

Heritage Statement.

Nos. 5–11 Eccleston Street, Prescot, Knowsley, L34 5QA.

On behalf of Onyx Residential Real Estate Limited.

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Document Management.

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1. Introduction

- 1.1. Pegasus Group have been commissioned by Onyx Residential Real Estate Limited to prepare a Heritage Statement to consider the proposed development at Nos. 5-11 Eccleston Street, Prescott, Knowsley, as shown on the Site Location Plan provided at Plate 1.



Plate 1: Site Location Plan.

- 1.2. The buildings on Site are not Listed, but are located within the boundaries of the Prescott Town Centre Conservation Area. The buildings have been identified as non-designated heritage assets by the Merseyside Environmental Advisory Service (MEAS) Planning

Archaeologist, and are identified within the Prescott Town Centre Conservation Area Character Appraisal¹ as “positive unlisted buildings”, as well as buildings at risk. There are a number of designated heritage assets within the vicinity of the Site, including the Grade I Listed Church of St Mary (NHLE 1199139) to the south west.

- 1.3. This Assessment provides information with regards to the significance of the historic environment to fulfil the requirement given in paragraph 207 of the Government's *National Planning Policy Framework* (the *NPPF*) which requires:

“...an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting”.²

- 1.4. In order to inform an assessment of the acceptability of the scheme in relation to impacts on the historic environment following paragraphs 212 to 215 of the *NPPF*, any harm to the historic environment resulting from the proposed development is also described, including impacts on significance through changes to setting.

¹ Knowsley Council. 2012. *Prescot Town Centre Conservation Area Appraisal*.

² Ministry of Housing, Communities & Local Government (MHCLG), *National Planning Policy Framework (NPPF)* (London, December 2024), para. 207.

- 1.5. As required by paragraph 207 of the *NPPF*, the detail and assessment in this Report is considered to be "*proportionate to the assets' importance*".³

³ MHCLG, *NPPF*, para. 207.

2. Proposed Development

- 2.1. The application seeks Planning Permission for the conversion of Nos. 5–11 Eccleston Street to mixed use, including a ground floor restaurant and apartments to the upper floors (Class E and C1, respectively) (Plate 2).
- 2.2. No. 11 and the ground floor of No. 9 are not included within the development proposals, with no changes proposed to these areas.
- 2.3. The proposed works to the principal southern elevation would see the reinstatement of two windows to the third floor of No. 7. These would be timber framed windows, to match the size and style of the original windows, with toughened glass.
- 2.4. Works to the ground floor of the southern elevation of No. 5 & 9 are associated with a previously approved application for the repair and refurbishment of the ground floor frontage, including new windows and a new shopfront.
- 2.5. Two sets of small square timber framed windows are proposed within the upper part of the western elevation of No. 5, to improve the outlook and daylight for the second floor two-bedroom apartment.
- 2.6. Two new timber framed windows are proposed within the north elevation of No. 5 to provide light to the newly proposed first floor bedrooms. The works would also see four new conservation style rooflights installed to the roof of No. 5 Eccleston Street, as well as a short kitchen extraction flue.
- 2.7. New timber framed windows are proposed to the first and second floors of the north elevation of No. 7, matching the style, size and materials of the existing windows of No. 9.
- 2.8. The proposed works would also see the demolition of the single-storey outriggers to Nos. 5, 7 & 9 Eccleston Street. These would be replaced with a new, contemporarily designed single -storey extension. This would extend across much of the ground floor, and its height would extend up to the base of the first floor windows. The new extension would be built with a brick base, with its western and eastern walls of brick. Its northern side would have glazed curtain walling.
- 2.9. **Section 7** of this Report presents an analysis of the impact of the proposed development on identified heritage assets discussed in **Section 6**.

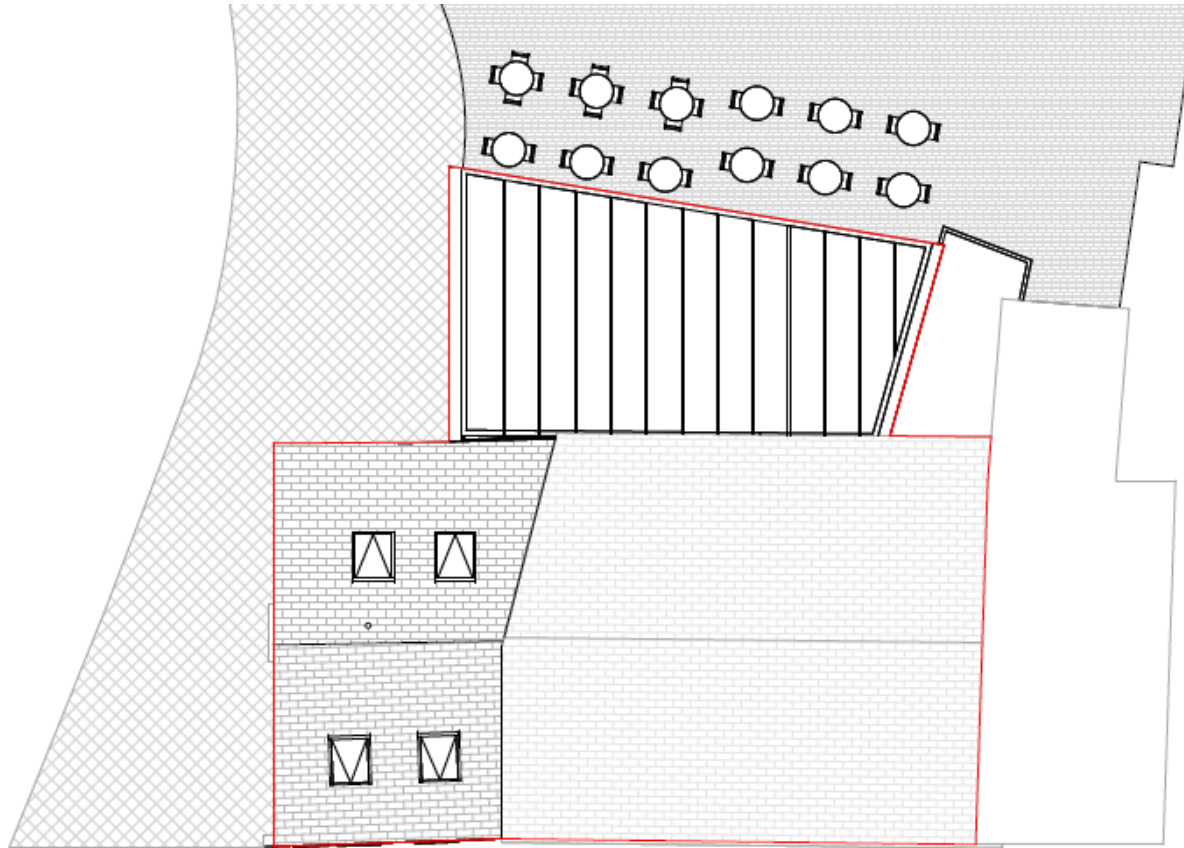


Plate 2: The Proposed Site Plan.

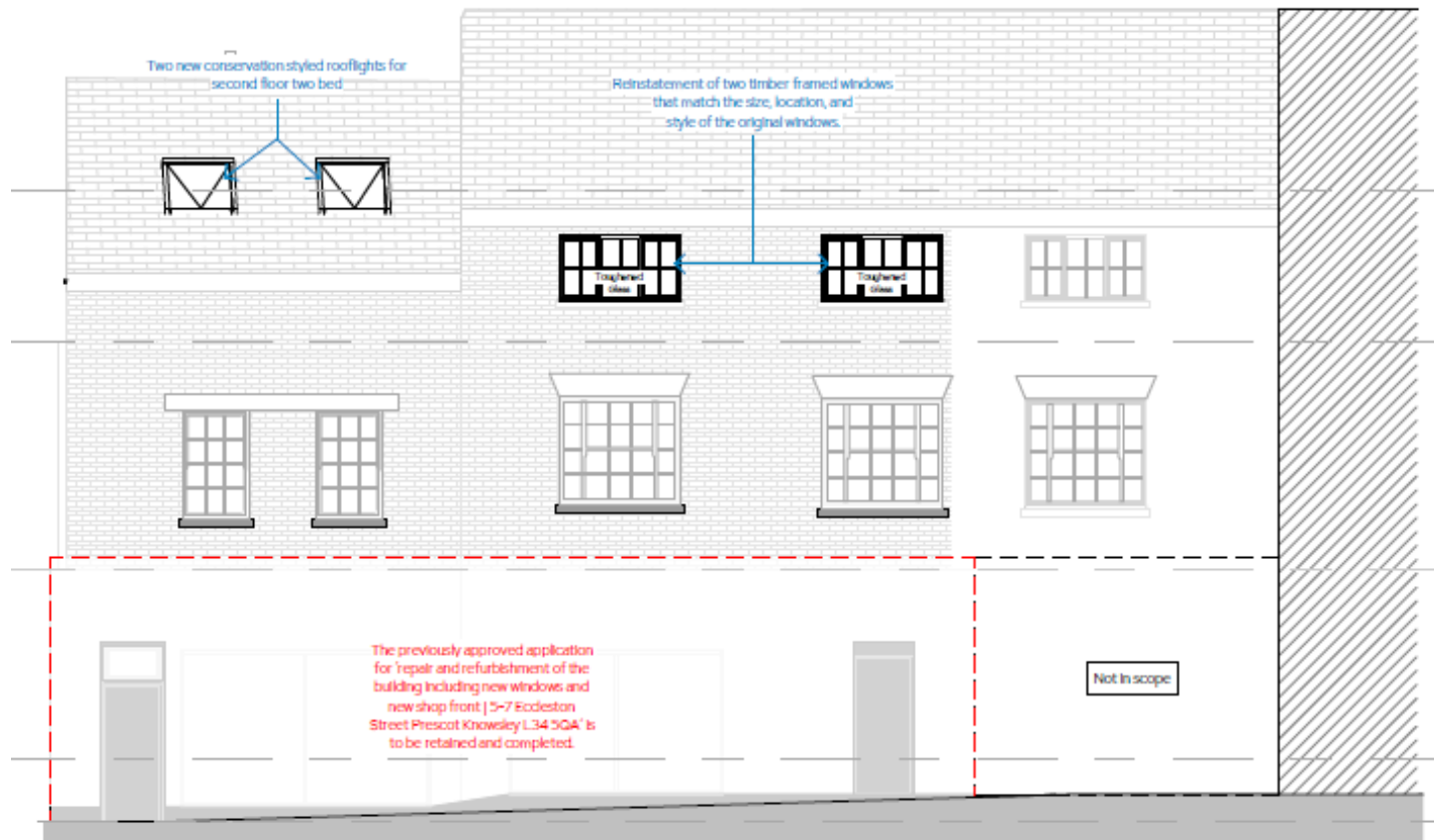


Plate 3: The Proposed Front Elevation.

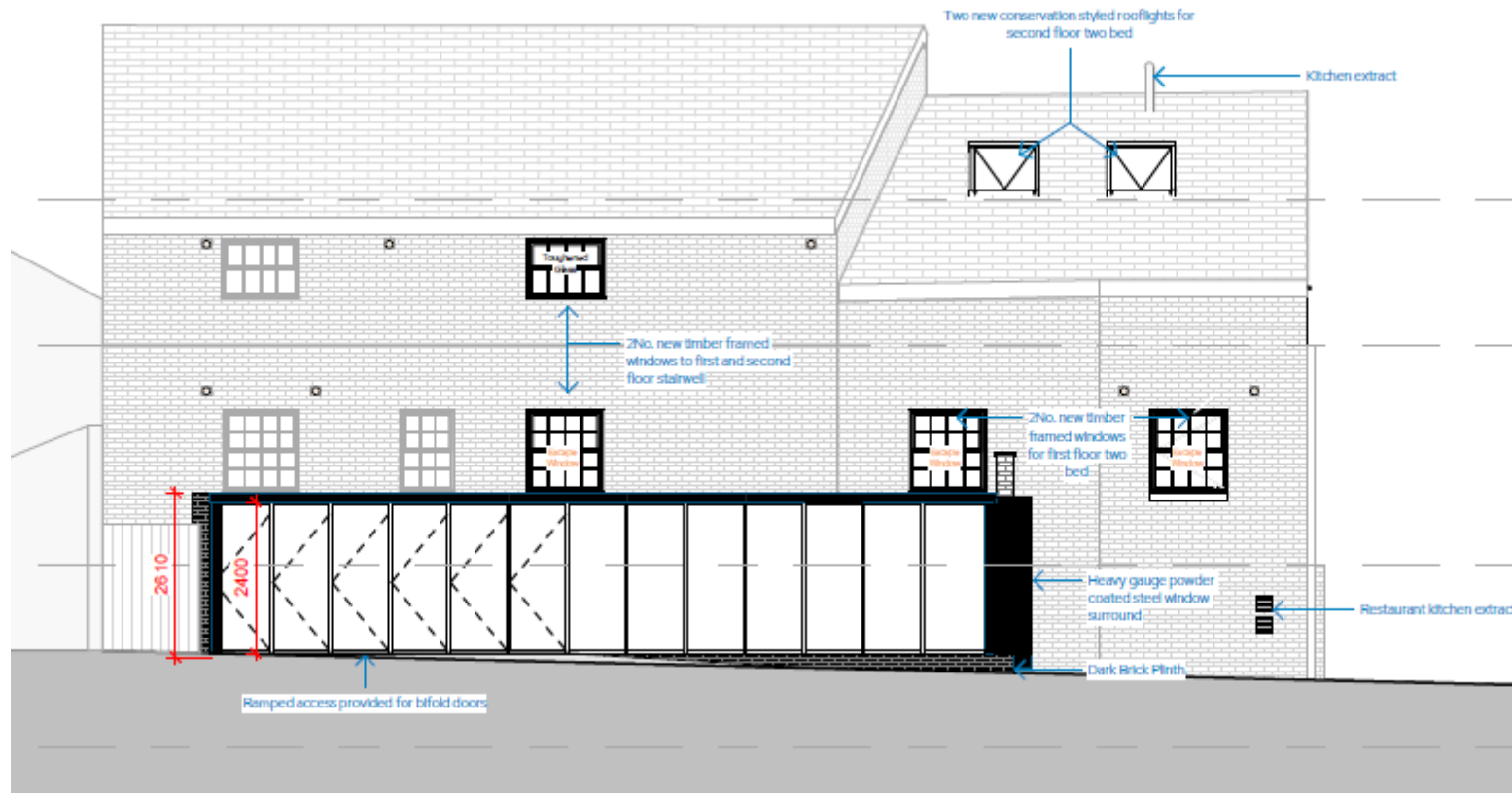


Plate 4: The Proposed Rear Northern Elevation.

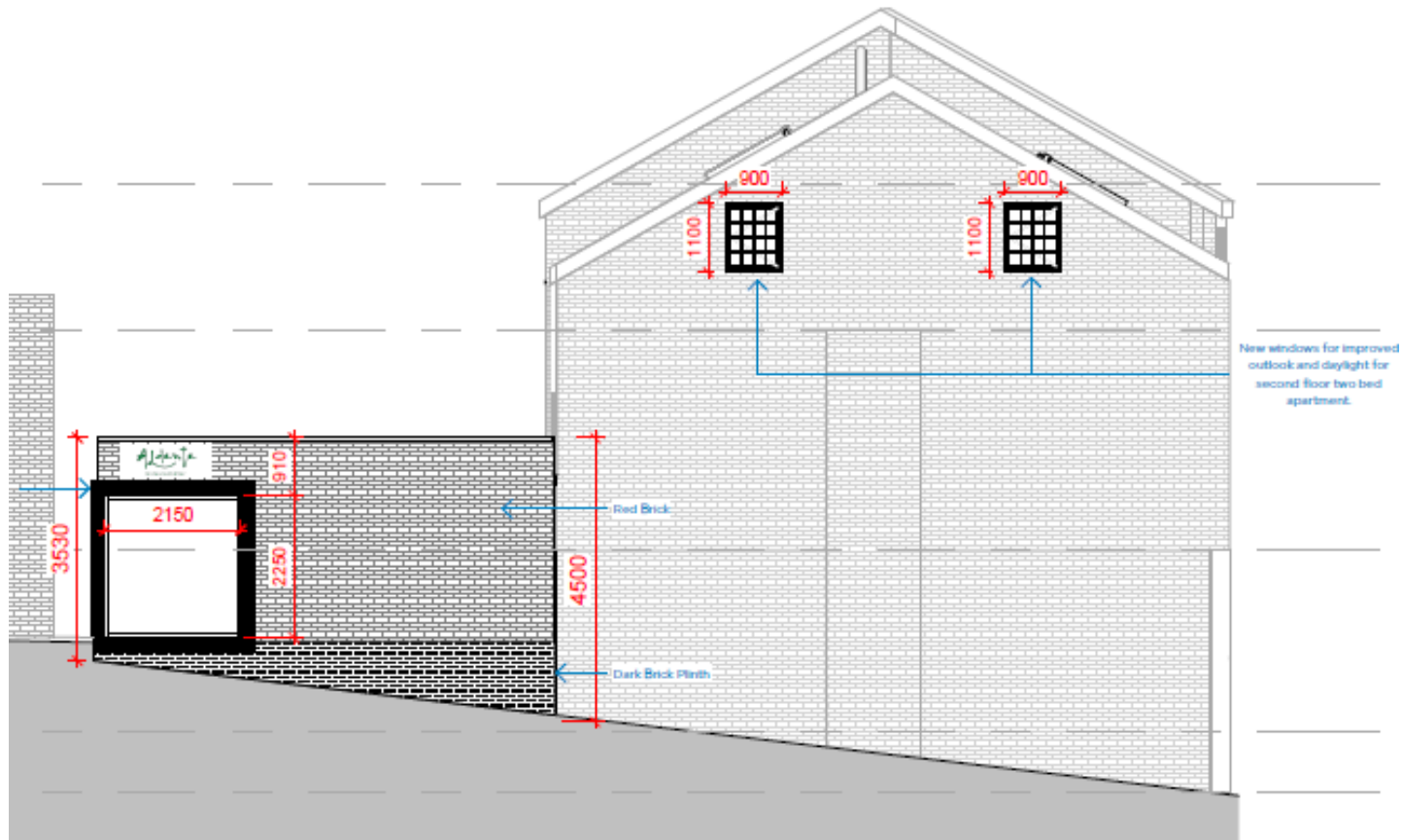


Plate 5: The Proposed Western Elevation.



Plate 6: Visualisation of the proposed northern extension.

3. Methodology

- 3.1. The aims of this Report are to assess the significance of the heritage resource within the Site/study area, to assess any contribution that the Site makes to the heritage significance of the identified heritage assets, and to identify any harm or benefit to them which may result from the implementation of the development proposals, along with the level of any harm caused, if relevant.

- 3.2. This assessment considers archaeology and built heritage.

Sources

- 3.3. The following key sources have been consulted as part of this assessment:
- The Merseyside Historic Environment Record (HER) for information on the recorded heritage resource in the vicinity of the Site;
 - The National Heritage List for England for information on designated heritage assets;
 - Historic maps available online;
 - Aerial photographs available online via Historic England's Aerial Photo Explorer and Britain from Above;
 - Archival documents from Knowsley Archives;
 - Old photographs accessible via the Historic England Architectural Red Box Collection; and

- Google Earth satellite imagery.

Site Visit

- 3.4. A Site visit was undertaken by a Heritage Consultant from Pegasus Group on Monday 9th December 2024, during which the Site and its surrounds were assessed.

Photographs

- 3.5. Photographs included in the body text of this Report are for illustrative purposes only to assist in the discussions of heritage assets, their settings, and views, where relevant. Unless explicitly stated, they are not accurate visual representations of the site or development proposals, nor do they conform to any standard or guidance i.e., the Landscape Institute Technical Guidance Note 06/19. However, the photographs included are intended to be an honest representation and are taken without the use of a zoom lens or edited, unless stated in the description or caption.

Assessment Methodology

- 3.6. Full details of the assessment methodology used in the preparation of this Report are provided within **Appendix 4**. However, for clarity, this methodology has been informed by the following:

- ClfA's *Standard and Guidance for Historic Environment Desk-Based Assessment*;⁴
- *Historic Environment Good Practice Advice in Planning: 2 – Managing Significance in Decision-Taking in the Historic Environment* (hereafter GPA:2);⁵
- *Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) – The Setting of Heritage Assets*, the key guidance of assessing setting (hereafter GPA:3);⁶
- *Historic England Advice Note 1 (Second Edition) – Conservation Area Appraisal, Designation and Management* (hereafter HEAN:1).⁷
- *Historic England Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets* (hereafter HEAN:12);⁸ and
- *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment*.⁹

Consideration of Harm

- 3.7. It is important to consider whether the proposals cause harm. If they do, then one must consider whether the harm represents "substantial harm" or "less than substantial harm" to the identified designated heritage assets, in the context of paragraphs 214 and 215 of the NPPF.¹⁰ With regard to non-designated heritage assets, potential harm should be considered within the context of paragraph 216 of the NPPF.¹¹
- 3.8. The PPG clarifies that within each category of harm ("less than substantial" or "substantial"), the extent of the harm may vary and should be clearly articulated.¹²
- 3.9. The guidance set out within the PPG also clarifies that "substantial harm" is a high test, and that it may not arise in many cases. It makes it clear that it is the degree of harm to the significance of the asset, rather than the scale of development which is to be assessed.¹³ In addition, it has been clarified in a High Court Judgement of 2013 that substantial harm would be harm that would:

⁴ Chartered Institute for Archaeologists (ClfA), *Standard and Guidance for Historic Environment Desk-Based Assessment* (revised edition, October 2020).

