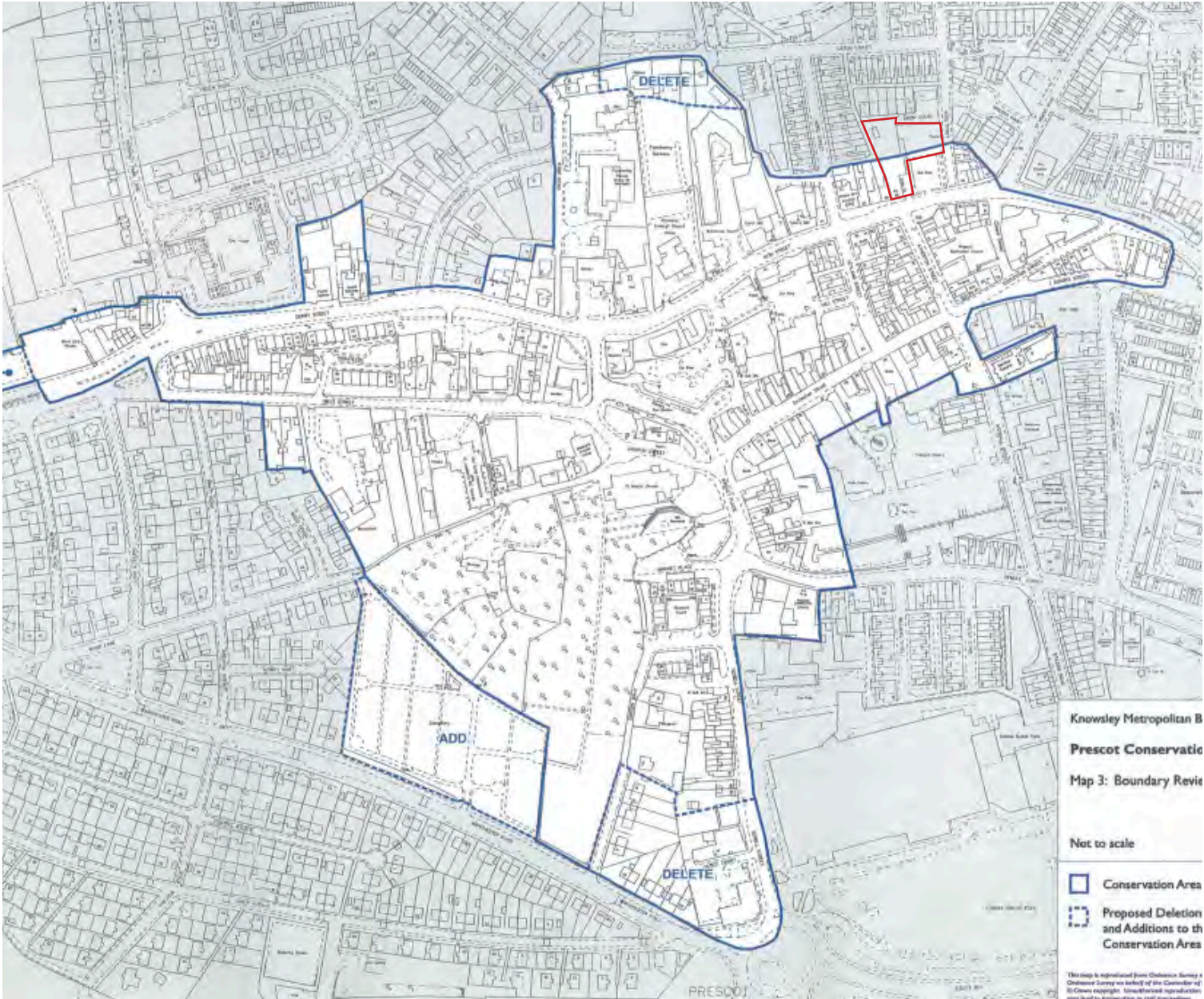
Conservation Area



Knowsley Local Plan Policies Map - the site straddles the boundary of the Prescot Town Centre Conservation Area and is between a Primarily Residential Area and Development Opportunity Sites



