

HERITAGE STATEMENT

PLANNING APPLICATION: 22/00473/FUL - 66 Eccleston Street, Prescot, Liverpool, L34 5QL

INTRODUCTION

The subject application site is a purpose built shop in a parade comprising of 6 units, operating from the ground floor of the premises with first floor storage/ancillary rooms.

The property fronts the Prescot Conservation Zone on Eccleston Street and to the rear on Aspinall Street, the property and the parade itself are however excluded.

PROJECT DESCRIPTION

The subject application aims to replace the current dated shopfront which has fallen into disrepair. Furthermore, the shopfront only encloses approximately 50% of the shop frontage and does not include a door, which allows rain and wind ingress internally.

The proposal is to remove this unattractive and less than functional shopfront with a modern aluminium framed installation comprised of predominantly glazed windows on infill panel stall-risers and a glazed door. The existing tiled masonry pilasters, roller shutter and sign/fascia framing the shopfront would be retained without change.

The proposed aluminium frame, door & panel colour is dark grey RAL 7024 intended to be contemporary yet restrained, whilst blending into the adjacent vernacular.

HISTORICAL VALUE

The premises along with the parade date from the latter part of the 20th Century and comprise a mix of loadbearing brickwork with concrete panel banding at parapet level and below windows. A canopy extends along the entire front elevation. Glazing along the parade is formed of a mix of metal & timber framed shopfronts and metal windows to the first floor.

As the shop parade is sited outside of the Prescot Town Centre Conservation Area, the Local Authority Appraisal does not make reference to it, nor is it Listed or Locally Listed and is therefore not considered to be of any particular heritage value.

PROPOSAL IMPLICATIONS

The proposal will be a substantial improvement to the premises as it will ensure water tightness & comfort of the shop and thus viability of the premises, and enhance the unit appearance and by extension the immediate area.

CONCLUSION

The shopfront upgrade will be in keeping with the recent improvement works in the town centre generally and Eccleston Street specifically. It will also help further improve the local parade and adjacent shopping area which has seen recent investment and improvement works to several commercial units.