⁵ Historic England, *Historic Environment Good Practice Advice in Planning: 2 – Managing Significance in Decision-Taking in the Historic Environment* (GPA:2) (2nd edition, Swindon, July 2015).

⁶ Historic England, *Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets* (GPA:3) (2nd edition, Swindon, December 2017).

⁷ Historic England, *Historic England Advice Note 1 – Conservation Area Appraisal, Designation and Management* (HEAN:1) (2nd edition, Swindon, February 2019).

⁸ Historic England, *Historic England Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets* (HEAN:12) (Swindon, October 2019).

⁹ English Heritage, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008).

¹⁰ MHCLG, NPPF, paras. 214 and 215.

¹¹ MHCLG, NPPF, para. 216.

¹² MHCLG, *Planning Practice Guidance* (PPG), Paragraph: 018 (ID: 18a-018-20190723 Revision date: 23.07.2019).

¹³ MHCLG, PPG, Paragraph: 018 (ID: 18a-018-20190723 Revision date: 23.07.2019).

"...have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced." ¹⁴

¹⁴ EWHC 2847, R DCLG and Nuon UK Ltd v. Bedford Borough Council.

4. Policy Framework

Legislation

- 4.1. Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*, which provides statutory protection for Listed Buildings and their settings and Conservation Areas.¹⁵
- 4.2. In addition to the statutory obligations set out within the aforementioned Act, Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that all planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise.¹⁶
- 4.3. Full details of the relevant legislation are provided in **Appendix 5**.

National Planning Policy Guidance

- 4.4. National Planning Policy guidance relating to the historic environment is provided within Section 16 of the Government's *National Planning Policy Framework (NPPF)*, an updated version of which was published in December 2024. The *NPPF* is also supplemented by the national *Planning Policy Guidance (PPG)* which comprises a full and consolidated review of planning practice guidance

documents to be read alongside the *NPPF* and which contains a section related to the Historic Environment.¹⁷ The *PPG* also contains the *National Design Guide*.¹⁸

- 4.5. Full details of the relevant national policy guidance is provided within **Appendix 6**.

The Development Plan

- 4.6. Applications for Planning Permission are currently considered against the policy and guidance set out within Knowsley Local Plan Core Strategy (adopted January 2016).
- 4.7. The Conservation Area also has a Conservation Area Appraisal and Conservation Area Management Plan, both adopted in May 2012.
- 4.8. Details of the policy specific relevant to the application proposals are provided within **Appendix 7**.

¹⁵ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990.

¹⁶ UK Public General Acts, Planning and Compulsory Purchase Act 2004, Section 38(6).

¹⁷ Ministry for Housing, Communities & Local Government (MHCLG), *Planning Practice Guidance: Historic Environment (PPG)* (revised edition, 23rd July 2019), <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>.

¹⁸ Ministry for Housing, Communities & Local Government (MHCLG), *National Design Guide* (London, January 2021).

5. Site Description and Planning History

Site Description

- 5.1. The Site includes Nos. 5, 7 & 9, Eccleston Street, which are part of a terrace of buildings known as Nos. 5–11 Eccleston Street. These buildings are not listed, but are located within the boundaries of the Prescott Town Centre Conservation Area. The buildings have been identified as non-designated heritage assets by the MEAS Planning Archaeologist, and are identified within the Conservation Area Character Appraisal as positive unlisted buildings, as well as buildings at risk.
- 5.2. The Site is located within the town centre of Prescott, at the western end of Eccleston Street, which bounds the Site to the south. The terrace of buildings is purported to date to the early 19th century, formed three main components, with No. 5 the western building, Nos. 7 & 9 the central building, and No. 11 the eastern building, located outside of the Site boundary. These each have single storey outriggers to the north.
- 5.3. The Site is bounded by Eccleston Street to the south, with Church Street to the west and Mill Street to the east. To the north of the Site is a modern cobbled yard area, with the Shakespeare North Playhouse on its northern side. The Grade I Listed Church of St Mary is located c.45m to the west of the Site, off Church Street.



Plate 7: View of the Site buildings from Eccleston Street.



Plate 8: View towards the Site from Market Place.



Plate 10: The playhouse to the north of the Site.



Plate 9: View of the Site from Church Street.



Plate 11: The Grade I Listed Church to the west of the Site.

Planning History

5.4. A review of the planning register held by Knowsley Council details the following relevant applications for the Site:

- **74/10414/HIST** | Installation of new shop front and alterations to existing pedestrian highway | Nos. 9–11 Eccleston Street | Granted 1st October 1987.
- **74/10420/HIST** | Display of 1 No illuminated fascia sign | No. 11 Eccleston Street | Granted 1st October 1987.
- **74/06760/HIST** | Rear unloading bay to bakery shop | No. 11 Eccleston Street | Granted 18th November 1982.
- **74/06652** | Alts to shop and land at rear | No. 11 Eccleston Street | Granted 21st January 1982.
- **74/06673/HIST** | Illuminated shop sign confectioners | Nos. 9–11 Eccleston Street | 30th December 1981.
- **97/00641/ADV** | Display of 1 no. non-illuminated fascia sign and 1 no. non-illuminated gable sign | Nos. 9–11 Eccleston Street | Granted 4th March 1998.
- **97/00642/APP** | Installation of new shop front and roller shutter together with replacement first and second floor windows to front elevation | No. 9 Eccleston Street | 4th March 1998.
- **98/00582/CAC** | Demolition of outrigger to rear of premises | No. 9 Eccleston Street | Granted 11th February 1999.

- **98/00561/APP** | Erection of external galvanised steel staircase, alterations to existing window opening to form new door opening and replacement of windows to first and second floors to rear elevation of premises | Nos. 9–11 Eccleston Street | Granted 18th February 1999.
- **00/00433/ADV** | Display of 1 no. non-illuminated fascia signs and 1 no. non-illuminated projecting sign to front elevation | No. 11 Eccleston Street | Granted 31st October 2000.
- **11/00084/COU** | Change of use from former furniture shop (use Class A1) to café (use Class A3) together with alterations to shop front and extraction vent to rear | Nos. 5–7 Eccleston Street | Granted 20th July 2011.
- **15/00505/FUL** | Change of use of first and second floor from retails (use Class A1) to form 2no. apartments (use Class C3), and installation of windows to the front elevation together with revisions to the existing shop fronts and external doors | Nos. 5–7 Eccleston Street | Granted 10th March 2016.
- **23/02769/KMBC1** | Repair and refurbishment of the building including new windows and new shop front | Nos. 5–7 Eccleston Street | Granted 2nd January 2024.

5.5. It is notable that permission was also granted for the works associated with the Shakespeare North Playhouse to the north-west of the Site. This application, as detailed below, is discussed further in later sections where relevant.

- **17/00577/FUL** | Erection of a four storey building to accommodate a 350 seat theatre and multi-use space with ancillary facilities for the teaching of theatre practices, professional and community performances, exhibition space, café/bar and external performance space together with associated works | Shakespeare North Playhouse | 20th November 2017.

6. The Historic Environment

- 6.1. This Section provides a review of the recorded heritage resource within the Site and its vicinity in order to identify any extant heritage assets within the site and to assess the potential for below-ground archaeological remains.
- 6.2. Designated heritage assets are referenced using their seven-digit NHLE number, HER 'event' numbers have the prefix 'HER E' and HER 'monument' numbers have the prefix 'HER H'.
- 6.3. A gazetteer of relevant heritage data is included as **Appendix 1**. Designated heritage assets, HER records, and LiDAR data are illustrated on Figures 1-4 in **Appendix 3**.

Previous Archaeological Works

- 6.4. There are no previous archaeological works recorded within the Site, with a total of 20 archaeological events recorded within the wider Site study area. Of these, the archaeological works associated with the Shakespeare North Playhouse are of particular relevance, located adjacent to the north of the Site, and have been discussed further below.
- 6.5. A Desk-Based Assessment (EME2570) was produced in 2016 in support of the Shakespeare North Playhouse development. The report concluded that the development site had previously occupied burgrave plots recorded in the 16th century, though with possible earlier origins, and was likely to contain extensive remains of structures relating to late 18th and 19th century workers' housing. The assessment concluded '*In view of its well*

documented history, the site retains potential for the existence of remains of medieval, post-medieval and later structures and occupation deposits within the site curtilage.'

- 6.6. A Watching Brief (EME2601) was then undertaken in January 2017. This was undertaken during excavation of four test pits, reduced from seven due to the presence of below-ground services. One of the test pits revealed a complex sequence of deep deposited crushed sandstone, thought to be within a cellar or hillside terrace, which had been cut and subsequently sealed by redeposited material, found to contain 17th century pottery.
- 6.7. Following this, a programme of excavation was undertaken on that development site between December 2017 and February 2018. The excavation revealed evidence for continuous occupation of the site between the 16th and 20th centuries, with some evidence for medieval activity. The works recovered a range of post-medieval waste pottery and kiln furniture, though no kiln was identified during the excavation. The report concluded the finds reinforced the documentary evidence, which suggested that a range of the late 16th century houses were engaged in small-scale pottery production.

Topography and Geology

- 6.8. The topography of the Site is flat within the immediate vicinity of the Site along Eccleston Street, with the topography of the land gradually sloping southwards along Market Place to the west of the Site.
- 6.9. The bedrock geology mapped across the Site is Pennine Lower Coal Measures Formation – mudstone, siltstone, and sandstone, comprising sedimentary bedrock formed in the Carboniferous period.¹⁹
- 6.10. The soils are recorded as 'Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils.'²⁰

Archaeological Baseline

Prehistoric (pre-43 AD) and Romano-British (AD 43 – 410)

- 6.11. No prehistoric archaeology is recorded within the Site or wider study area. There is also no evidence within Prescott more broadly.
- 6.12. There is no evidence for Romano-British archaeology within the Site or study area. There is a single Romano-British pottery sherd recorded within Prescott, and this was found just beyond the Site study within the vicarage garden to the south-west.²¹

Early medieval (410 AD – 1066) and Medieval (1066 – 1539)

- 6.13. There is little evidence for early medieval settlement beyond place names which might indicate an early medieval origin within the Prescott area. The name Prescott originates from the Anglo-Saxon words '*Preosta-Cote*' meaning '*Priest's Cottage*' (MME18251). The circular shape of St Mary's Churchyard (MME6312), c.40m to the south-west of the Site, could also be suggestive of an Angle-Saxon origin for Prescott.
- 6.14. The first record of Prescott is from the Pipe Rolls in 1178, recorded as '*Prestecota*', and in 1190 as '*Prestecote*'. There is evidence of settlement activity from this period within the vicinity of the Site. The Grade I Listed Church of St Mary (NHLE 1199139) dates to the 14th century, though there is a record of a church in Prescott from 1140. The Church is located within the centre of Prescott, c.40m to the south-west of the Site.
- 6.15. Prescott had a market by 1322, with charters for a market surviving from 1333 and 1458.²² The settlement represented an important market town throughout the medieval period. No borough charter survives for the town of Prescott, a detailed survey of the township in the later 16th century by King's College Cambridge uses the term '*burgage*' for town plots, suggesting that there had previously been a charter which granted burghal status. Though first recorded in the 16th century, these burgages likely date from the medieval period. Within the

¹⁹ British Geological Survey, *Geology of Britain Viewer*, <https://www.bgs.ac.uk/map-viewers/geology-of-britain-viewer/>.

²⁰ Cranfield University, *Soilscapes*, <http://www.landis.org.uk/soilscapes/>.

²¹ Philpott, R. A. 2008. *Prescot and its Archaeology*.

²² Philpott, R. A. *Medieval Towns of Merseyside*.

documents, a total of 45 plots are referred as burgages, with concentrations on medieval thoroughfares, including Eccleston Street, High Street, Market Place, and Kemble Street.

6.16. The site of a burgage plot is recorded within the Site, with court documents from 1533 and throughout the 16th century evidencing the former ownership and occupiers of the burgage plot (MME6486). These make reference to a messuage or cottage, a garden, orchard, and other lands. There are also 17 other burgage plots recorded within the study area, dating between the early to late 16th century. These are primarily concentrated off Eccleston Street and Market Place, including several within close proximity to the Site. These comprise a burgage plot c.15m to the east of the Site (MME6484), as well one c.30m to the south-east (MME6508).

6.17. Several medieval finds are also recorded within the Site's study area, including medieval pottery within the vestry of the Church of St Mary (MME20549) and at Mill Street (MME21112) c.35m to the north-west of the Site, as well as medieval post holes (MME15967) were found as part of an excavation to the east of Marketplace in 1980-1, c.90m to the south-east of the Site.

Post-medieval (1540 – 1750) and Early Modern (1750 – 1901)

6.18. Prescott had seen substantial expansion from the 16th century within the historic core of the settlement. This included new buildings constructed on vacant plots and on the rear plots of burgages, taking place off the medieval street frontages, as seen with Eccleston Street and Market Place within the Site study area. This included the addition of small streets and alleys to the rear of the

plots, and had seen a mixture of small-scale industrial workshops coupled with the dense urban housing (McNeil 2007, 154).

6.19. A 16th-century house is recorded within the Site, first referenced in court documents of 1567 (MME6485). The documents throughout the 16th century detail the owners and occupiers of the house plot. A survey from 1592 records that Thomas Pike had held a messuage with a garden in the tenure of James Taylor on the Site. This described the location of the Site, noted as abutting east on Mill Lane, north on the lord's mill hill, south on the lane (Eccleston Street), and west on Foxes Burgage, referring to the aforementioned burgage plot (MME6486).

6.20. A reconstruction of Prescott Town in 1592, produced in 1935 (Plate 12), depicts the town's historic core, including the Site. Philpott also produced a reconstruction in 1984, showing the possible location of houses, barns, kilns, and mills. (Plate 13). These had been drawn based on surveys from 1592 and 1721, as well as from court documents and the 1848 Ordnance Survey Map. The reconstruction shows the Site as comprising Plot 76. A house is shown within this location on Philpott's reconstruction. However, the boundaries of the holdings are approximate only, and it may have also formed the eastern part of plot 97. This had been owned by Thomas Fox, comprising the aforementioned burgage plot (MME6486). This plot is shown as including a house and kiln on Philpott's reconstruction.



Plate 12: The 1592 reconstruction of Prescott, with the approximate location of the Site highlighted (Bailey 1937).

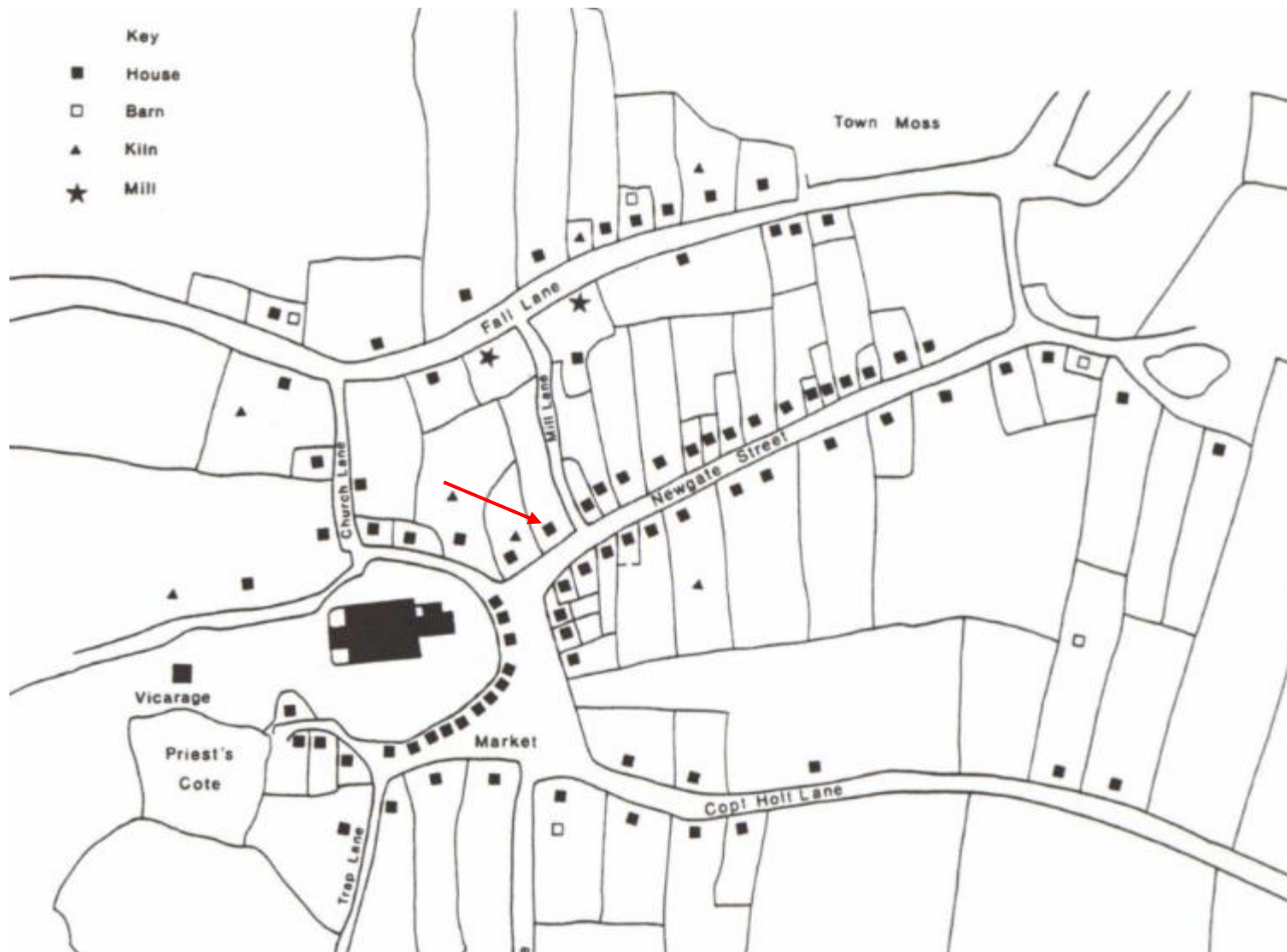


Plate 13: Philpott's reconstruction for the possible layout of the burgages in the 16th century (Philpott 1984).

6.21. There are a substantial number of sites of 16th-century houses recorded within the study area, the plots of which are shown on the 1592 reconstruction. These are primarily depicted along Eccleston Street, at this time known as Newgate Street, and Market Place. Within close proximity to the Site are the former site of two cottages (MME6512) and two houses (MME20883 & MME6510) located opposite the Site on Eccleston Street, as well as a cottage off Market Place c.30m to the south-west.

6.22. A number of sites of small-scale industrial and agricultural use, dating to the 16th century, are also recorded within the study area, and noted within the holdings on the 1592 reconstruction. Archaeological investigations have evidenced that there was an emphasis on the production of earthenware vessels for the small industrial workshops, with the mid-16th-century Court Leet making references to clay pits (Philpott 2016, 16). The archaeological excavation in 2017 and 2018 to the north of the Site also uncovered a substantial range of pottery assemblages, which suggested that a range of the late 16th-century houses were engaged in small-scale pottery production.

6.23. The site of a 16th-century lime kiln is recorded c.60m to the north of the Site off High Street (MME20880), with 16th century pottery also found c.25m to the north-east following an archaeological evaluation in 1995 (EME526). The site of a windmill (MME14405) is recorded c.65m to the north of the Site, comprising part of the Mill Hill holdings on the 1592 reconstruction. The site of a 16th-century barn is also recorded opposite the Site on Eccleston Street (MME6509). Urban development continued along Eccleston Street in the 17th century. The earliest surviving building within the vicinity of the Site is the Grade II Listed No. 30 Eccleston Street (NHLE

1075503). This comprises a timber framed former house, c.75m to the east of the Site, which retains a date inscription of 1614.

6.24. There had been a decline of the local pottery industry in the 17th century, but a reinvigoration took place in the 18th century, with increased efficient industrial methods introduced. A total of six potteries are purported to have existed in the early 18th century.

6.25. The first available original cartographic source to depict the Site is Edge's 1743 Map of Prescott (Plate 14). This provides a rough depiction of the settlement, illustrating its roads and layout. No buildings are depicted, other than the Grade I Listed Church of St Mary, windmills and several kilns. The land of the Site is depicted, shown as bounding Mill Lane to the east and Eccleston Street to the north.



Plate 14: Edge's 1743 Map of Prescott, with the approximate Site location highlighted.

- 6.26. A sketch of Prescott from 1743 (Plate 15) also shows the settlement viewed from the south, across agricultural fields. The Church of St Mary is the most prominent building on the sketch, with various kilns and a windmill also noted. The Site is not discernible, which is blocked from view by buildings on Kemble Street to the south.