Prescot Conservation Area Map 1: Townscape Appraisal Area - the frontages of the buildings at 39 - 45 High Street (within application site) are noted as Positive Unlisted Buildings



Prescot Town Centre Conservation Area

— Site boundary

Prescot Town Centre Conservation Area

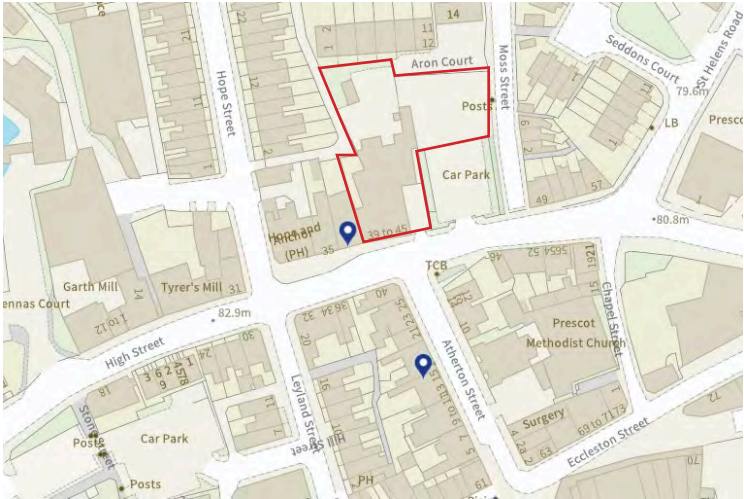
The site is located within the Prescot Town Centre Conservation Area.

Prescot is located in Merseyside, formerly part of south west Lancashire, and is one of the oldest former market towns in the area. In the eastern half of the Conservation Area, the remains of the medieval street layout, as defined by Eccleston Street and the High Street and the narrow alleyways which run between them, are of special interest.

The activities within the Conservation Area are very mixed, consisting of mainly commercial premises (shops, office, public houses). In the core of Ecclestone Street

The High Street runs parallel to Eccleston Street, although the dense network of small streets and courts which are shown on the early 20th Century

Listed Buildings and other heritage assets



37 High Street - Grade II Listed Building

— Site boundary



37 High Street - Grade II Listed Building



Cluster of buildings along the High Street with [background to foreground]: Hope & Anchor pub, Grade II listed no.37, Ray's Bakery [nos.39-45]

Listed Buildings

37 High Street
Grade II Listed Building
List Entry Number: 1199549
Date first listed: 30 June 1980

PRESCOT HIGH STREET SJ 49 SE (north side) 6/36 No. 37 30/6/80 II

House. c.1815. Brick with stone dressings. 2 storeys, 2 bays. Stone base and cornice. Windows are sashed with glazing bars, those to ground floor with wedge lintels. Round-headed entrance has stone surround of roll moulding with flanking fillets and impost blocks. Complete fanlight and C20 6-fielded-panel door. Gable-end stacks.

Listing NGR: SJ4669592907

Focal Buildings

The Hope & Anchor public house at the corner of the High Street and Hope street is identified in the Prescot Town Centre Conservation Area Character Appraisal [May 2021] as a focal building.

The cluster of buildings along this section of the High Street which are adjacent to the Grade II listed no.37 are all noted as positive unlisted buildings.

To the north of the High Street are a number of small businesses (car repairs etc.) housed in modern factory buildings that are deemed to be of no merit.



Prescot Conservation Area Map 1: Townscape Appraisal Area - the frontages of the buildings at 39 - 45 High Street (within application site) are noted as Positive Unlisted Buildings



Hope & Anchor pub 'focal building' as identified in Prescot Town Centre Conservation Area Character Appraisal [May 2012]

Areas to be demolished



A - View from main road.



B - View from existing rear car park of both structures.