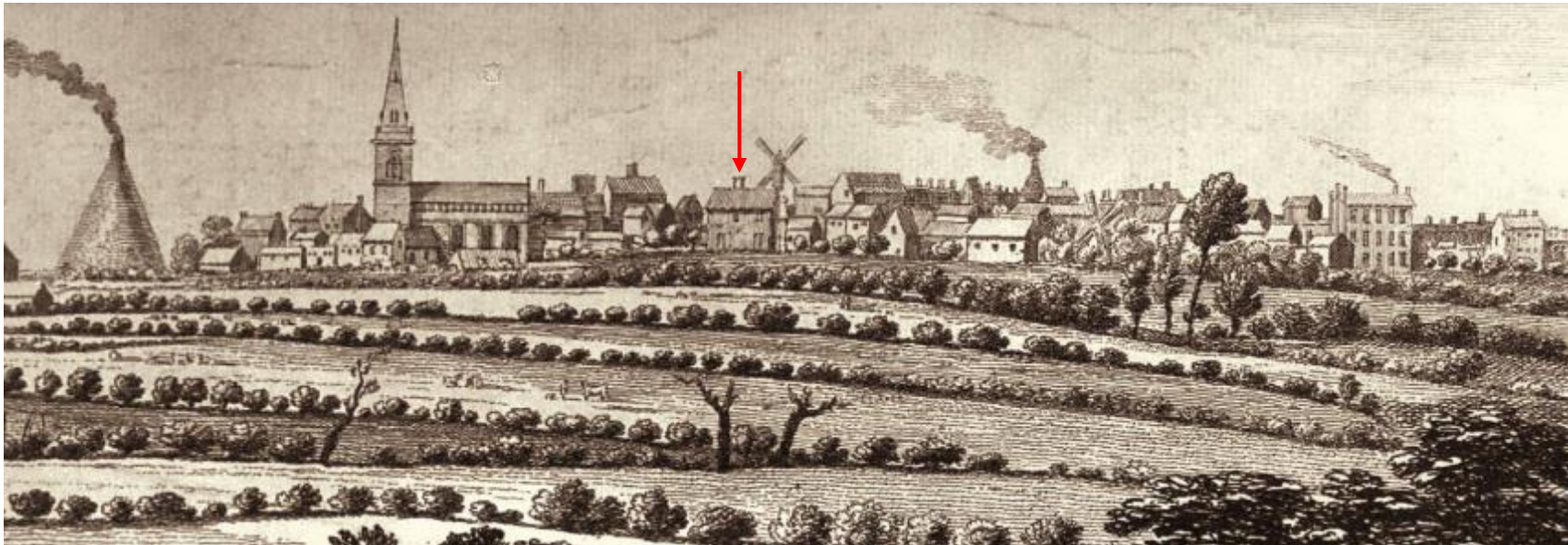


Plate 15: The 1743 Sketch of the south prospect of Prescott, with the approximate location of the Site highlighted behind this building.

- 6.27. A title deed from 1802 is the first available source to reference the White Horse Inn within the Site. This deed also records a brewhouse, three stables, a middenhead, malt kiln, and granary located to the north of the Inn. This deed stated that on 30th September 1768, the late Sarah Lyon had surrendered the following to Thomas Fleetwood of Prescott, who was also noted as deceased at this time.

"...all that Messuage and Tenement commonly called and known by the name of The White Horse or White Horse Inn situate lying or being on the north side of the Long Street or Eccleston Street in Prescott aforesaid and the Brewhouse, three stables the higher part of the middenstead at the top or north end of the back yard as the same was then marked or meered out and divided by stones and the shrine coat all then used and occupied along with and as appurtenant to the same message and tenement called The White Horse Inn as aforesaid and then in the possession of the said Sarah Lyon.

And also all that malkiln and granary on the back of the said messuage and tenement and esteemed as part thereof then in the possession of James Titherington Maltster as tenant or occupant thereof."

- 6.28. Prescott had developed as an important watch-making centre in the 18th and 19th centuries. This included the establishment of a distinctive typology of building developed to accommodate the watchmaking industry, based on rear outriggers in which heavy metalworking was undertaken to ground floor level, and more intricate work undertaken to the well lit upper workshops. A total of six former watchmaker's workshops are recorded within the Site study area. This includes the Grade II Listed Nos. 21 & 23 Eccleston Street (NHLE 1479948),

c.50m to the east of the Site, which originated as a late 17th century building, and used as a watchmaker's workshop from the later 18th century. Former workshops are also recorded c.40m to the east of the Site (MME65370), and c.55m to the north-west (MME14348). The industry declined following overseas competition in the late 19th century, finally ending in 1952 with workshop closures (Philpott 2016, 18).

- 6.29. The 1847 Tithe Map shows the layout of Prescott at this time, though no associated apportionment is provided, and the building are not individually shown (Plate 16).



Plate 16: The 1847 Tithe Map (The Genealogist).

- 6.30. The first source to provide a clear depiction of the Site is the 1852 Ordnance Survey Town Plan (Plate 17). This shows the Site as part of a terrace of buildings fronting onto Eccleston Street. At this time, the Site is shown as two distinct buildings. The western structure comprises a square building with rear outshot. The building has a rear yard to the north-west, defined by walling. The western side of the Site appears to have a narrow alley, connecting with another building further west. The eastern structure comprised a public house, noted as the 'White Horse PH'. The building is square in plan with a rear outshot to the north-west. The northern outriggers likely referred to the brewhouse, three stables, middenhead, malt kiln and granary previously noted. The public house is attached to a rectangular building to the east, which bounds Mill Lane. Both buildings on Site are shown with front steps.



Plate 17: The 1852 Town Plan (NLSM).

- 6.31. An advert for No. 9 Eccleston Street, within the Prescott Reporter indicates the building had been occupied by a firm known as Brierley and Cos. This stated, 'Seeds! Seeds!! Seeds!!! . . . An extensive and carefully selected stock of choice seeds of all kinds for the Flower or Kitchen Garden now on hand.'²³
- 6.32. Census records from the later 19th century demonstrate the occupants and use for Nos. 5-11 Eccleston Street (**Appendix 2**). No. 5 had formed a residence, with the 1871 Census recording Henry Park, a tailor and draper, as the head of a household of three. Park had remained head by the 1891 census.

²³ British Newspaper Archives. *Seeds! Seeds!! Seeds!!!*. Prescott Reporter, 8th August 1874.

- 6.33. No. 7 comprised the White Horse Inn, recorded in 1871 as headed by Joseph Lewes, a '*Licensed Victualler*'. By the 1891 Census, the Dean family had occupied No. 7, which was not recorded as an Inn at this time.
- 6.34. The census records for No. 9 evidence three different families of dentists and chemists at the Site building, suggesting that this may have been a dental clinic and chemist in the later 19th century.
- 6.35. No. 11 was recorded as occupied by drapers in the 1871 and 1881 Census records, with the Robert Atherton, a diamond cutter, noted as the head of the household in the 1891 Census.

- 6.36. The 1892 Ordnance Survey Map (Plate 18) shows that the Site had formed three distinct buildings, comprising No. 5 to the west, No. 7 to the centre, and No. 9 to the east. At this time, the central building is noted as '*White Horse Inn*', and a small projection had been added to the rear of the easternmost building. The Inn appears to have been made smaller from the earlier cartographic source. The building bounding the Site to the west is also labelled as the '*Derby Hotel*', with the '*Buck & Dog Inn*' to the west of this hotel.



Plate 18: The 1892 Ordnance Survey Map (NLSM).

Modern (1901 – Present)

- 6.37. There had been minimal changes to the Site by the time the 1908 Ordnance Survey Map was drawn (Plate 19). The central building was not labelled as an inn at this time. Additional projecting structures are shown as attached to the northern rear of the eastern building, outside of the Site boundary.



Plate 19: The 1908 Ordnance Survey Map (NLSM).

- 6.38. An aerial image from the early 20th century (Plate 20) shows part of the southern principal elevation for the buildings on Site. This shows the buildings as principally formed of two structures, with a western three-storey two-bay structure, comprising No. 5, and an eastern three-storey three-bay structure, comprising Nos. 7 & 9. No. 5 appears to be shown as part of a wider four bay structure with an attached building to the west. It is shown with a brick façade, two sets of first and second floor windows, with a brick. There is a ground floor round arched door in the centre of the building. Another photograph from the early 20th century (Plate 21) provides a distanced view of the buildings on Site from the eastern extent of Eccleston Street. The upper floors of these buildings are discernible, with windows shown with projecting stone sills and flat gauged lintels. Brick chimneystacks are also shown to the roof structures.



Plate 20: The early 20th-century photograph showing the southern side of the Site buildings, between the yellow lines.



Plate 21: The early 20th-century photograph of Eccleston Street, with the Site buildings highlighted between the yellow lines.

- 6.39. Another historic photograph of the Site from the early 20th century (Plate 22), provides a closer side view of Nos. 7, 9 & 11 on Eccleston Street. This shows the ground floor of these buildings with traditional shopfronts, with overhanging canopies and with timber cornices above. This suggests that Nos. 7 & 9 were no longer operating as a public house. The upper floors of Nos. 7 & 9 are also shown as built from brick, with no paintwork or render present at this time.



Plate 22: The early 20th-century photograph of the Site, left of the yellow line, from along Eccleston Street.

- 6.40. There had been no clear changes to the Site by the time the 1927 Ordnance Survey Map was drawn (not shown). An Aerial Image from 1937 (Plate 23) shows the rear of the Site, indicating that a two-storey pitched roof outrigger was attached to the northern sides of Nos. 7 & 9. This structure is gabled to the north, with a tall chimneystack attached to its northern side, and with a central chimney along its roofline. A terrace of buildings orientated north to south are shown as attached to the northern side of this outrigger.

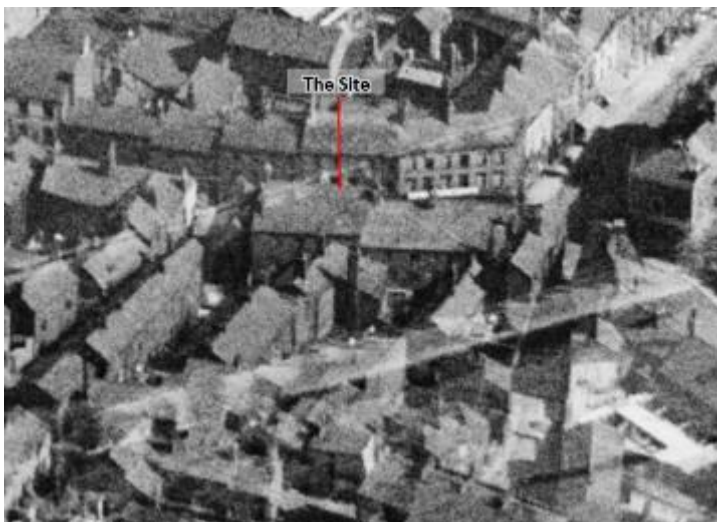


Plate 23: The 1937 Aerial Image (Britain from Above).

- 6.41. The 1945 and 1948 Aerial Images (Plate 24 and Plate 25) shows that there had been substantial changes to the immediate surrounds of the Site, with the buildings shown on land to the north removed, and with the land shown as a vacant plot. The removal of these buildings would have been associated with a scheme of slum clearance, that had taken place from the 1930s onwards. There appears to have been minimal changes to the Site itself, with three buildings shown and with outriggers to the rear.



Plate 24: The 1945 Aerial Image (Historic England).



Plate 25: The 1948 Aerial Image (Britain from Above).

- 6.42. An article within the Liverpool Daily Post on 10th May 1952 for Nos. 5 & 7 details a 10 year lease for 'A corner block of 2 Shops in the principal shopping street,'²⁴ evidence that the western two buildings had formed shops by this date. It also suggests that the buildings attached to its western side had been removed by this time, as they are noted as a corner block. A 1948 article from the Liverpool Echo also details that No. 11 Eccleston Street had comprised a shop called 'The Bee', which sold bicycles, radios and prams.²⁵

- 6.43. An aerial image from the 1950s (Plate 26) shows that extensive changes had taken place at the Site and to its immediate surrounds by this period. The building attached to the western side of No. 5 had been removed. As part of this work, No. 5 had undergone extensive rebuilding, at this time shown as a two-storey flat roofed structure. The northern outriggers had been substantially reduced in height and size by this date, with gable scarring noted on the northern side of Nos. 5 & 7 evidencing the previous structures. The outriggers on this image match those of the present building, both shown as single-storey mono-pitched structures. To the north of the Site, the land was under use as a service yard with car parking. The 1964 Ordnance Survey Map (Plate 27) depicts these changes, with the reduction of the rear outriggers.

²⁴ British Newspaper Archive, 5 & 7 Eccleston Street, Prescott. Liverpool Daily Post. 10th May 1952.

²⁵ British Newspaper Archives. "The Bee", Liverpool Echo, 19th April 1948.



Plate 26: The 1950s Aerial Image.



Plate 27: The 1964 Ordnance Survey Map (NLMS).

- 6.44. A historic photograph of the Site along Eccleston Street from the 1970s (Plate 28) provides a view of the southern side of the Site buildings. This shows that Nos. 5 & 7 has shared a modern ground floor shopfront. No. 5 is shown with its flat roof structure, with a single wide window present on its southern side at first floor level. The image shows that two of the second floor windows for No. 7 had also been boarded over.



Plate 28: The photograph of the Site along Eccleston Street from the later 20th century.

- 6.45. The 2000 Satellite Image (Plate 29) shows that No. 5 had a pitched roof by this date, indicating it had been partly rebuilt. The Image also shows a small car park with a larger parking area to the north had been added adjacent to the Site.



Plate 29: The 2000 Satellite Image (Google Earth).

- 6.46. The 2018 Satellite Image (Plate 30) shows that development works had commenced on the Shakespeare North Playhouse adjacent to the Site to the north-west. These had been completed by the time the 2023 Satellite Image (Plate 31) was produced, with the Site directly bounding a courtyard area relating to the newly constructed playhouse.



Plate 30: The 2018 Satellite Image (Google Earth).



Plate 31: The 2023 Satellite Image (Google Earth).

Designated Heritage Assets

- 6.47. The Site does not contain any designated heritage assets, but does comprise Nos. 5-11 Eccleston Street, which had been identified by the LPA as a non-designated heritage asset, and is recorded on the Merseyside HER (MME 16386). It is also located within the Prescot Town Centre Conservation Area. There are also several Listed Buildings within the vicinity of the Site. Of these, the Grade I Listed Church of St Mary had been identified as having the potential to be impacted by the development proposals through change to its setting, and is discussed further in the following section.

Archaeological Potential

- 6.48. No prehistoric or Romano-British activity is recorded either within the Site or its wider study area.
- 6.49. A survey of the township by King's College, Cambridge, in the later 16th century indicates that the Site had formed part of a burgage plot, which is likely to be of medieval origins. These documents reference a 16th-century house on the Site, which is no longer present. A reconstruction of the possible layout (Plate 14 and Plate 15) of the burgages suggests that the Site may have formed part of another burgage plot to the west, which also contained a house and a kiln. Previous archaeological works adjacent to the Site to the north, associated with the Shakespeare North Playhouse, had uncovered a range of pottery assemblages and kiln furniture. These findings confirmed the documentary evidence, that several of the late 16th-century houses in this area were engaged in small-scale pottery production.
- 6.50. Archival evidence for the Site indicated that the White House Inn had been present on the Site by the later 18th century. A title deed notes the existence of a previous post-medieval brewhouse, three stables, a middenhead, malt kiln, and granary associated with the Inn, and located on its northern side. The reference to a maltkiln indicates that there had been small-scale industrial activity within the northern extent of the Site or immediately adjacent to it to the north. Historic cartographic sources show that these outbuildings had extended beyond the Site boundary to the north, and were predominantly lost in

the later 20th century. The outriggers now comprise small structures much altered, attached to the northern side of Nos. 5–11.

- 6.51. The Site is considered to have a **moderate potential** for medieval archaeological remains, due to the burgage plots recorded at the Site and within its immediate vicinity however due to later development within the Site and as demonstrated by the map regression, the changing footprint of built form to the north of the Site, the potential for these remains to survive to any significant degree is **low**. Any medieval remains would be considered to be of **regional importance**.
- 6.52. The Site is considered to have a **high potential** for post-medieval archaeological remains and the potential for these to survive is also considered to be **moderate – high**. This relates to the 16th-century house recorded on the Site, as the well from the former outbuildings noted as within or immediately adjacent to the Site from at least the later 18th century. Previous archaeological works have also demonstrated the potential for small-scale industrial activity within the immediate vicinity of the Site. Any post-medieval remains would be considered to be of **regional importance**. They would also have the potential to contribute to the North-West Regional Research Framework²⁶, concerning Technology and Production in the Post-Medieval period.

²⁶ Research Frameworks. *North West Regional Research Framework: Post Medieval*.
<https://researchframeworks.org/nwrf/sample-page/post-medieval/>

Nos. 5–11 Eccleston Street

- 6.53. Nos. 5–11 Eccleston Street are not listed and are not recorded as a Locally Listed Building. The building is however recorded on the Merseyside HER and is located within the Prescot Town Centre Conservation Area. The Conservation Area Character Appraisal identifies Nos. 5–11 as positive unlisted buildings, as well as buildings at risk. The building has been identified as a non-designated heritage asset by the MEAS Planning Archaeologist.
- 6.54. Nos. 5–11 Eccleston Street comprise a terrace of three buildings located at the western end of Eccleston Street, on its northern side. No. 5 is a two-storey building at the western end, Nos. 7 & 9 comprise the central three-storey building, and No. 11 comprises the eastern three-storey building.
- 6.55. The exact origin of the buildings is unclear. Nos. 7 & 9 were built as part of the same phase, previously comprising the White Horse Public House, which is referenced as existing in the later 18th century in a title deed from 1802. The title deed also referenced a brewhouse, three stables, middenhead, malt kiln, and granary located to the north. Nos. 5 & 11 are first shown on the 1852 Town Plan, and are likely to have origins in the early 19th century. An 'L' shaped building was located adjacent to No. 5 to the west. This western structure is noted as the Derby Hotel on the 1892 Ordnance Survey Map, and was removed around the mid-20th century. No. 5 was substantially rebuilt around this period, as a two-storey flat roofed structure. The **outriggers** to the rear of Nos. 5–9 were reduced to their current size around the mid-20th century. No. 5 was partially rebuilt with a pitched roof in the later 20th century.



Plate 32: View of Nos. 5–11 Eccleston Street.



Plate 33: The rear of Nos. 5–11 Eccleston Street.

No. 5 Eccleston Street

- 6.56. No. 5 Eccleston Street forms the western end of the terrace of buildings. The building is first noted on the 1852 Town Plan, shown with a structure to the west, separated via a narrow passageway. This building was originally over three-storeys, before it was reduced in height around the mid-20th century, with a flat roof installed. The building was partly rebuilt again in the later 20th century, with a pitched roof.
- 6.57. The building comprises a two-storey structure, which is built from a variety of brick. The **southern side** of the building has a cream painted render to the ground floor, with white painted modern brick in a stretcher bond above. This side of the building has been entirely refaced in the later 20th century. The western elevation is built from modern red brick in a stretcher bond. The **northern side** of the building is constructed from red brick in a variety of English Garden Wall bond, which appears to be earlier fabric. No. 5 has a pitched slate roof with ridge tiles, which is gabled to the west and attached to No. 7 to the east.
- 6.58. The principal **southern elevation** of No. 5 has a partly removed modern shop front to the ground floor. This includes a modern two panelled door with boarded over fanlight, as well as a boarded over shop window. Above these, there is timberwork associated with an earlier shop fascia board. At first floor level, the southern elevation has two, six-over-six timber framed sash windows with horns. These were added to the building in the later 20th century, and have a long and connected sill, associated with an earlier modern window noted on a later 20th-century historic photograph.
- 6.59. The **western elevation** is entirely formed of modern brick, with a central brick buildout. The northern elevation of the building is predominantly plain of architectural features. The single-storey outrigger projects from its eastern extent. Above this, at first floor level, there is variation in the brickwork, which is likely associated with the earlier two-storey component of the outrigger, before it was reduced in height. The western side of the outrigger for No. 5 has three former apertures with thin lintels which are now blocked over with modern brick. The northern side of the outrigger is plain, and is attached to the outrigger for No. 7 to the east.
- 6.60. The structure has a single-storey **outrigger** to the north, which is built from a variety of brick, evidencing previous phases of rebuilding. There are areas of early brick in an English Bond, which appear to represent the original fabric. However, the majority of the structure is built from red brick in a variety of English Garden Wall bond, with some parts built from modern brick in a stretcher bond. This structure has a mono-pitched roof, but had originally been over two-storeys, with evidence of this within the northern elevation of the core structure. The original use of this structure is unclear.
- 6.61. **Internally**, No. 5 has been heavily modernised, with few historic features remaining. The basement level retains several stone walls of an early date, with several early timber beams noted. A full assessment of the basement space was not possible due to safety concerns, and thus this report is caveated as such. The ground floor was most recently used as a shop, with modern finishes and no original fittings noted, with the outrigger comprising a modern bathroom. The first floor had also seen some renovation and is entirely modernised.



Plate 34: The principal southern elevation of No. 5.



Plate 36: The northern side of No.5 Eccleston Street.



Plate 35: The western elevation of No. 5 Eccleston Street.



Plate 37: The ground floor of No. 5 Eccleston Street.



Plate 38: The interior of the outrigger of No. 5.



Plate 39: The first floor of No. 5 Eccleston Street.

Nos. 7 & 9 Eccleston Street

- 6.62. Nos. 7 & 9 Eccleston Street comprises a three-storey structure, representing the central component for the terrace of buildings. The building has a three-bay frontage to the south, with the western two bays forming No. 7, and the eastern bay forming No. 9. The building has a single-storey outrigger to the north. Nos. 7-9 were previously noted as forming the White Horse Public House, and were used as shops to the ground floor more recently, with rooms to the upper floors.
- 6.63. The building is constructed with a variety of building materials, evidencing various phases of works. To the **south**, the ground floor of No. 7 is constructed from a white painted render over brick, with white painted brick in a stretcher bond to the upper floors. This exterior wall would have been refaced, likely during the same time as No. 5, with no clear building break between these structures to the south. No. 7 is built from modern red brick to the ground floor, with its upper floors built with a cream stucco render. The **northern and eastern** sides of Nos. 7-9 is built with red brick in a variety of English Garden Wall bond. The **outrigger** is built from modern red brick in a stretcher bond. The previous use of this outrigger is unclear, with no historic fabric evident. The building has a pitched slate roof, gabled to the west and east. It is the tallest of the structures forming this terrace.
- 6.64. The principal **southern elevation** of Nos. 7 & 9 has a three bay frontage. At ground floor level, there is a central modern timber door with fanlight. This is flanked by shop fronts to the west and east. The western shopfront has a boarded over shop window. Above this there is timberwork associated with earlier shop signage. A large timber lintel is noted, with joists holes, as well as a metal

structural tie. The eastern shopfront is formed of modern timber signage and a modern window, currently in use as part of Waterfield's Choice bakery. At first floor level, there are three sets of wide six-over-six sash windows, with outer glazing lights. These have flat gauged lintels and pronounced stone sills. The third floor has a timber framed window to the east, with two windows to the west now blocked over with brickwork.

- 6.65. The **western and eastern elevations** of the building are plain. The **northern elevation** has straight joints and gable scarring in the brickwork within its western extent, evidencing the earlier two-storey height of the northern outrigger. The elevation has two apertures to the first floor level, and one to the third floor level. These are all boarded over with metal doors. The central first floor aperture has a stone lintel, with the two other apertures featuring segmental arched lintels with brick voussoirs. The northern side of the single-storey **outrigger** has a central modern double timber door.
- 6.66. The **interior** of the building has been substantially modernised, with minimal historic features remaining. The ground floor of No. 9 is currently in use as a bakery, and not part of the associated works. The ground floor otherwise comprises a modernised shop. The upper floors of No. 7 had been renovated more recently, with modern finishes. Only the sash windows survive of architectural interest. For No. 9, the upper floors are in a poor state of repair. There is evidence of timber floorboards, as well as the sash windows, with no other historic features noted.
- 6.67. Limited access was possible to the attic space, with the roof structure predominantly formed of modern timbers.

There were several historic hand carved timber purlins present, which were partly blackened from fire damage.



Plate 40: The principal southern elevation of Nos. 7 & 9.



Plate 41: The northern rear elevation of Nos. 7 & 9.



Plate 43: View of a first floor room in No. 7.



Plate 42: The ground floor of No. 7 Eccleston Street.



Plate 44: A third floor room in No. 9 Eccleston Street.



Plate 45: The roof structure within No. 7 Eccleston Street

No. 11 Eccleston Street

- 6.68. No. 11 Eccleston Street comprises the eastern component of the terrace, being a three-storey rectangular structure. The building is bounded by Mill Street to the east. No. 11 is currently in use as part of Waterfield's Choice bakery to the ground floor, with rooms to the first floor.
- 6.69. The building is constructed from red brick in a variety of English Garden Wall bond. It has several courses of yellow brick in a stretcher bond between the floor levels across the building. The **southern elevation**, and part of its **western elevation** appear to have been rebuilt more recently, with a modern red brick in the original bond. The structure has a pitched slate roof, gabled to the north and south with timber bargeboards. The building has an

outrigger to the north, built from modern red brick in a stretcher bond, with a mono-pitched slate roof.

- 6.70. The principal **southern elevation** is over a single bay, and comprises the modern timber shopfront to the ground floor. The upper floors each feature a modern uPVC window, with flat gauged lintel.
- 6.71. The northern extent of the **eastern elevation** has a former doorway, now blocked over with modern brick. On the southern elevation, the outrigger is attached at ground floor level, with a modern timber framed window at third floor level. The outrigger has a modern timber double door on its southern side.
- 6.72. The **interior** of No. 11 Eccleston Street was not inspected, as this building does not form part of the development proposals.



Plate 46: The southern elevation of No. 11.



Plate 47: The western and southern sides of No. 11.

Setting and Surrounds

- 6.73. Nos. 5–11 Eccleston Street are located at the western end of Eccleston Street on its northern side. There had previously been two buildings attached to the western side of No. 5, noted as the Derby Hotel and the Buck & Dog Inn. Eccleston Street comprises a principal shopping route through the centre of Prescot. Nos. 5–11 are visible in dynamic and linear views when moving along this street, in combination with other buildings lining the northern and southern sides of the street. Within the immediate vicinity of the Site building, the other buildings are predominantly of modern construction, with modern signage. Further to the east, there are historic buildings, including the Grade II Listed Nos. 22–23 Eccleston Street (NHLE 1479948).

- 6.74. The terrace of Site buildings are bounded by Mill Street to the east, which comprises a narrow thoroughfare. This links with a yard area to the north, which separates the Site building from the modern Shakespeare North Playhouse. This comprises a large and modern flat roofed structure, built from red brick with an area of glazed curtain walling. Historic cartographic sources indicate the location of the northern yard and the playhouse had been formed of modern terraced buildings. These were attached to the outriggers of the Site buildings, which were originally longer in length. The area was cleared around the mid-20th century, with the Playhouse built by the time the 2023 satellite image was taken.
- 6.75. Nos. 5–11 Eccleston Street are bounded by Market Place to the west, which connects with Church Street further to the west. The Site building is visible in dynamic views along Market Place, particularly of No. 5, representing the western end structure.
- 6.76. The **Grade I Listed Church of St Mary** (NHLE 1199139) is located c.45m to the west of Nos. 5–11, situated on the southern side of Church Street. This Listed Building is visible in several co-views with the Site building. This includes from the dynamic linear views moving westwards along Eccleston Street, with the Church spire visible to the rear. There are also co-views along Market Place with the building.

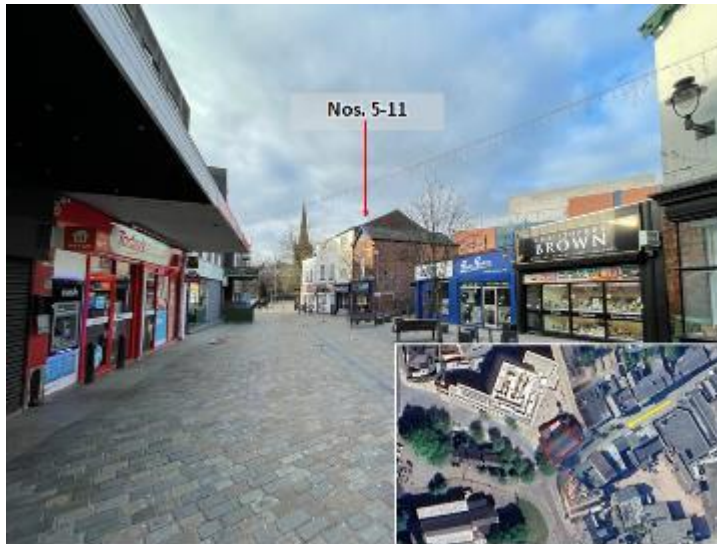


Plate 48: View of Nos. 5-11 Eccleston Street from along Eccleston Street, in combination with modern buildings.



Plate 49: View along Mill Street with the playhouse.



Plate 50: View of the modern yard and playhouse.



Plate 51: View of Nos. 5-11 Eccleston Street along Market Place.

Statement of Significance

- 6.77. The heritage significance of Nos. 5-11 Eccleston Street is principally embodied in its **historic, architectural, and archaeological interests**.
- 6.78. Nos. 5-11 Eccleston Street likely date from the early 19th century, and are located on the site of a former burgrave plot and a 16th-century house, referenced in court documents of 1567. Nos. 7-9 had originated as the White Horse public house, which had existed in the later 18th century, with Nos. 5 & 11 likely dating to the early 19th century. Archival evidence indicates that the northern **outriggers**, now substantially reduced in size with minimal historical information, had likely formed a brewhouse, three stables, a middenhead, malt kiln, and granary. The

buildings have all been in use as shops with upper rooms throughout their history.

- 6.79. Nos. 5-11 have some, limited architectural interest, which is localised to the principal southern elevation of the terrace of buildings, fronting the busy thoroughfare of Eccleston Street. Nos. 5-11 are designed in a simplistic Georgian vernacular style, and retain several timber framed sash windows.
- 6.80. The architectural interest of the building is substantially limited, following the loss of original features and extensive changes to the buildings. There have been substantial phases of modern rebuilding, including part of the southern elevation for Nos. 5 & 7, the entire western elevation of No. 5, part of the rear northern elevations of Nos. 5 & 11, and part of the eastern elevation of No. 11. The **outriggers** to the north have also been predominantly rebuilt, following their reduction in height and size in the later 20th century.
- 6.81. Nos. 5-11 Eccleston Street are not listed and are not recorded as a Locally Listed Building. The properties are recorded on the Merseyside HER and are located within the Prescott Town Centre Conservation Area. The Conservation Area Character Appraisal identifies Nos. 5-11 as positive unlisted buildings, as well as buildings at risk. The building has been identified as a non-designated heritage asset by the MEAS Planning Archaeologist.
- 6.82. The assessment concludes that the building holds some, limited local significance, however, any architectural interest is not equal across all elevations, with the principal front elevations holding the greater interest and the rear, western, northern elevations and outriggers being of low to no architectural interest.

Prescot Town Centre Conservation Area

- 6.83. The Prescot Town Centre Conservation Area was designated in 1978, following the amalgamation of two earlier Conservation Areas, known as Prescot Church and Prescot High Street. The Conservation Area Character Appraisal was adopted in May 2012.
- 6.84. The name Prescot originates from the Anglo-Saxon words '*Preosta-Cote*' meaning '*Priest's Cottage*'. The circular shape of St Mary's Churchyard could also be suggestive of an Angle-Saxon origin for Prescot. The Grade I Listed Church of St Mary (NHLE 1199139) dates to the 14th century, though there is a record of a church in Prescot from 1140.
- 6.85. Prescot had a market by 1322, and the settlement represented an important market town throughout the medieval period. Documents from the 16th century refer to burgage plots on the medieval thoroughfares, including Eccleston Street, High Street, Market Place and Kemble Street.
- 6.86. Prescot saw substantial expansion from the 16th century within the historic core of the settlement. This included new buildings constructed on vacant plots and on the rear plots of burgages, taking place off the medieval street frontages. There have also been a number of small-scale industrial sites identified dating to the 16th century, associated with the pottery industry. This industry declined into the 17th century, but was reinvigorated in the 18th century, following increased efficiency in industrial methods. Prescot also developed as an important watching-making centre in the 18th and 19th centuries.

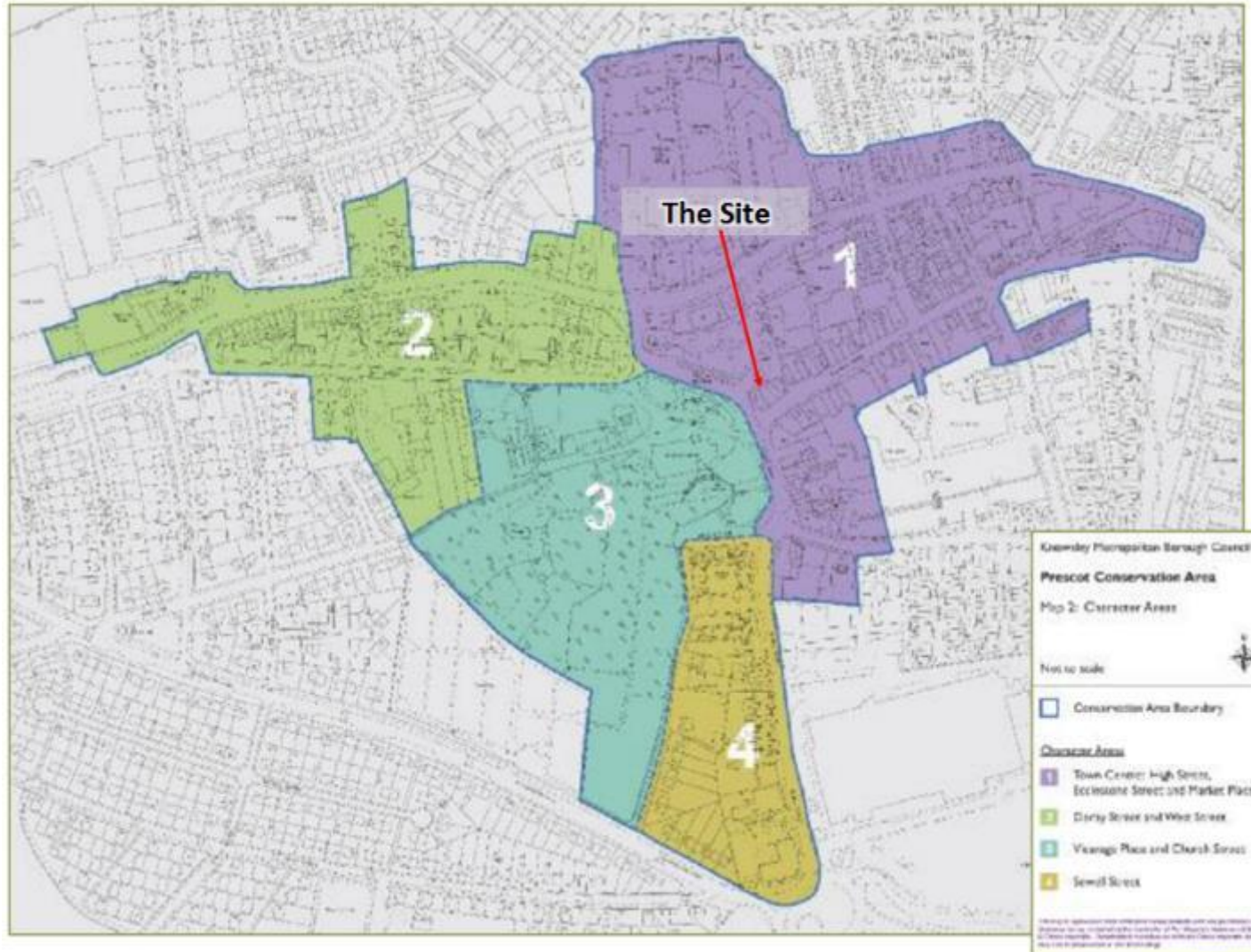


Plate 52: The Prescott Town Centre Conservation Area and its character areas (Prescot Town Centre Conservation Area Appraisal: Knowsley Council).

Character, Appearance, and Views

- | | |
|---|---|
| <p>6.87. The Conservation Area contains four character areas, with the Site located within the Town Centre Character Area. This is localised around High Street, Ecclestone Street and Market Place. The Site is also located adjacent to the Vicarage Place and Church Street Character Area.</p> <p>6.88. The characters areas within the vicinity of the Site are characterised by their medieval street layout, as seen with the thoroughfares on Ecclestone Street, Market Place, and Church Street. Ecclestone Street forms a linear street with two and three storey buildings on its southern and northern sides. To the west of the Site, the land is more open surrounding the Grade I Listed Church and its churchyard.</p> <p>6.89. The earliest and most dominant building within the vicinity of the Site is the Grade I Listed Church, with the timber framed Grade II Listed No. 30 Ecclestone Street also dating from 1621. The buildings otherwise largely date from the mid-18th century to the early 20th century. The buildings on Ecclestone Street are terraced, with many originally built as residences and converted into ground floor shops.</p> | <p>6.90. The historic buildings are predominantly built from brick or stone, which are rendered or painted, with the roofing mainly of grey slate. There are a variety of ground floor shop fronts, mostly of a modern appearance, with little to no architectural merit. A number of buildings on Ecclestone Street are vacant, and have been identified as 'at risk'.</p> <p>6.91. Key views within the Conservation Area are largely contained across or along individual streets, and are predominantly focused on the Grade I Listed Church. The Church is identified as the key focal point for the Conservation Area, as its most dominant building, with a tall spire.</p> <p>6.92. Within the vicinity of the Site, the Conservation Area Appraisal identifies views facing towards the Church as important views. This includes from in front of Nos. 5-11 Ecclestone Street facing westwards, as well as from further south of Market Place facing north-westwards.</p> <p>6.93. Other views identified as part of the assessment include linear and dynamic views facing westwards moving along Ecclestone Street. These provide long and shorter distanced visibility of the tall Church spire, in combination with the terraced buildings lining Ecclestone Street.</p> |
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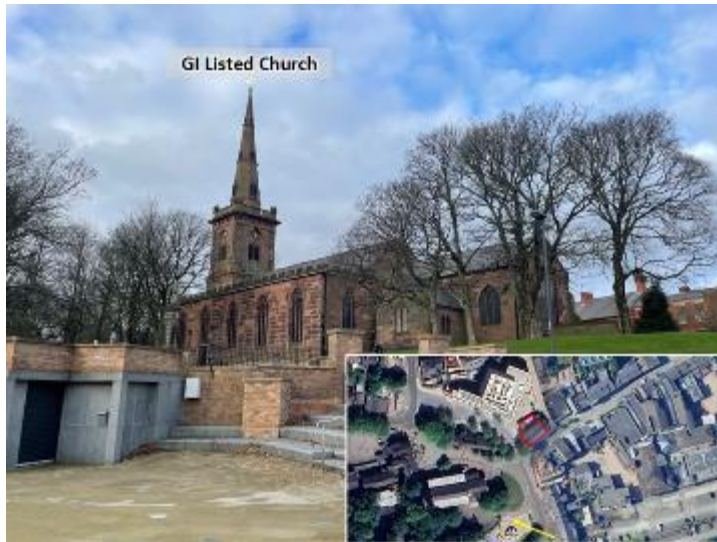


Plate 53: The Church within the Conservation Area.



Plate 55: Historic buildings along Eccleston Street.



Plate 54: No. 30 Eccleston Street within the Conservation Area.



Plate 56: Various modern buildings towards the western end of Eccleston Street.



Plate 57: The key view of the Grade I Listed Church at the western end of Eccleston Street, within the Conservation Area.

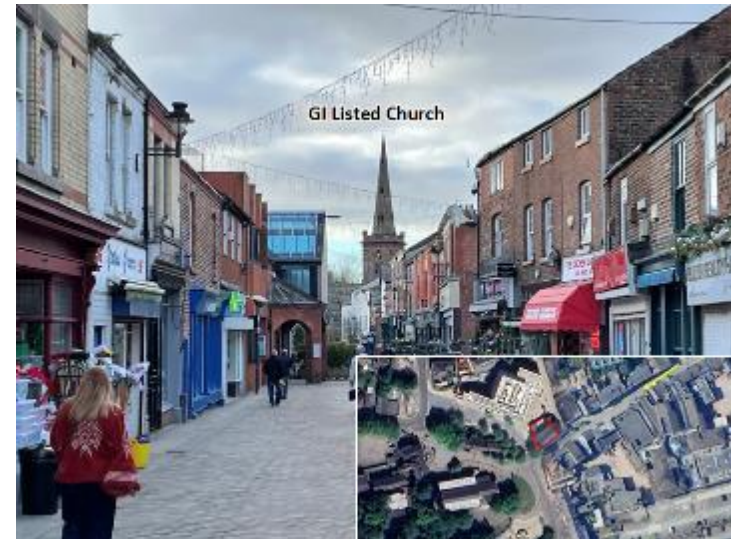


Plate 58: The identified view of the Grade I Listed Church from along Eccleston Street, within the Conservation Area.

Statement of Significance

- 6.94. The significance of the Prescott Town Centre Conservation Area is principally embodied in elements of its intrinsic character and appearance (described above). These elements include the historic built form contained within its boundaries, the relationship between the buildings, and elements of the settlement layout, which together illustrate the development of the Area.
- 6.95. The most important elements of character and appearance for Conservation Area within the vicinity of the Site can be summarised as follows:
- Its designated heritage assets, as well as the identified unlisted positive buildings.
 - The Grade I Listed Church of St Mary, as the focal point and most dominant building within the Conservation Area.
 - The medieval thoroughfares, including Eccleston Street, which are lined with terraced buildings predominantly dating to the mid-18th to early 20th centuries.
 - Its architectural styles, predominantly of a terraced and Georgian residential character, with an example of an early 17th-century timber framed buildings.
 - The primary materials and detailing seen throughout, including brick and render.