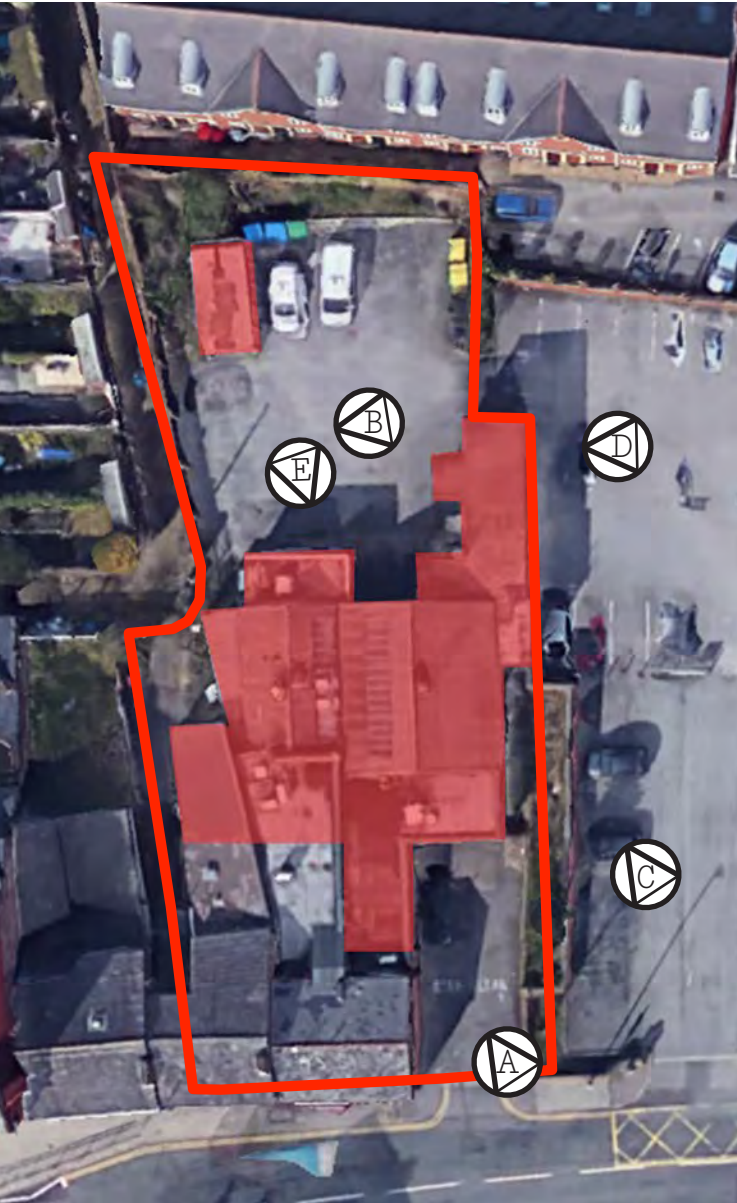
C - View from public car park.



D - View from private car park.



E - View from existing rear car park of bakery extensions.



Heritage Impact Assessment



Ray’s Bakery - painted signage on gable end

Policy Statement

Policies referenced during the development of the proposals are:

National
NPPF (National Planning Policy Framework)
Planning (Listed Blgs & Conservation Areas) Act 1990

Local
Knowsley Local Plan
Policy CS1: Spatial Strategy for Knowsley
Policy CS6: Town Centres and Retail Strategy
Policy CS14: Principal Regeneration Area - Prescott Town Centre
Policy CS20: Managing the Borough’s Historic Environment

Knowsley Replacement Unitary Development Plan
Policy DQ5: Development in Conservation Areas
Policy H6: Treatment and Redevelopment of Housing Clearance Sites

Heritage Assessment

The proposals exemplify the opportunities/improvement identified in the Conservation Area proposals such as:

- removing unsympathetic extensions to the original structure and restoring the building to what is closer to its ‘original’ footprint back to the line of structure
- retention of the gable end including signage, retaining the cluster of buildings along the High Street, restoring the scale of the building to a continuation of the dense terrace that is in-keeping with the adjacent medieval street layouts

A Scheme for Site Treatment and Management Plan
Please refer to the appended Demolition Construction Phase Health & Safety and RAMS by Nick Brookes Group

Maintenance of vacant land
As part of a separate change of use application, a new car park is proposed as redevelopment for the vacant land in order to provide for the new theatre as soon as demolition clearance has completed.