The contribution of the Site

- 6.96. The Site is located within the western extent of the Town Centre Character Area, as well as adjacent to the Vicarage Place and Church Street Character Area. The Conservation Area Appraisal identifies Nos. 5-11 Eccleston Street as a '*Positive Unlisted Building*', and lists the building as one that could be considered for either statutory or local listing. The Appraisal also records Nos. 5-11 as buildings at risk.
- 6.97. Nos. 5-11 Eccleston Street comprise a terrace of buildings at the western end of Eccleston Street. They are over two and three storeys, designed in a simple Georgian style, originally of a residential character, with modern shopfronts to the ground floors. The assessment has determined that the building's architectural interest is limited, following the removal of original features, phases of rebuilding, and the presence of modern and unsympathetic shopfronts. The limited architectural interest is localised to the southern elevation, due to the Georgian character and survival of several sash windows. The rear and side elevations, including the northern outriggers, have seen substantial changes, with extensive phases of rebuilding.
- 6.98. An important view is identified by the Conservation Area Appraisal from directly in front of the Site, when facing towards the Grade I Listed Church. Nos. 5-11 also form a component of the dynamic and linear views facing westwards on Eccleston Street, when facing westwards towards the Church. The building contributes a Georgian element to this view, though the modern and derelict shopfronts also negatively contribute to this view, along with the other surrounding modern buildings.

- 6.99. Overall, the Site is deemed to make a **minor contribution** to the significance of the Conservation Area. However, this is localised to the principal southern elevation, which also contains unsympathetic elements. The rear elevations and northern outriggers, which have seen substantial changes, make no contribution to the significance of the Conservation Area.



Plate 59: View of Nos. 5-11 along Ecclestone Street within the Conservation Area, facing towards the Grade I Listed Church.

Church of St Mary – Grade I Listed

- 6.100. The Church of St Mary was added to the National List at Grade I on 19th March 1951 (NHLE 1199139). The Church is located c.40m to the west of the Site.



Plate 60: The Grade I Listed Church of St Mary.

- 6.101. The List Entry describes the building as follows:

“Church. C14 lean-to vestry to south of chancel; nave and chapel, 1610 (dated on plaques); tower dated 1729; aisles, 1818-19.

Tower has base with cyma moulding; west entrance has Tudor head with roll moulded surround with 3 pointed overlights, hollow-chamfered square-headed architrave with label mould. Round-headed west window has 3 round-headed lights and 2 roundels,

roundel above has torus surround and top mask. Frieze inscribed "CONDITUM ANO DOMNI 1729" and cornice. Bell stage has Doric flat pilasters and entablature, 2-light round-headed bell openings, louvred lights and clock faces, that to east has angel key. Parapet with balustrading and 3 finials to each angle. Spire has 3 tiers of lucarnes and sill courses. Aisles have cornices and embattled parapets, 3-light windows with intersecting tracery. Clerestory has 3-light square-headed windows Chancel has south windows as above; east window of 4 lights with uncusped Perpendicular tracery. Vestry to south of 1900, north vestry has square-headed windows.

Interior: 5-bay arcades, octagonal piers and single chamfered arches. West wall has stucco tracery panelling. Roof has alternating tie beam and hammer beam trusses, braces, pendants and curved wind braces. Wall plaques record armorial bearings of local families, and date, roof also dated. Timber screen of 1921. Stalls dated 1636, fluting and poppy-headed bench ends. Timber panelling with frieze. Panelled timber reredos, 1891. 3-sided early C17 altar rail with turned balusters. Round plain font, possibly Anglo-Saxon. Font of 1755, baluster on scrolly base supporting shallow reeded bowl. Monument to John Ogle, died 1612, upright effigy in contemporary dress. Other C18 and C19 monuments, principally T. Barrow, died 1751, by D. Sephton, and Sir W. Atherton, died 1803, by Sir R. Westmacott. South aisle east window, 1879, by Morris and Co., grisaille flower quarries and 3 small figures. East window of 1840, classically draped figures under gothic canopies, removed after damage, 1985."

6.102. A full copy of the List Entry is included at **Appendix 8**.

6.103. The Grade I Listed Church of St Mary (NHLE 1199139) dates to the 14th century, though there is a record of a church in Prescott from 1140. The circular shape of the churchyard is also suggestive of an Anglo-Saxon origin for a church in this location. The Church retains a 14th-century vestry, with the majority of the building dating to 1610, with a tower added in 1728, and aisles added in 1818-19. The Church is built from dressed red sandstone blocks, with moulded ashlar sandstone dressings. It has a slate roof with ridge tiles. The exterior has Gothic arched windows and mullioned windows.

Setting and Surrounds

6.104. The Church is located within a broadly circular churchyard, which is suggestive of an Anglo-Saxon origin for the settlement. This churchyard is bounded by Church Lane and Vicarage Place to the north, with Market Place to the east, with an open area with modern buildings to the south, and with a dense area of trees to the west. The Church is located on a slope, with the topography rising to the north.

6.105. The churchyard to the south and east of the Church is formed of flagstone grave markers, with modern flagstones present to the north and west. Further south from the Church there is the Grade II Listed Prescott War Memorial (NHLE 1425867). There is an open grassed area to the east of the Church, with several tall trees within its southern extent. Adjacent to this area to the south there is an entrance to the churchyard, with modern brick walls and brick piers with stone coping, and with low modern metal entrance gates. From the churchyard the Church can be viewed in isolation in combination with surrounding vegetation.

- 6.106. The Church has a commanding position within its immediate vicinity, due to its large size and tall tower, and that it stands in relative isolation within its open churchyard. There are clear views of the building from Market Place to the east and Church Street to the north. From Church Street, the Church can be viewed in combination with several historic buildings, including the Deans House Hotel.
- 6.107. There is also wider visibility of the Church due to its tall tower. The building can be viewed along Eccleston Street to the west, in combination with the terrace of buildings lining this street. The Church tower can also be viewed from various points along High Street to the north, from Sewell Street to the south, and from Kemble Street to the east.



Plate 61: The flagstone grave markers of the churchyard.



Plate 62: The southern extent of the churchyard.



Plate 63: View of the Church along Church Street.

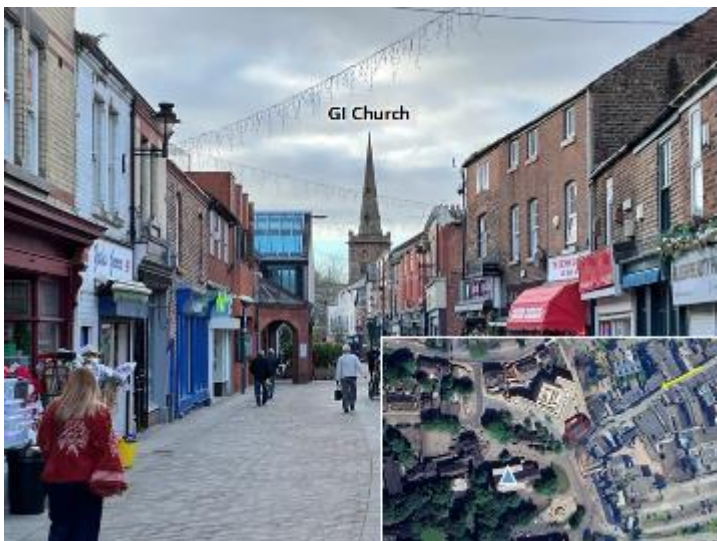


Plate 64: View of the Church along Eccleston Street.

Association with the Site, including Intervisibility and Co-visibility

- 6.108. The Site is located c.40 to the east of the Grade I Listed Church of St Mary. There is no known historic functional association between the Site and Church.
- 6.109. There is intervisibility between the Site and Listed Building. From the Church, the Site building is visible, which is partly screened by trees. The visibility of the site primarily comprises No. 5 Eccleston Street, which has been substantially rebuilt, and retains minimal historic fabric. This view also contains modern buildings, including the Shakespeare North Playhouse. The Church is visible from the Site, which again is partly screen by trees. This intervisibility is anticipated to be more limited in the summer months, when the trees are in leaf.

- 6.110. There are several co-views between the Site and Grade I Listed Church. From further east on Eccleston Street, the Site building can be viewed in combination with the Church and its tower. This visibility continues up to the eastern end of Eccleston Street, when the Site building can be glimpsed with the tall Church tower. These views also contain other terrace buildings on Eccleston Street. This view of the Church is identified as an important view, noted in several historic photographs. The Site can also be viewed in combination with the Church from Market Place. This again primarily relates to the substantially rebuilt No. 5 Eccleston Street.



Plate 65: View towards the Site from the Church.



Plate 66: View towards the Church from the Site.



Plate 68: The co-view of the Church and Site from Market Place.



Plate 67: The co-view from Eccleston Street.

Statement of Significance

- 6.111. The Grade I Listing of the building highlights it is a heritage asset of the highest significance as defined by the *NPPF*.²⁷
- 6.112. The heritage significance of the Church of St Mary is principally embodied in its **historic, architectural, artistic, and archaeological interests**. The building dates to the 14th century, though there is a record of a church in Prescott from 1140. The circular shape of the churchyard is also suggestive of an Anglo-Saxon origin in this location. The Church retains a 14th-century vestry, with the majority of the building dating to 1610, with a tower added in 1728, and aisles added in 1818-19. The exterior has Gothic arched windows and mullioned windows.
- 6.113. The setting of the Church also contributes to its significance, although the significance derived from the setting is less than that derived from its historic fabric. The principal elements of the physical surrounds and experience of the asset (its "*setting*") which are considered to contribute to its heritage significance comprise:
- Its circular graveyard. This graveyard suggests evidence of Anglo-Saxon activity. The graveyard is where the building is best experienced from, and where its architectural style can be appreciated. It retains flagstone grave markers, as well as the Grade II Listed Prescott War Memorial, but has also seen

modernisation, with modern flagstones and railings present.

- Church Street. This street is one of the areas where the building is best experienced from, and contains several historic buildings which can be viewed in combination with the Church.
- Market Place. This street is one of the areas where the building is best experienced from, and contains several historic buildings which can be viewed in combination with the Church.
- Eccleston Street. The Church and its tall spire can be viewed along this street in combination with the terrace of buildings lining the street.

The contribution of the Site

- 6.114. The Site is located c.40m to the east of the Church. There is no known historic functional association between the Site and Listed Building; however, there is intervisibility and co-visibility between them.
- 6.115. Views of the Church and its tall spire along Eccleston Street have been identified as contributing to the significance of the Church through its setting. These views contain the Site buildings, located at the western end of Eccleston Street. The principal southern elevation of the terrace of buildings contributes a modern urban character to the view of the Listed Building; however, this view has been substantially modified, as seen with the

²⁷ MHCLG, *NPPF*, para. 213.

rebuilding of Nos. 5 & 7, and the loss of original fabric and features.

- 6.116. Overall, the Site is deemed to make a **neutral contribution** to the significance of the Grade I Listed Church through setting.

7. Impact Assessment

- 7.1. This Section addresses the heritage planning issues that warrant consideration in the determination of the application for planning permission in line with the proposals set out within **Section 2** of this Report.
- 7.2. As detailed above, the *Planning and Compulsory Purchase Act (2004)* requires that applications for Planning Permission are determined in accordance with the Development Plan, unless material considerations indicate otherwise. The policy guidance set out within the *NPPF* is considered to be a material consideration which attracts significant weight in the decision-making process.
- 7.3. The statutory requirement set out in Section 66(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990* confirms that special regard should be given to the preservation of the special historic and architectural interest of Listed Buildings and their settings. Section 72(1) of the Act confirms that special attention should be paid to the desirability of preserving or enhancing the character or appearance of the asset, as well as the protection of the character and appearance of a Conservation Area.
- 7.4. In addition, the *NPPF* states that the impact of development proposals should be considered against the particular significance of heritage assets, such as Listed Buildings and Conservation Areas, and this needs to be

the primary consideration when determining the acceptability of the proposals.

- 7.5. It is also important to consider whether the proposals cause harm. If they do, then one must consider whether the harm represents "*substantial harm*" or "*less than substantial harm*" to the identified designated heritage assets, in the context of paragraphs 214 and 215 of the *NPPF*.²⁸ With regard to non-designated heritage assets, potential harm should be considered within the context of paragraph 216 of the *NPPF*.²⁹
- 7.6. The *PPG* clarifies that within each category of harm ("*less than substantial*" or "*substantial*"), the extent of the harm may vary and should be clearly articulated.³⁰
- 7.7. The guidance set out within the *PPG* also clarifies that "*substantial harm*" is a high test, and that it may not arise in many cases. It makes it clear that it is the degree of harm to the significance of the asset, rather than the scale of development, which is to be assessed.³¹ In addition, it has been clarified in a High Court Judgement of 2013 that substantial harm would be harm that would:

²⁸ MHCLG, *NPPF*, paras. 214 and 215.

²⁹ MHCLG, *NPPF*, para. 216.

³⁰ MHCLG, *PPG*, Paragraph: 018 (ID: 18a-018-20190723 Revision date: 23.07.2019).

³¹ MHCLG, *PPG*, Paragraph: 018 (ID: 18a-018-20190723 Revision date: 23.07.2019).

"...have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced."³²

- 7.8. With regard to non-designated heritage assets, potential harm should be considered within the context of Paragraph 216 of the *NPPF*.³³ There is no basis in policy for describing harm to them as substantial or less than substantial, rather the *NPPF* requires that the scale of any harm or loss is articulated whilst having regard to the significance of the asset.
- 7.9. High Court Judgements have confirmed that when considering potential impacts on non-designated heritage assets within the decision-making process, the balanced judgement required is different from the public benefits exercise associated with designated heritage assets (as set out in Paragraphs 214 and 215 of the *NPPF*).³⁴
- 7.10. Within a High Court Judgment of 2017, Jarman HHJ confirmed that the only requirement of the *NPPF* in respect of non-designated heritage assets is *"that the effect of an application on the significance should be taken into account"*.³⁵
- 7.11. This was further expressed in the Bohm decision, which stated that:

[34] "Unsurprisingly, given that an NDHA [non-designated heritage asset] does not itself have statutory protection, the test in para 135 [Paragraph 216 of the 2024 NPPF] is different from that in paras 132-4 [Paragraphs 213-215 of the 2023 NPPF], which concern designated heritage assets. Paragraph 135 [Paragraph 216 of the 2024 NPPF] calls for weighing "applications" that affect an NDHA, in other words the consideration under that paragraph must be of the application as a whole, not merely the demolition but also the construction of the new building. It then requires a balanced judgement to be made by the decision maker. The NPPF does not seek to prescribe how that balance should be undertaken, or what weight should be given to any particular matter."³⁶

- 7.12. When assessing potential impacts on non-designated heritage assets within a Conservation Area, a High Court Judgement has confirmed that a two-step assessment process should be undertaken.³⁷ First, the impact on, or loss of, the non-designated heritage asset should be considered individually under Paragraph 216 of the *NPPF* (and relevant local policies). Second, the impact of the change, or total loss, of the non-designated asset on the overall heritage significance of the designated heritage asset (the Conservation Area) should be considered separately within the context of Paragraphs 214 and 215 of the *NPPF*, see above.

³² EWHC 2847, R DCLG and Nuon UK Ltd v. Bedford Borough Council.

³³ MHCLG, *NPPF*, para.216.

³⁴ MHCLG, *NPPF*, paras. 214 and 215.

³⁵ Travis Perkins (Properties) Limited v Westminster City Council [2017] EWHC 2738 (Admin), Paragraph 44.

³⁶ Bohm [2017] EWHC 3217 (Admin).

³⁷ Spitfire Bespoke Homes Ltd v Secretary of State for Housing Communities and Local Government [2020] EWHC 958 (Admin) (22 April 2020).

- 7.13. The application seeks Planning Permission for the conversion of Nos. 5–11 Eccleston Street to mixed use, including a ground floor restaurant and apartments to the upper floors (Class E and C1, respectively).
- 7.14. This Section will consider each of the heritage assets detailed above and assess the impact of the proposed development, whether that be harmful or beneficial to the significance identified above.

Nos. 5–11 Eccleston Street

- 7.15. The proposed works would see direct physical changes to the Site building. No. 11 and the ground floor of No. 9 are not included within the development proposals, with no changes proposed to these areas.
- 7.16. For the western elevation, **two sets of small square timber framed windows** are proposed within the upper portions of No. 5's western elevation. This elevation was entirely rebuilt in the later 20th century, and has no historic or architectural interest in its own right. **Two new timber framed windows** would be added to the first floor of No. 5's northern elevation. This elevation has previously seen extensive changes, and yields minimal historic information. The new windows would be of a sensitive design to the style of the building and result in no harmful impact to the significance of the building.
- 7.17. The works would see **four new conservation style rooflights** added to the roof structure of No. 5. The assessment has determined that this roof structure was entirely rebuilt in the later 20th century, with no historic fabric remaining. Rooflights are a traditional method of providing natural light to roof spaces and the use of conservation style rooflights would not harm the significance of the building.
- 7.18. The works would see **two windows** installed to the third floor of No. 9. These would be reinstated within former apertures, now blocked, and would be timber framed windows, matching the size and style of the original windows, with toughened glass. The reinstatement of windows on this elevation would have a positive, enhancing impact on the significance of the building, and are thereby a heritage benefit.

- 7.19. The proposed works would see a new timber framed **first and second floor window** added to the northern elevation of No. 7. These would match the size, style, and materials of the present windows of No. 9, and would not harm the significance of the building.
- 7.20. The proposed works would see the **demolition of the single-storey outriggers** to Nos. 5, 7 & 9, which would be replaced with a new and modern designed single-storey extension. The assessment has identified that structures to the north had previously comprised a brewhouse, three stables, a middenhead, a malt kiln, and a granary; however, the existing outriggers have been substantially modified, with little to no historic evidence surviving relating to their past uses.
- 7.21. Their demolition would result in some loss of limited historic fabric; however, they have been substantially modified, and their lack of original appearance, and expression of their original function ensures that they are elements of the Site of low heritage significance, especially architecturally. Their demolition would thereby result in a very minor loss of significance to the building as a non-designated heritage asset.
- 7.22. The new proposed extension would extend across much of the ground floor, over the existing footprint, and its height would extend up to the base of the first floor windows. The extension would be built with a traditional brick base, with its western and eastern walls of traditional brick, and its northern side of glazed curtain walling. The new extension of modern design would juxtapose positively with Nos. 5–11 Eccleston Street, being a modern yet complementary extension. Furthermore, the extension would not be seen in combination with the principal southern elevation from Eccleston Street, which

is where the limited architectural interest of Nos. 5–11 is best appreciated.

- 7.23. The standing fabric of the outriggers is unlikely to yield any further information about their past use, and whilst their construction from the later 18th to early 19th century might have truncated any remains of earlier structures below ground, if any, it is considered that any further archaeological investigation, if necessary, could be undertaken post-determination of the planning application.
- 7.24. Overall, the proposed works would result in no harm to the significance of Nos. 5–11 Eccleston Street, with the reinstatement of windows to the southern elevation having a positive impact on the significance of the building.
- 7.25. Thereby, the proposed development at Nos. 5–11, as non-designated heritage assets, are in accordance with Policy CS20 of the Knowsley Local Plan Core Strategy. The works will facilitate the long-term conservation of the non-designated heritage asset, and will establish its re-use, with part of the site currently vacant and in a poor standard of repair.
- Prescot Town Centre Conservation Area**
- 7.26. The Site is identified within the Conservation Area Character Appraisal as a '*Positive Unlisted Building*', as well as a building at risk. The assessment has determined that the Site makes a **minor contribution** to the significance of the Conservation Area, through its character and appearance; however, this is restricted to the principal southern elevation, which has also previously seen extensive changes. The works proposed

to this elevation are minimal and sensitive, and the reinstatement of windows would have a **positive impact** on the character and appearance of the Conservation Area.

- 7.27. The works proposed to the north and west elevations of the building, including the replacement of the outriggers with a new extension, are to areas which have previously been subject to extensive changes and substantial phases of rebuilding, having only been exposed following widespread demolition in the 20th century, and make no contribution to the significance of the Conservation Area. The existing northern outriggers would be demolished; however, these have been largely rebuilt and reduced in height, with little to no historic fabric remaining, and no evidence relating to their original use (as discussed above).
- 7.28. The new extension would be of a modern design and of a modest size, which will juxtapose positively with the little remaining historic fabric to the rear elevation. Changes to the north elevation would not be viewed from Eccleston Street, or from any of the key views identified within the Conservation Area Character Appraisal. Views of the new extension from Market Place or Church Street within the Conservation Area also include the modern Shakespeare Playhouse. This Playhouse is far larger than the proposed extension, which is of a modest design. The proposed extension will introduce some architectural interest to this part of the Conservation Area, responding better to the streetscape and enhancing the approach to the Playhouse.
- 7.29. Overall, the proposed works would cause **no harm** to the significance of the Conservation Area and will **enhance**

the character and appearance of the Conservation Area in this part.

Church of St Mary

- 7.30. The assessment has determined that the Site makes a **neutral contribution** to the significance of the Grade I Listed Church of St Mary. The principal southern elevation of the Site building can be seen in co-views with the Church along Eccleston Street. The works proposed to this elevation are minimal and sensitive, and would see no harm to the significance of the Church through change to its setting.
- 7.31. For the works proposed to the north and west elevations, these areas have seen extensive changes and substantial phases of rebuilding. The changes to these areas would not be visible from along Eccleston Street when facing the Church. The assessment has determined that there would be visibility of the proposed changes from the Church, as well as from co-views along Market Place. These views also contain the modern Shakespeare North Playhouse, which is larger than the proposed extension, which is of a modest design. Visibility of this extension and the minor changes to the western elevation would not harm the significance of the Church through its setting.
- 7.32. Overall, the proposed works would cause **no harm** to the significance of the Grade I Listed Church of St Mary, through change to setting.

8. Conclusions

- 8.1. The application seeks Planning Permission for the conversion of Nos. 5–11 Eccleston Street to mixed use, including a ground floor restaurant and apartments to the upper floors (Class E and C1, respectively).

Archaeology

- 8.2. No prehistoric or Romano–British activity is recorded either within the Site or its wider study area.
- 8.3. Documents from the 16th century indicate that the Site had formed part of a burgage plot, which is likely to be of medieval origins. These documents reference a 16th–century house on the Site, which is no longer present. A reconstruction of the possible layout of the burgages suggests that the Site may have formed part of another burgage plot to the west, which also contained a house and a kiln. Previous archaeological works adjacent to the Site to the north, associated with the Shakespeare North Playhouse, had uncovered a range of pottery assemblages and kiln furniture. These findings confirmed the documentary evidence, that several of the late 16th–century houses in this area were engaged in small-scale pottery production.
- 8.4. Archival evidence for the Site indicated that the White House Inn had been present on the Site by the later 18th century. A title deed notes the existence of a previous post-medieval brewhouse, three stables, a middenhead, malt kiln, and granary associated with the Inn, and located on its northern side. The reference to a malkiln indicates that there had been small-scale industrial activity within the northern extent of the Site or immediately adjacent

to it to the north. Historic cartographic sources show that these outbuildings had extended beyond the Site boundary to the north, and were predominantly lost in the later 20th century. The outriggers now comprise small structures much altered, attached to the northern side of Nos. 5–11.

- 8.5. The Site is considered to have a **moderate potential** for medieval archaeological remains, due to the burgage plots recorded at the Site and within its immediate vicinity however due to later development within the Site and as demonstrated by the map regression, the changing footprint of built form to the north of the Site, the potential for these remains to survive to any significant degree is **low**. Any medieval remains would be considered to be of **regional importance**.
- 8.6. The Site is considered to have a **high potential** for post-medieval archaeological remains and the potential for these to survive is also considered to be **moderate – high**. This relates to the 16th–century house recorded on the Site, as the well from the former outbuildings noted as within or immediately adjacent to the Site from at least the later 18th century. Previous archaeological works have also demonstrated the potential for small-scale industrial activity within the immediate vicinity of the Site. Any post-medieval remains would be considered to be of **regional importance**. They would also have the potential to contribute to the North–West Regional Research

Framework³⁸, concerning Technology and Production in the Post-Medieval period.

- 8.7. However, the standing fabric of the outriggers is unlikely to yield any further information about their past use. The construction of these buildings will have truncated any remains of earlier structures below ground, and it is thereby considered that any further archaeological investigation, if necessary, could be undertaken post-determination of the planning applications.

Built Heritage

- 8.8. The buildings on Site are not Listed, but are located within the boundaries of the Prescott Town Centre Conservation Area. The buildings have been identified as non-designated heritage assets by the MEAS Planning Archaeologist, and are identified within the Conservation Area Character Appraisal as positive unlisted buildings, as well as buildings at risk. There are a number of designated heritage assets within the vicinity of the Site, including the Grade I Listed Church of St Mary (NHLE 1199139).
- 8.9. The assessment concludes that the building holds some, limited local significance. However, this significance is predominantly localised to the southern elevation of the building, which has previously seen substantial changes. The northern and western sides of the Site building have seen extensive phases of rebuilding, with the previous loss of historic features, which has lessened their significance, and have only become widely visible

following demolition in their surrounds during the 20th century.

- 8.10. Nos. 5–11 have also been identified as making a minor contribution to the significance of the Prescott Town Centre Conservation Area. They have also been identified as making a **neutral contribution** to the significance of the Grade I Listed Church of St Mary through setting.
- 8.11. The assessment has concluded that the proposed works would result in **no harm** to the significance of Nos. 5–11 Eccleston Street, with the reinstatement of windows to the southern elevation and the proposed rear extension having have a **positive impact** on the significance of the building, as a non-designated heritage asset.
- 8.12. The works would also cause **no harm** to the significance of the Prescott Town Centre Conservation Area and the proposed rear extension will introduce some architectural interest to this part of the Conservation Area, responding better to the streetscape and **enhancing** the approach to the Playhouse, and the Conservation Area in this part.
- 8.13. There will be **no harm** to the Grade I Listed Church through change to its setting.
- 8.14. The proposals are thus in accordance with Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Knowsley Local Plan

³⁸ Research Frameworks. *North West Regional Research Framework: Post Medieval*.
<https://researchframeworks.org/nwrf/sample-page/post-medieval/>



Core Strategy (adopted January 2016).and policies
contained in Section 16 of the *NPPF*.

Appendix 1: Gazetteer

Heritage Data

HER Event Data

Ev UID	Name	Event Type
EME1953	Watching Brief at No. 30 Eccleston Street, Prescott – 1995	Watching Brief
EME1984	Sampling Excavations throughout Prescott – 1983 – 1984	Sampling Excavations
EME2570	Desk-based assessment of Land at Mill Street, Prescott – 2016	Desk-Based Assessment
EME2574	Condition Survey of Selected Buildings in Prescott Town Centre – 1980	Condition Survey
EME2601	Watching Brief at Mill Street Car Park, Prescott – 2017	Watching Brief
EME2633	Excavation, Mill Street, Prescott – 1980-1	Excavation
EME2634	Excavation, Market Place, Prescott – 1980-1	Excavation
EME2638	Building survey, Nos. 21-23 Eccleston Street, Prescott – 1982	Building Survey
EME2720	Ground penetrating radar survey at Market Place, Prescott – 2017	Ground Penetrating Radar Survey
EME2853	Test pits, Market Place, Prescott – 2017	Test Pits
EME2854	Community excavation, Market Place, Prescott – 2017	Excavation

EME2951	Excavation, Mill Street, Prescott – 2017/8	Excavation
EME2981	Watching brief, land between Eccleston Street and Kemble Street, Prescott – 1988	Watching Brief
EME3017	Watching brief at Prescott Market Place – 2018	Watching Brief
EME3184	Test pit in the north vestry of the church of St Mary, Prescott	Test Pits
EME3188	Desk-based assessment of No. 34 Church Street, Prescott – 2021	Desk-Based Assessment
EME3242	Building survey of No. 33 Eccleston Street, Prescott – 2021	Building Survey
EME3273	Excavation of land north of Kemble Street, to the rear of the Red Lion public House, Market Place, Prescott – 2022	Excavation
EME524	Excavation, No. 21 Eccleston Street, Prescott – 1982	Excavation
EME526	Evaluation south of Hill Street, Prescott – 1995	Evaluation

HER Monument Data

Mon UID	Pref Ref	Name	Mon Type	Period
MME18251		Prescot	Place	Early Medieval
MME6311		Church of St Mary, Church Street, Prescot	Listed Building	Medieval
MME6312		St Mary's Churchyard, Prescot	Landscape	Medieval
MME6434		Site of Mill Hill House, High Street, Prescot	Site	Medieval
MME15967		Medieval post holes, Market Place, Prescot	Site	Medieval
MME20549		Medieval pottery, church of St Mary, Prescot	Findspot	Medieval
MME21112		Medieval and early post medieval pottery, Mill Street, Prescot	Findspot	Medieval
MME6449		Site of a house, Market Place, Prescot	Site	Post-Medieval (Tudor)
MME6435		Location of a 16th century malt kiln, High Street, Prescot	Site	Post-Medieval (Tudor)
MME6448		Site of a burgage plot, Market Place, Prescot	Site	Post-Medieval (Tudor)
MME6456		Site of a house, Market Place, Prescot	Site	Post-Medieval (Tudor)
MME6458		Site of a building, Market Place, Prescot	Site	Post-Medieval (Tudor)

MME6461		Site of a shop, Market Place, Prescott	Site	Post-Medieval (Tudor)
MME6466		Site of the Toll Booth or Court House, Market Place, Prescott	Site	Post-Medieval (Tudor)
MME6469		Site of two burgage plots, Church Street, Prescott	Site	Post-Medieval (Tudor)
MME6480		Site of Leadbeter's burgage, Eccleston Street, Prescott	Site	Post-Medieval (Tudor)
MME6481		Site of a burgage plot, Eccleston Street, Prescott	Site	Post-Medieval (Tudor)
MME6482		Site of a house, Mill Street, Prescott	Site	Post-Medieval (Tudor)
MME6483		Site of New Hall, Eccleston Street, Prescott	Site	Post-Medieval (Tudor)
MME6486		Site of a burgage plot, Eccleston Street, Prescott	Site	Post-Medieval (Tudor)
MME6487		Site of Plumpton's burgage plot, Church Street, Prescott	Site	Post-Medieval (Tudor)
MME6489		Site of Prescott Grammar School, Church Street, Prescott	Site	Post-Medieval (Tudor)
MME6490		Site of a house, Church Street, Prescott	Site	Post-Medieval (Tudor)
MME6503		Site of Ogle's burgage plot, Eccleston Street, Prescott	Site	Post-Medieval (Tudor)

MME6504		Former site of two burgage plots, Eccleston Street, Prescott, with shops and houses recorded in the 16th century.	Site	Post-Medieval (Tudor)
MME6508		Site of a burgage plot, Eccleston Street, Prescott	Site	Post-Medieval (Tudor)
MME6509		Former site of a barn, Eccleston Street, Prescott, a 16th century structure.	Site	Post-Medieval (Tudor)
MME6565		16th century pottery, Stone Street, Prescott	Findspot	Post-Medieval (Tudor)
MME14303		Location of Slutterforth Field House, High Street, Prescott	Site	Post-Medieval (Tudor)
MME14306		Site of Forshaw's brugage plot, Eccleston Street, Prescott	Site	Post-Medieval (Tudor)
MME14311		Site of a burgage plot, Eccleston Street, Prescott	Site	Post-Medieval (Tudor)
MME14313		Site of a burgage plot, Eccleston Street, Prescott	Site	Post-Medieval (Tudor)
MME14314		Site of Wood's burgage plot, Eccleston Street, Prescott	Site	Post-Medieval (Tudor)
MME14405		Location of a windmill, Mill Lane, Prescott	Site	Post-Medieval (Tudor)
MME20869		Site of a house, Market Place, Prescott	Site	Post-Medieval (Tudor)
MME20880		Location of a 16th century lime kiln, High Street, Prescott	Site	Post-Medieval (Tudor)

MME20883		Site of a house, Eccleston Street, Prescott	Site	Post-Medieval (Tudor)
MME20886		Site of the stocks, Market Place, Prescott	Site	Post-Medieval (Tudor)
MME20889		Site of a burgage plot, Eccleston Street, Prescott	Site	Post-Medieval (Tudor)
MME6437		Site of a 16th century cottage, Church Street, Prescott	Site	Post-Medieval (Elizabethan)
MME6449		Site of a house, Market Place, Prescott	Site	Post-Medieval (Elizabethan)
MME6369		Nos. 21 and 23 Eccleston Street, Prescott	Listed Building	Post-Medieval (Elizabethan)
MME6455		Site of an almshouse, Market Place, Prescott	Site	Post-Medieval (Elizabethan)
MME6457		Site of a building, Market Place, Prescott	Site	Post-Medieval (Elizabethan)
MME6459		Site of shops and a cottage, Market Place, Prescott	Site	Post-Medieval (Elizabethan)
MME6460		Site of a shop, Market Place, Prescott	Site	Post-Medieval (Elizabethan)
MME6462		Site of a shop, Market Place, Prescott	Site	Post-Medieval (Elizabethan)

MME6464		Site of a shop, Market Place, Prescott	Site	Post-Medieval (Elizabethan)
MME6467		Site of a house and smithy, Market Place, Prescott	Site	Post-Medieval (Elizabethan)
MME6470		Site of Symond's burgage plot, High Street, Prescott	Site	Post-Medieval (Elizabethan)
MME6479		Site of a building, Eccleston Street, Prescott	Site	Post-Medieval (Elizabethan)
MME6484		Site of a burgage plot, Eccleston Street, Prescott	Site	Post-Medieval (Elizabethan)
MME6485		Site of a house, Eccleston Street, Prescott	Site	Post-Medieval (Elizabethan)
MME6491		Site of a burgage plot, Kemble Street, Prescott	Site	Post-Medieval (Elizabethan)
MME6506		Site of Lion's burgage plot, Eccleston Street, Prescott	Site	Post-Medieval (Elizabethan)
MME6510		Site of a house, Eccleston Street, Prescott	Site	Post-Medieval (Elizabethan)
MME6511		Site of two cottages, Eccleston Street, Prescott	Site	Post-Medieval (Elizabethan)

MME6512		Site of a house, Eccleston Street, Prescott	Site	Post-Medieval (Elizabethan)
MME6513		Site of a house, Market Place, Prescott	Site	Post-Medieval (Elizabethan)
MME6514		No. 9 Market Place and a workshop to the rear, Prescot	Listed Building	Post-Medieval (Elizabethan)
MME6554		Cottage to the rear of No. 33 Eccleston Street, Prescot	Building	Post-Medieval (Elizabethan)
MME14308		Site of a cottage, Eccleston Street, Prescott	Site	Post-Medieval (Elizabethan)
MME14310		Site of a building, Eccleston Street, Prescott	Site	Post-Medieval (Elizabethan)
MME14331		Site of No. 28 Eccleston Street, Prescott	Site	Post-Medieval (Elizabethan)
MME15904		Post medieval buildings, quarrying and a kiln waste dump, Mill Street Car Park, Prescott	Site	Post-Medieval (Elizabethan)
MME20556		Site of the Cock Pit, Church Street, Prescott	Site	Post-Medieval (Elizabethan)
MME20862		Site of a cottage, Market Place, Prescott	Site	Post-Medieval (Elizabethan)

MME20863		Site of churchyard gate, Market Place, Prescott	Site	Post-Medieval (Elizabethan)
MME20885		Location of a kiln, Eccleston Street, Prescott	Site	Post-Medieval (Elizabethan)
MME6316		No. 30 Eccleston Street, Prescott	Listed Building	Post-Medieval (Jacobean)
MME14400		17th century coin hoard, Market Place, Prescott	Findspot	Post-Medieval (Jacobean)
MME6375		No. 33 Eccleston Street, Prescott	Building	Post-Medieval (Stuart)
MME6552		Early 18th century saggar, rear of Nos. 19–23 Eccleston Street, Prescott	Findspot	Post-Medieval (Stuart)
MME6557		No. 12 Church Street, Prescott	Building	Post-Medieval (Stuart)
MME6566		18th and 19th century walls, Hill Street, Prescott	Site	Post-Medieval (Stuart)
MME15400		Site of No. 2 West Street, Prescott	Site	Post-Medieval (Stuart)
MME15966		18th and 19th century pottery and kiln waste, Mill Street, Prescott	Findspot	Post-Medieval (Stuart)
MME16794		18th or 19th century post holes and industrial waste, Market Place, Prescott	Site	Post-Medieval (Stuart)
MME20557		Site of a smithy, Church Street, Prescott	Site	Post-Medieval (Stuart)

MME6348		Cockpit House, No. 34 Church Street, Prescott	Listed Building	Post-Medieval (Georgian)
MME6530		Site of No. 4 Church Street, Prescott	Site	Post-Medieval (Georgian)
MME6370		Nos. 25–29 Eccleston Street, Prescott	Building	Post-Medieval (Georgian)
MME6373		No. 31 Eccleston Street, Prescott	Building	Post-Medieval (Georgian)
MME6411		No. 11 Market Place, Prescott	Building	Post-Medieval (Georgian)
MME6551		19th century pottery and kiln furniture, rear of No. 15 Eccleston Street, Prescott	Findspot	Post-Medieval (Georgian)
MME14113		Watchmakers workshop to the rear of Nos. 25 and 27 Eccleston Street, Prescott	Building	Post-Medieval (Georgian)
MME14117		Watchmakers workshop to the rear of No. 31 Eccleston Street, Prescott	Building	Post-Medieval (Georgian)
MME14348		Watchmakers Workshop, rear of No. 12 Church Street, Prescott	Building	Post-Medieval (Georgian)
MME14350		Site of Pybus' watchmakers workshop to the rear of No. 13 Eccleston Street, Prescott	Site	Post-Medieval (Georgian)
MME14391		Site of Lyme House, Eccleston Street, Prescott	Site	Post-Medieval (Georgian)
MME15394		Site of No. 42 Market Place, Prescott	Site	Post-Medieval (Georgian)

MME15394		Site of Nos. 36 and 38 Market Place, Prescott	Site	Post-Medieval (Georgian)
MME15397		Site of the Town Hall, Market Place, Prescott	Site	Post-Medieval (Georgian)
MME15875		No. 13a Market Place, Prescott	Building	Post-Medieval (Georgian)
MME16793		Drains, Market Place, Prescott	Site	Post-Medieval (Georgian)
MME16821		Site of the Round House, Market Place, Prescott	Site	Post-Medieval (Georgian)
MME6439		Deane's House Hotel, Church Street, Prescott	Building	Post-Medieval (Victorian)
MME6351		Nos. 6 and 8 Church Street, Prescott	Building	Post-Medieval (Victorian)
MME6374		Site of watchmaker's workshop to rear of No. 32 Eccleston Street, Prescott	Site	Post-Medieval (Victorian)
MME6387		No. 4 High Street, Prescott	Building	Post-Medieval (Victorian)
MME6389		No. 18 High Street, Prescott	Building	Post-Medieval (Victorian)
MME6405		Site of Red Lion Inn public house, Kemble Street, Prescott	Site	Post-Medieval (Victorian)
MME6410		No. 7 Market Place, Prescott	Building	Post-Medieval (Victorian)
MME6413		No. 13 Market Place, Prescott	Building	Post-Medieval (Victorian)

MME6414		Nos. 15 and 17 Market Place, Prescott	Building	Post-Medieval (Victorian)
MME14110		No. 19 Eccleston Street, Prescott	Building	Post-Medieval (Victorian)
MME14132		Site of a possible watchmakers workshop to the rear of No. 4 High Street, Prescott	Site	Post-Medieval (Victorian)
MME14326		Site of the Buck and Dog public house, No. 1 Eccleston Street, Prescott	Site	Post-Medieval (Victorian)
MME14327		Site of No. 10 Eccleston Street, Prescott	Site	Post-Medieval (Victorian)
MME14328		Former site of No. 13 Eccleston Street, Prescott	Site	Post-Medieval (Victorian)
MME14329		Site of No. 20 Eccleston Street, Prescott	Site	Post-Medieval (Victorian)
MME14330		Site of No. 24 Eccleston Street, Prescott	Site	Post-Medieval (Victorian)
MME14338		Site of No. 14 High Street, Prescott	Site	Post-Medieval (Victorian)
MME15894		Site of No. 34 Eccleston Street, Prescott	Site	Post-Medieval (Victorian)
MME15895		Site of No. 38 Eccleston Street, Prescott	Site	Post-Medieval (Victorian)
MME16386		Nos. 5-11 Eccleston Street, Prescott	Building	Post-Medieval (Victorian)
MME16387		No. 32 Eccleston Street, Prescott	Building	Post-Medieval (Victorian)

MME16388		The Old Mill public house, Mill Street, Prescott	Building	Post-Medieval (Victorian)
MME16792		Site of Market Hall, Market Place, Prescott	Site	Post-Medieval (Victorian)
MME12793		Prescot War Memorial, St Mary's churchyard, Prescott	Listed Building	Modern
MME16372		Façade of Lyme House Cinema, Eccleston Street, Prescott	Building	Modern

Conservation Areas

List Entry	Name	National Grid Reference
DME3436	Prescot Town Centre	Centred SJ 46500 92717 (813m by 558m)

Listed Buildings

List Entry	Name	Grade	National Grid Reference
1199139	Church of St Mary	I	SJ 46531 92703
1425867	Prescot War Memorial	II	SJ 46548 92679
1479948	21-23 Eccleston Street	II	SJ 46631 92771

1074400	Former town house and Parr's Bank	II	SJ 46514 92797
1075503	30 Eccleston Street	II	SJ 46678 92774
1075509	Number 9 with Former Workshop to Rear	II	SJ 46609 92694

Delisted Buildings

ID	Name	Former Grade	National Grid Reference
1397972	No. 4 Church Street	II	SJ 46560 92738
DME3375	Nos. 36 and 38 Market Place	II	SJ 46575 92648
DME3379	Old Town Hall	II	SJ 46584 92696
DME3397	Joseph Preston and Son's watch and chronometer maker's workshop, Bardshaw Court, Eccleston Street	II	SJ 46610 92776

Appendix 2: Census Records

1871 Census Record

No.	Name	Relationship to Head	Age	Occupation
5	Henry Park	Head	55	Tailor & Draper
5	Anne Park	Daughter	24	-
5	Mary Park	Daughter	19	-
7	Joseph Lewes	Head	42	Licensed Victualler
7	Ellen Lewes	Wife	36	-
7	Annie Lewes	Daughter	13	-
7	David Lewes	Son	5	-
7	Ellen E Lewes	Daughter	10 months	-
7	David Webster	Nephew	6	-
9	George Geary	Head	37	Dentist & Chemist
9	Ellen L Geary	Wife	33	-
9	Annie Geary	Daughter	11	Scholar



9	James G Geary	Son	9	Scholar
11	Esther McGregor	Head	63	Draper & Milliner
	Mary Entwistle	Partner	42	Draper & Milliner
	Martha Wesley	Assistant	22	Draper & Milliner
	Thomas Robinson	Brother	60	Watchmaker Index
	Thomas Gore	Nephew	20	Watchmaker Apprentice

1881 Census Record

No.	Name	Relationship to Head	Age	Occupation
5	Henry Park	Head	65	Tailor & Draper
5	Anne Park	Daughter	34	House Keeper
7 White Horse	Joseph Lewes	Head	36	Licensed Victualler
7 White Horse	Elizabeth Lewes	Mother	83	House Keeper
7 White Horse	Margaret Martindale	Servant	16	Servant
7 White Horse	Elizabeth Houghton	Niece	14	Scholar

7 White Horse	Benjamin Lewes	Brother	40	Contractor
7 White Horse	Anne Lewes	Sister in Law	43	-
7 White Horse	Joseph Lewes	Nephew	14	Scholar
7 White Horse	Margaret Lewes	Niece	11	Scholar
7 White Horse	Mary Lewes	Niece	9	Scholar
7 White Horse	Alice Lewes	Niece	4	Scholar
9	John Franke	Head	42	Chemist & Druggist
9	Hannah Frank	Wife	42	-
9	Margaret Frank	Daughter	18	-
9	Anne L Frank	Daughter	12	Scholar
9	Lucy E Frank	Daughter	4	Scholar
11	Esther McGregor	Head	72	Draper
11	Mary Entwistle	Daughter	52	Draper



1891 Census Record

No.	Name	Relationship to Head	Age	Occupation
5	Henry Park	Head	75	Tailor & Draper
5	Mary Preston	Daughter	39	-
5	Mary S Preston	Granddaughter	15	Office Clerk
5	Joseph P Preston	Grandson	14	Scholar
5	Elizabeth E Preston	Granddaughter	12	Scholar
5	Louisa Preston	Granddaughter	11	Scholar
5	Margaret Preston	Granddaughter	10	Scholar
5	Henry B Preston	Grandson	8	Scholar
5	Thomas S Preston	Grandson	6	Scholar
5	Robert S Preston	Grandson	2	Scholar
7	Thomas Dean	Head	44	Coal Miner
7	Jane Dean	Wife	42	-
7	Annie E Dean	Daughter	20	-
7	Effie M Dean	Daughter	13	-
7	Ellen M Dean	Daughter	12	-

7	Joseph Small	Border	32	Coal Miner
9	Walter R Gill	Head	30	Chemist
9	Margaret Gill	Wife	29	-
9	Getrude Gill	Daughter	8	Scholar
9	Maggia Gill	Daughter	6	Scholar
9	Adelaide Gill	Daughter	3	-
9	Walter Gill	Son	10 months	-
11	Robert Atherton	Head	37	Diamond Cutter
11	Alice Atherton	Wife	35	-
11	Mary Atherton	Daughter	12	Scholar
11	Alice M Atherton	Daughter	10	Scholar
11	Louisa Atherton	Daughter	6	Scholar
11	Edith Atherton	Daughter	2	-



1901 Census Record

No.	Name	Relationship to Head	Age	Occupation
5	Mary Preston	Head	49	Dressmaker
5	Mary S Preston	Daughter	25	Dressmaker's Assistant
5	Joseph P Preston	Son	24	Bankers Clerk
5	Louisa E Preston	Daughter	21	Post Office
5	Margaret A Preston	Daughter	20	Pupil Teacher
5	Henry R S Preston	Son	18	Cabb Terter Electric
5	Thomas S Preston	Son	16	Electrical Apprentice
5	Robert L Preston	Son	12	-
7	Thomas Dear	Head	53	Licensed Victualler
7	Sarah Dear	Wife	52	-
7	Annie E Dear	Daughter	30	-
7	Ellen M Dear	Daughter	22	-
7	Thomas Petrie	Grandson	3	-
9	William Pemberton	Head	35	Boot Shopkeeper



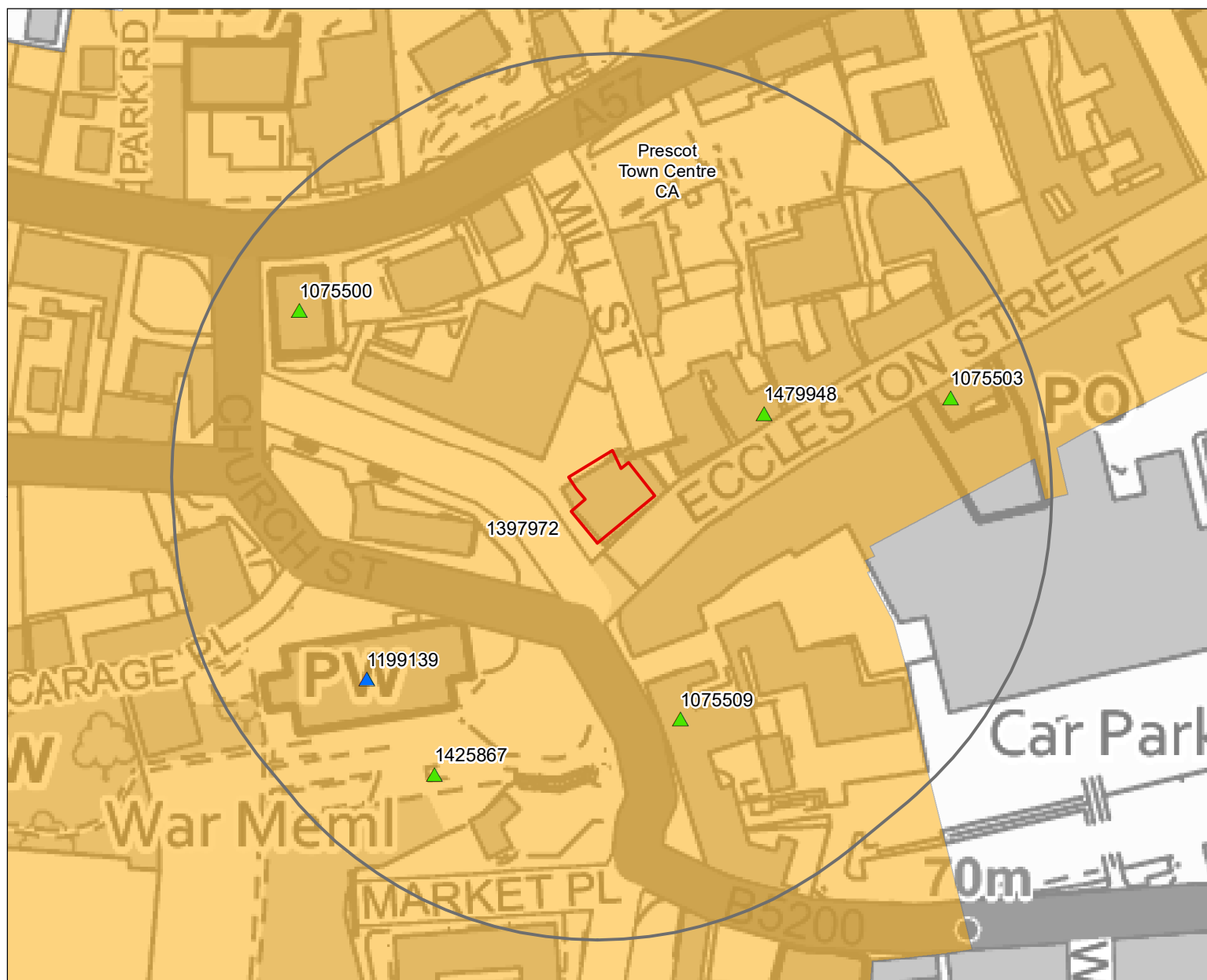
9	Eliza Pemberton	Wife	40	-
9	Minnie Pemberton	Daughter	12	-
9	Robert Pemberton	Son	5	-
9	Doris Pemberton	Daughter	1 month	-

1911 Census Record

No.	Name	Relationship to Head	Age	Occupation
9	Sarah Sanders	Head	65	Shopkeeper (Children's Toys)



Appendix 3: Figures



KEY

- Site
- 100m Buffer
- Conservation Area
- Listed Buildings
 - ▲ Grade I
 - ▲ Grade II

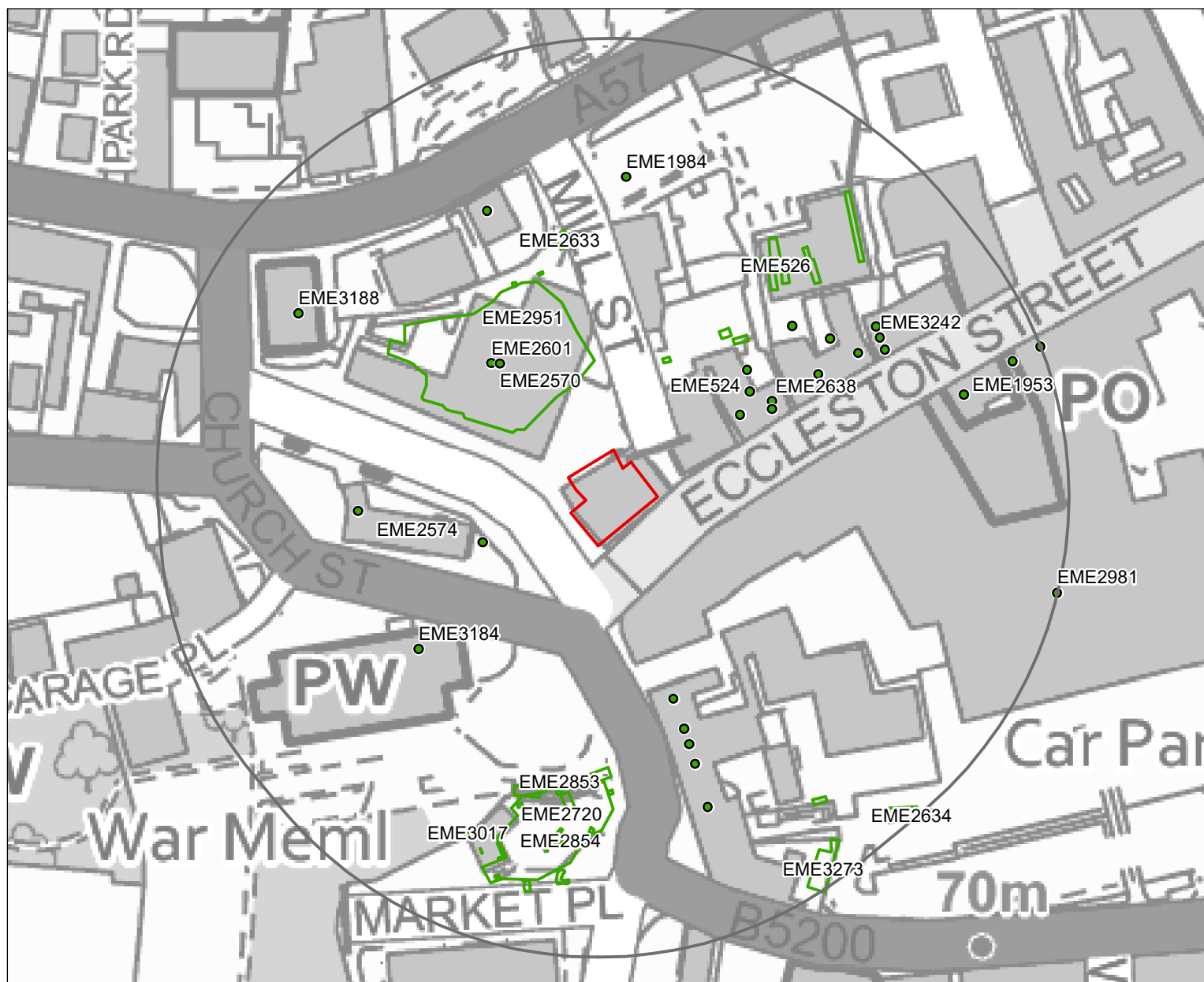
Revisions:
First Issue- 07/01/2025 AW

Figure 1: Designated Heritage Assets

5-11 Eccleston Street, Prescott

Client: Onyx Residential Real Estate Limited
 DRWG No: **P24-0714_01** Sheet No: - REV: -
 Drawn by: AW Approved by: JE
 Date: 07/01/2025
 Scale: 1:1,500 @ A4

Pegasus
Group



KEY

- Site
- 100m Buffer
- Events Point
- Events Polygon

Revisions:
First Issue- 07/01/2025 AW

Figure 2: HER Events

5-11 Eccleston Street, Prescot

Client: Onyx Residential Real Estate Limited

DRWG No: **P24-0714_02** Sheet No: - REV: -

Drawn by: AW

Approved by: JE

Date: 07/01/2025

Scale: 1:1,450 @ A4

Pegasus
Group

Appendix 4: Assessment Methodology

Assessment of significance

In the *NPPF*, heritage significance is defined as:

“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”³⁹

Historic England's *GPA:2* gives advice on the assessment of significance as part of the application process. It advises understanding the nature, extent, and level of significance of a heritage asset.⁴⁰

In order to do this, *GPA 2* also advocates considering the four types of heritage value an asset may hold, as identified in English Heritage's *Conservation Principles*.⁴¹ These essentially cover the heritage ‘interests’ given in the glossaries of the *NPPF* and the *PPG* which are archaeological, architectural and artistic, and historic.⁴²

The *PPG* provides further information on the interests it identifies:

- **Archaeological interest:** As defined in the Glossary to the *National Planning Policy Framework*, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **Architectural and artistic interest:** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
- **Historic interest:** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.⁴³

³⁹ MHCLG, *NPPF*, Annex 2.

⁴⁰ Historic England, *GPA:2*.

⁴¹ Historic England, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008). These heritage values

are identified as being ‘aesthetic’, ‘communal’, ‘historical’ and ‘evidential’, see *idem* pp. 28–32.

⁴² MHCLG, *NPPF*, Annex 2; MHCLG, *PPG*, paragraph 006, reference ID: 18a-006-20190723.

⁴³ MHCLG, *PPG*, paragraph 006, reference ID: 18a-006-20190723.

Significance results from a combination of any, some, or all of the interests described above.

Historic England guidance on assessing heritage significance, *HEAN:12*, advises using the terminology of the *NPPF* and *PPG*, and thus it is that terminology which is used in this Report.⁴⁴

Listed Buildings and Conservation Areas are generally designated for their special architectural and historic interest. Scheduling is predominantly, although not exclusively, associated with archaeological interest.

Setting and significance

As defined in the *NPPF*:

“Significance derives not only from a heritage asset’s physical presence, but also from its setting.”⁴⁵

Setting is defined as:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”⁴⁶

Therefore, setting can contribute to, affect an appreciation of significance, or be neutral with regards to heritage values.

Assessing change through alteration to setting

How setting might contribute to these values has been assessed within this Report with reference to *GPA:3*, particularly the checklist given on page 11. This advocates the clear articulation of “*what matters and why*”.⁴⁷

In *GPA:3*, a stepped approach is recommended, of which Step 1 is to identify which heritage assets and their settings are affected. Step 2 is to assess whether, how and to what degree settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated. The guidance includes a (non-exhaustive) checklist of elements of the physical surroundings of an asset that might be considered when undertaking the assessment including, among other things: topography, other heritage assets, green space, functional relationships and degree of change over time. It also lists aspects associated with the experience of the asset which might be considered, including: views, intentional intervisibility, tranquillity, sense of enclosure, accessibility, rarity and land use.

Step 3 is to assess the effect of the proposed development on the significance of the asset(s). Step 4 is to explore ways to maximise enhancement and minimise harm. Step 5 is to make and document the decision and monitor outcomes.

A Court of Appeal judgement has confirmed that whilst issues of visibility are important when assessing setting, visibility does not necessarily confer a contribution to significance and factors other than visibility should also be considered, with Lindblom LJ stating at

⁴⁴ Historic England, *Statements of Heritage Significance: Analysing Significance in Heritage Assets*, Historic England Advice Note 12 (Swindon, October 2019).

⁴⁵ MHCLG, *NPPF*, Annex 2.

⁴⁶ MHCLG, *NPPF*, Annex 2.

⁴⁷ Historic England, *GPA:3*, pp. 8, 11.

paragraphs 25 and 26 of the judgement (referring to an earlier Court of Appeal judgement):

Paragraph 25 – “But – again in the particular context of visual effects – I said that if “a proposed development is to affect the setting of a listed building there must be a distinct visual relationship of some kind between the two – a visual relationship which is more than remote or ephemeral, and which in some way bears on one’s experience of the listed building in its surrounding landscape or townscape” (paragraph 56)”.

Paragraph 26 – “This does not mean, however, that factors other than the visual and physical must be ignored when a decision-maker is considering the extent of a listed building’s setting. Generally, of course, the decision-maker will be concentrating on visual and physical considerations, as in Williams (see also, for example, the first instance judgment in R. (on the application of Miller) v North Yorkshire County Council [2009] EWHC 2172 (Admin), at paragraph 89). But it is clear from the relevant national policy and guidance to which I have referred, in particular the guidance in paragraph 18a–013–20140306 of the PPG, that the Government recognizes the potential relevance of other considerations – economic, social and historical. These other considerations may include, for example, “the historic relationship between places”. Historic England’s advice in GPA3 was broadly to the same effect.”⁴⁸

Levels of significance

Descriptions of significance will naturally anticipate the ways in which impacts will be considered. Hence descriptions of the significance of Conservation Areas will make reference to their special interest and character and appearance, and the significance of Listed Buildings will be discussed with reference to the building, its setting and any features of special architectural or historic interest which it possesses.

In accordance with the levels of significance articulated in the *NPPF* and the *PPG*, three levels of significance are identified:

- **Designated heritage assets of the highest significance**, as identified in paragraph 213 of the *NPPF*, comprising Grade I and II* Listed Buildings, Grade I and II* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, World Heritage Sites and Registered Battlefields (and also including some Conservation Areas) and non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments, as identified in footnote 75 of the *NPPF*;⁴⁹
- **Designated heritage assets of less than the highest significance**, as identified in paragraph 213 of the *NPPF*, comprising Grade II Listed Buildings and Grade II Registered Parks and Gardens (and also some Conservation Areas);⁵⁰ and

⁴⁸ *Catesby Estates Ltd. v. Steer* [2018] EWCA Civ 1697, paras. 25 and 26.

⁴⁹ MHCLG, *NPPF*, para. 213 and fn. 75.

⁵⁰ MHCLG, *NPPF*, para. 213.

- **Non-designated heritage assets.** Non-designated heritage assets are defined within the PPG as *"buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets"*.⁵¹

Additionally, it is of course possible that sites, buildings or areas have no heritage significance.

Grading significance

There is no definitive grading system for assessing or categorising significance outside of the categories of Designated Heritage Assets and Non-Designated Heritage Assets, specifically with regards to the relative significance of different parts of an asset.

ICOMOS guidance recognises that a degree of professional judgement is required when defining significance:

"...the value of heritage attributes is assessed in relation to statutory designations, international or national, and priorities or recommendations set out in national research agendas, and ascribed values. Professional judgement is then used to determine the importance of the resource. Whilst this method should be used as objectively as possible, qualitative

*assessment using professional judgement is inevitably involved."*⁵²

This assessment of significance adopts the following grading system:

- **Highest significance:** Parts or elements of a heritage asset, or its setting, that are of particular interest and are fundamental components of its archaeological, architectural, aesthetic or historic interest, and form a significant part of the reason for designation or its identification as a heritage asset. These are the areas or elements of the asset that are most likely to warrant retention, preservation or restoration.
- **Moderate significance:** Parts or elements of the heritage asset, or its setting, that are of some interest but make only a modest contribution to the archaeological, architectural, aesthetic or historic interest of the heritage asset. These are likely to be areas or elements of the asset that might warrant retention but are capable of greater adaption and alteration due to their lesser relative significance.
- **Low or no significance:** Parts or elements of the heritage asset, or its setting, that make an insignificant, or relatively insignificant contribution to the archaeological, architectural, aesthetic or historic interest of the heritage asset. These are likely to be areas or elements of the asset that can be removed, replaced or altered due to their minimal or lack of

⁵¹ MHCLG, PPG, paragraph 039, reference ID: 18a-039-20190723.

⁵² International Council on Monuments and Sites (ICOMOS), *Guidance on Heritage Impact Assessment for Cultural World Heritage Properties* (Paris, January 2011), paras. 4-10.

significance and are areas and elements that have potential for restoration or enhancement through new work.

Assessment of harm

Assessment of any harm will be articulated in terms of the policy and law that the proposed development will be assessed against, such as whether a proposed development preserves or enhances the character or appearance of a Conservation Area, and articulating the scale of any harm in order to inform a balanced judgement/weighting exercise as required by the NPPF.

In accordance with key policy, the following levels of harm may potentially be identified for designated heritage assets:

- **Substantial harm or total loss.** It has been clarified in a High Court Judgement of 2013 that this would be harm that would *"have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced"*,⁵³ and
- **Less than substantial harm.** Harm of a lesser level than that defined above.

With regards to these two categories, the PPG states:

"Within each category of harm (which category applies should be explicitly identified), the extent of

the harm may vary and should be clearly articulated."⁵⁴

Hence, for example, harm that is less than substantial would be further described with reference to where it lies on that spectrum or scale of harm, for example low end, middle, and upper end of the less than substantial harm spectrum/scale.

With regards to non-designated heritage assets, there is no basis in policy for describing harm to them as substantial or less than substantial, rather the NPPF requires that the scale of any harm or loss is articulated whilst having regard to the significance of the asset. Harm to such assets is therefore articulated as a level of harm to their overall significance, using descriptors such as minor, moderate and major harm.

It is also possible that development proposals will cause no harm or preserve the significance of heritage assets. Here, a High Court Judgement of 2014 is relevant. This concluded that with regard to preserving the setting of a Listed building or preserving the character and appearance of a Conservation Area, *"preserving"* means doing *"no harm"*.⁵⁵

Preservation does not mean no change, it specifically means no harm. GPA:2 states that *"Change to heritage assets is inevitable but it is only harmful when significance is damaged"*.⁵⁶ Thus, change is accepted in Historic England's guidance as part of the evolution of the landscape and environment. It is whether such change is neutral, harmful or beneficial to the significance of an asset that matters.

⁵³ Bedford Borough Council v Secretary of State for Communities and Local Government [2013] EWHC 2847 (Admin), para. 25.

⁵⁴ MHCLG, PPG, paragraph 018, reference ID: 18a-018-20190723.

⁵⁵ R (Forge Field Society) v Sevenoaks District Council [2014] EWHC 1895 (Admin).

⁵⁶ Historic England, GPA:2, p. 9.

As part of this, setting may be a key consideration. When evaluating any harm to significance through changes to setting, this Report follows the methodology given in *GPA:3*, described above. Fundamental to this methodology is a consideration of “*what matters and why*”.⁵⁷ Of particular relevance is the checklist given on page 13 of *GPA:3*.⁵⁸

It should be noted that this key document also states:

“Setting is not itself a heritage asset, nor a heritage designation...”⁵⁹

Hence any impacts are described in terms of how they affect the significance of a heritage asset, and heritage interests that contribute to this significance, through changes to setting.

With regards to changes in setting, *GPA:3* states that:

“Conserving or enhancing heritage assets by taking their settings into account need not prevent change”.⁶⁰

Additionally, whilst the statutory duty requires that special regard should be paid to the desirability of not harming the setting of a Listed Building, that cannot mean that any harm, however minor, would necessarily require Planning Permission to be refused. This point has been clarified in the Court of Appeal.⁶¹

Benefits

Proposed development may also result in benefits to heritage assets, and these are articulated in terms of how they enhance the heritage interests, and hence the significance, of the assets concerned.

The *NPPF* (at Paragraphs 214 and 215) requires harm to a designated heritage asset to be weighed against the public benefits of the development proposals.⁶²

Recent High Court Decisions have confirmed that enhancement to the historic environment should be considered as a public benefit under the provisions of Paragraphs 214 to 216.⁶³

The *PPG* provides further clarity on what is meant by the term ‘public benefit’, including how these may be derived from enhancement to the historic environment (‘heritage benefits’), as follows:

“Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed

⁵⁷ Historic England, *GPA:3*, p. 8.

⁵⁸ Historic England, *GPA:3*, p. 13.

⁵⁹ Historic England, *GPA:3*, p. 4.

⁶⁰ Historic England, *GPA 3*, p. 8.

⁶¹ *Palmer v Herefordshire Council & Anor* [2016] EWCA Civ 1061.

⁶² MHCLG, *NPPF*, paras. 214 and 215.

⁶³ Including – *Kay, R (on the application of) v Secretary of State for Housing Communities and Local Government & Anor* [2020] EWHC 2292 (Admin); MHCLG, *NPPF*, paras. 214 and 216.

private dwelling which secure its future as a designated heritage asset could be a public benefit.

Examples of heritage benefits may include:

- ***sustaining or enhancing the significance of a heritage asset and the contribution of its setting***
- ***reducing or removing risks to a heritage asset***
- ***securing the optimum viable use of a heritage asset in support of its long term conservation.***⁶⁴

Any "heritage benefits" arising from the proposed development, in line with the narrative above, will be clearly articulated in order for them to be taken into account by the decision maker.

⁶⁴ MHCLG, PPG, paragraph 020, reference ID: 18a-020-20190723.

Appendix 5: Legislative Framework

Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*, which provides statutory protection for Conservation Areas and the setting of Listed Buildings.⁶⁵ It does not provide statutory protection for non-designated or Locally Listed heritage assets.

Section 66(1) of the Act states that:

“In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”⁶⁶

In the 2014 Court of Appeal judgement in relation to the Barnwell Manor case, Sullivan LJ held that:

“Parliament in enacting section 66(1) did intend that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given “considerable importance and weight”

⁶⁵ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990.

⁶⁶ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990, Section 66(1).

when the decision-maker carries out the balancing exercise.”⁶⁷

A judgement in the Court of Appeal (‘Mordue’) has clarified that, with regards to the setting of Listed Buildings, where the principles of the NPPF are applied (in particular paragraph 134 of the 2012 version of the NPPF, the requirements of which are now given in paragraph 215 of the current, revised NPPF, see **Appendix 5**), this is in keeping with the requirements of the 1990 Act.⁶⁸

With regards to development within Conservation Areas, Section 72(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990* states:

“In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”⁶⁹

Unlike Section 66(1), Section 72(1) of the Act does not make reference to the setting of a Conservation Area. This makes it plain that it is the character and appearance of the designated Conservation Area that is the focus of special attention.

⁶⁷ Barnwell Manor Wind Energy Ltd v (1) East Northamptonshire DC & Others [2014] EWCA Civ 137. para. 24.

⁶⁸ Jones v Mordue [2015] EWCA Civ 1243.

⁶⁹ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990. Section 72(1).

In addition to the statutory obligations set out within the *Planning (Listed Buildings and Conservations Area) Act 1990*, Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that all planning applications, including those for Listed Building Consent, are determined in accordance with the Development Plan unless material considerations indicate otherwise.⁷⁰

⁷⁰ UK Public General Acts, Planning and Compulsory Purchase Act 2004, Section 38(6).

Appendix 6: National Policy Guidance

The National Planning Policy Framework (December 2024)

National policy and guidance is set out in the Government's *National Planning Policy Framework (NPPF)* published in December 2024. This replaced and updated the previous *NPPF* (December 2023). The *NPPF* needs to be read as a whole and is intended to promote the concept of delivering sustainable development.

The *NPPF* sets out the Government's economic, environmental and social planning policies for England. Taken together, these policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations. The *NPPF* continues to recognise that the planning system is plan-led and that therefore Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application, including those which relate to the historic environment.

The overarching policy change applicable to the proposed development is the presumption in favour of sustainable development. This presumption in favour of sustainable development (the 'presumption') sets out the tone of the Government's overall stance and operates with and through the other policies of the *NPPF*. Its purpose is to send a strong signal to all those involved in the planning process about the need to plan positively for appropriate new development; so that both plan-making and development management are proactive and driven by a search for opportunities to deliver sustainable development, rather than barriers. Conserving historic assets in a manner appropriate to their significance forms part of this drive towards sustainable development.

The purpose of the planning system is to contribute to the achievement of sustainable development and the *NPPF* sets out three 'objectives' to facilitate sustainable development: an economic objective, a social objective, and an environmental objective. The presumption is key to delivering these objectives, by creating a positive pro-development framework which is underpinned by the wider economic, environmental and social provisions of the *NPPF*. The presumption is set out in full at paragraph 11 of the *NPPF* and reads as follows:

"Plans and decisions should apply a presumption in favour of sustainable development.

For plan-making this means that:

- a. all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;***
- b. strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:***
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting***

the overall scale, type or distribution of development in the plan area; or

- ii. *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

For decision-taking this means:

- a. *approving development proposals that accord with an up-to-date development plan without delay; or*
- b. *where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - i. *the application policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or*
 - ii. *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations,*

making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.”⁷¹

However, it is important to note that footnote 7 of the NPPF applies in relation to the final bullet of paragraph 11. This provides a context for paragraph 11 and reads as follows:

“The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 189) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, a National Landscape, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75); and areas at risk of flooding or coastal change.”⁷² (our emphasis)

The NPPF continues to recognise that the planning system is plan-led and that therefore, Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application.

Heritage Assets are defined in the NPPF as:

“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage

⁷¹ MHCLG, NPPF, para. 11.

⁷² MHCLG, NPPF, para. 11, fn. 7.

assets and assets identified by the local planning authority (including local listing).⁷³

The NPPF goes on to define a Designated Heritage Asset as a:

“World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under relevant legislation.”⁷⁴

As set out above, significance is also defined as:

“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”⁷⁵

Section 16 of the NPPF relates to ‘Conserving and enhancing the historic environment’ and states at paragraph 208 that:

“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on

a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”⁷⁶

Paragraph 210 goes on to state that:

“In determining planning applications, local planning authorities should take account of:

- a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;***
- b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and***
- c. the desirability of new development making a positive contribution to local character and distinctiveness.”⁷⁷***

With regard to the impact of proposals on the significance of a heritage asset, paragraphs 212 and 213 are relevant and read as follows:

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the

⁷³ MHCLG, NPPF, Annex 2.

⁷⁴ MHCLG, NPPF, Annex 2.

⁷⁵ MHCLG, NPPF, Annex 2.

⁷⁶ MHCLG, NPPF, para. 208.

⁷⁷ MHCLG, NPPF, para. 210.

asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”⁷⁸

“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a. grade II listed buildings, or grade II registered parks or gardens, should be exceptional;***
- b. assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”⁷⁹***

Section b) of paragraph 213, which describes assets of the highest significance, also includes footnote 75 of the NPPF, which states that non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments should be considered subject to the policies for designated heritage assets.

In the context of the above, it should be noted that paragraph 214 reads as follows:

“Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a. the nature of the heritage asset prevents all reasonable uses of the site; and***
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and***
- c. conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and***
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.”⁸⁰***

Paragraph 215 goes on to state:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”⁸¹

⁷⁸ MHCLG, NPPF, para. 212.

⁷⁹ MHCLG, NPPF, para. 213.

⁸⁰ MHCLG, NPPF, para. 214.

⁸¹ MHCLG, NPPF, para. 215.

The NPPF also provides specific guidance in relation to development within Conservation Areas, stating at paragraph 219 that:

“Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.”⁸²

Paragraph 220 goes on to recognise that “not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance” and with regard to the potential harm from a proposed development states:

“Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 214 or less than substantial harm under paragraph 215, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.”⁸³ (our emphasis)

With regards to non-designated heritage assets, paragraph 216 of NPPF states that:

“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”⁸⁴

Overall, the NPPF confirms that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent it. Local Planning Authorities should approach development management decisions positively, looking for solutions rather than problems so that applications can be approved wherever it is practical to do so. Additionally, securing the optimum viable use of sites and achieving public benefits are also key material considerations for application proposals.

National Planning Practice Guidance

The then Department for Communities and Local Government (now the Ministry of Housing, Communities & Local Government (MHCLG)) launched the planning practice guidance web-based resource in March 2014, accompanied by a ministerial statement which confirmed that a number of previous planning practice guidance documents were cancelled.

This also introduced the national Planning Practice Guidance (PPG) which comprised a full and consolidated review of planning practice guidance documents to be read alongside the NPPF.

⁸² MHCLG, NPPF, para 219.

⁸³ MHCLG, NPPF, para. 220.

⁸⁴ MHCLG, NPPF, para. 216.

The PPG has a discrete section on the subject of the Historic Environment, which confirms that the consideration of ‘significance’ in decision taking is important and states:

“Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.”⁸⁵

In terms of assessment of substantial harm, the PPG confirms that whether a proposal causes substantial harm will be a judgement for the individual decision taker having regard to the individual circumstances and the policy set out within the NPPF. It goes on to state:

“In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable

impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm.”⁸⁶ (our emphasis)

National Design Guide:

Section C2 relates to valuing heritage, local history and culture and states:

“When determining how a site may be developed, it is important to understand the history of how the place has evolved. The local sense of place and identity are shaped by local history, culture and heritage, and how these have influenced the built environment and wider landscape.”⁸⁷

“Sensitive re-use or adaptation adds to the richness and variety of a scheme and to its diversity of activities and users. It helps to integrate heritage into proposals in an environmentally sustainable way.”⁸⁸

It goes on to state that:

“Well-designed places and buildings are influenced positively by:

⁸⁵ MHCLG, PPG, paragraph 007, reference ID: 18a-007-20190723.

⁸⁶ MHCLG, PPG, paragraph 018, reference ID: 18a-018-20190723.

⁸⁷ MHCLG, NDG, para. 46.

⁸⁸ MHCLG, NDG, para. 47.

- *the history and heritage of the site, its surroundings and the wider area, including cultural influences;*
- *the significance and setting of heritage assets and any other specific features that merit conserving and enhancing;*
- *the local vernacular, including historical building typologies such as the terrace, town house, mews, villa or mansion block, the treatment of façades, characteristic materials and details – see Identity.*

*Today's new developments extend the history of the context. The best of them will become valued as tomorrow's heritage, representing the architecture and placemaking of the early 21st century."*⁸⁹

⁸⁹ MHCLG, NDG, paras. 48–49.

Appendix 7: Relevant Development Plan Policies

Applications for Planning Permission within the Knowsley Borough Council area are currently considered against the policy and guidance set out within the Knowsley Local Plan Core Strategy, which was adopted in January 2016.

The policies relevant to consideration of the historic environment comprise the following:

Policy CS20 – Managing the Borough’s Historic Environment

1. **“Development in Knowsley should preserve or enhance the borough’s historic and architectural assets, including Listed Buildings, Conservation Areas, Historic Parks and Gardens and archaeological remains, together with other local areas, buildings and structures of historic importance. The Council will:**
 - A) **Require preservation of the local distinctiveness and character of historic assets through sensitive design of new development, including appropriate integration with their setting and immediate landscape;**
 - B) **Prevent demolition and/or development which would result in substantial harm or the loss of a designated historic asset or its setting, unless the proposal would result in substantial public benefits which clearly outweigh the harm or loss;**

- C) **Where a development proposal will result in less than substantial harm to a designated heritage asset or its setting, assess such harm against the benefits of the proposal;**
 - D) **Facilitate long term conservation and enhancement of local assets and areas of historic importance, including through the preparation of Conservation Area Management Plans.**
2. **The re-use of vacant and underused historic assets will be encouraged, with favourable consideration given, where appropriate, to proposals which will:**
 - A) **Enable a use for a purpose sympathetic to its conservation;**
 - B) **Retain or introduce public access; and**
 - C) **Enhance the importance of the asset for local tourism, leisure or the economy.**
 3. **Development proposals on sites which include, or are considered to have the potential to include, heritage assets or comprising archaeological interest, should be accompanied by a heritage impact statement.**
 4. **Locally important historic assets which are not subject to statutory designation will be identified**



in a local list and will be afforded consideration in the decision making process.”



Appendix 8: Church of St Mary List Entry

CHURCH OF ST MARY

Listed on the National Heritage List for England. Search over 400,000 listed places

(<https://historicengland.org.uk/listing/the-list/>)

Official list entry

Heritage Category:**Listed Building**

Grade:**I**

List Entry Number:**1199139**

Date first listed:**19-Mar-1951**

List Entry Name:**CHURCH OF ST MARY**

Statutory Address 1:**CHURCH OF ST MARY, CHURCH STREET**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address:**CHURCH OF ST MARY, CHURCH STREET**

The building or site itself may lie within the boundary of more than one authority.

District:**Knowsley (Metropolitan Authority)**

Parish:**Prescot**

National Grid Reference:**SJ 46531 92704**

Details

PRESCOT CHURCH STREET SJ 49 SE (south side) 6/28 Church of 19/3/51 St. Mary

G.V. I

Church. C14 lean-to vestry to south of chancel; nave and chapel, 1610 (dated on plaques); tower dated 1729; aisles, 1818-19. Tower has base with cyma moulding; west entrance has Tudor head with roll moulded surround with 3 pointed overlights, hollow-chamfered square-headed architrave with label mould. Round-headed west window has 3 round-headed lights and 2 roundels, roundel above has torus surround and top mask. Frieze inscribed "CONDITUM ANO DOMNI 1729" and cornice. Bell stage has Doric flat pilasters and entablature, 2-light round-headed bell openings, louvred lights and clock faces, that to east has angel key. Parapet with balustrading and 3 finials to each angle. Spire has 3 tiers of lucarnes and sill courses. Aisles have cornices and embattled parapets, 3-light windows with intersecting tracery. Clerestory has 3-light square-headed windows Chancel has south windows as above; east window of 4 lights with uncusped Perpendicular tracery. Vestry to south of 1900, north vestry has square-headed windows. Interior: 5- bay arcades, octagonal piers and single chamfered arches. West wall has stucco tracery panelling. Roof has alternating tie beam and hammer beam trusses, braces, pendants and curved wind braces. Wall plaques record armorial bearings of local families, and date, roof also dated. Timber screen of 1921. Stalls dated 1636, fluting and poppy-headed bench ends. Timber panelling with frieze. Panelled timber reredos, 1891. 3-sided early C17 altar rail with turned balusters. Round plain font, possibly Anglo- Saxon. Font of 1755, baluster on scrolly base supporting shallow reeded bowl. Monument to John Ogle, died 1612, upright effigy in contemporary dress. Other C18 and C19 monuments, principally T. Barrow, died 1751, by D. Sephton, and Sir W. Atherton, died 1803, by Sir R. Westmacott. South aisle east window, 1879, by Morris and

Co., grisaille flower quarries and 3 small figures. East window of 1840, classically draped figures under gothic canopies, removed after damage, 1985.

Listing NGR: SJ4653192700

Legacy

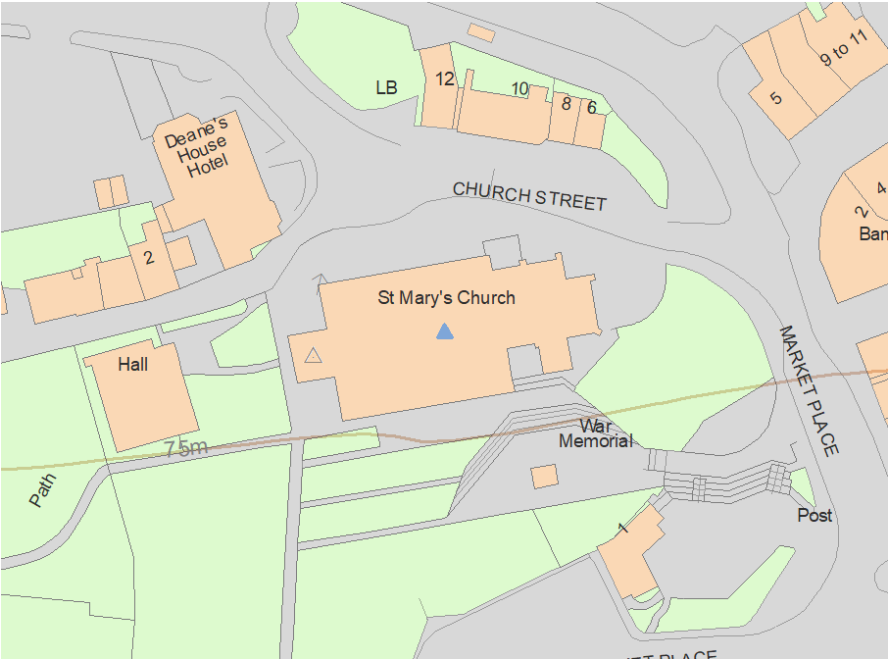
The contents of this record have been generated from a legacy data system.

Legacy System number:**215286**

Legacy System:**LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

This map is for quick reference purposes only and may not be to scale.
This copy shows the entry on 14-Jan-2025 at 15:22:01.

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End of official list entry

Planning (Listed Buildings and Conservation Areas) Act 1990
Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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