

Design and Access Statement

1286-01-DOC-001

Location
5-11 Eccleston Street
Prescot
St Helens
L34 5QH

Date
19/03/2025



01. Photograph of existing building on site

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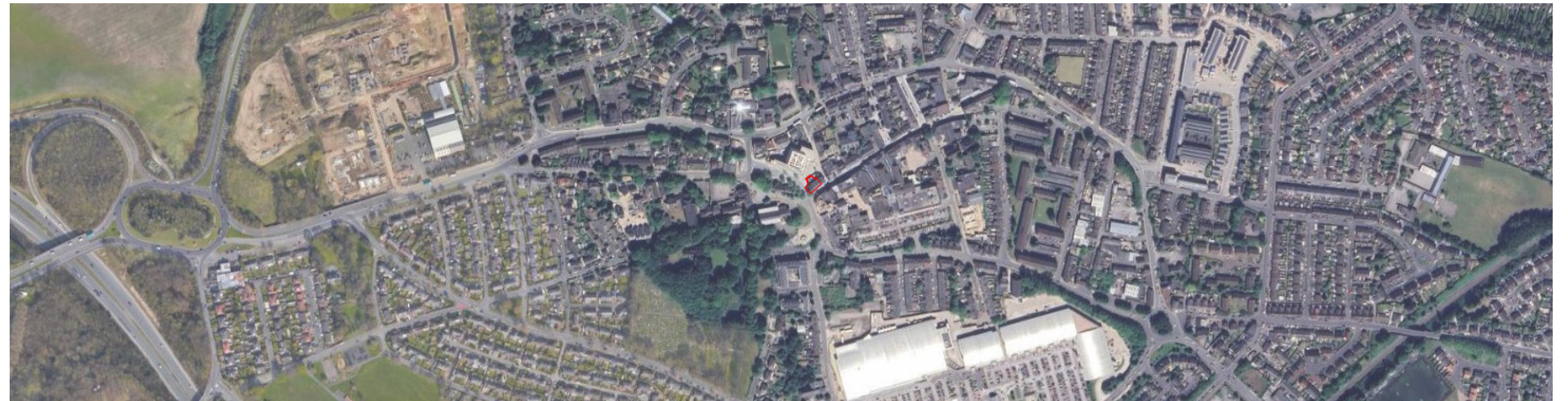
1.0 Introduction

This document has been produced by Studio 256 on behalf of our client, Onyx Ltd. Alongside submission for the change of use of existing property to accommodate five no. serviced apartments and a single storey rear extension, bringing the ground floor back into active use as a restaurant and bar.

The request was made to include the following:

- Five no. serviced apartments
- Three no. one bed apartments and two no. two bed serviced apartments
- Additional space through the form of a single storey rear extension, to create a stylish and sustainable ground floor restaurant.

It is intended as a positive and helpful tool for the client and interested third parties alike to demonstrate in succinct terms the extent of consideration that has been invested in the design and layout, along with its evolution in regard to opportunities presented by the site, and allow for feedback to be received as part of the design process.



02. Wider Context



03. Surrounding Area



04. The Site

* not to scale

2.0 Description

This submission outlines the proposed change of use development to the existing buildings first and second floors and a proposed single storey rear extension.

The first and second floors are proposed to accommodate three no. one-bed and two no. two bed units, totalling five no. apartments.

A single storey rear extension is proposed for the ground floor alongside refurbishment of the current commercial unit for a new restaurant and bar on Prescott's high street.

The previously approved application for 'repair and refurbishment of the building including new windows and new shop front | 5-7 Eccleston Street Prescott Knowsley L34 5QA' is to be retained and completed.



05. Exterior Visual 02

3.0 Context Analysis

3.1 The Site

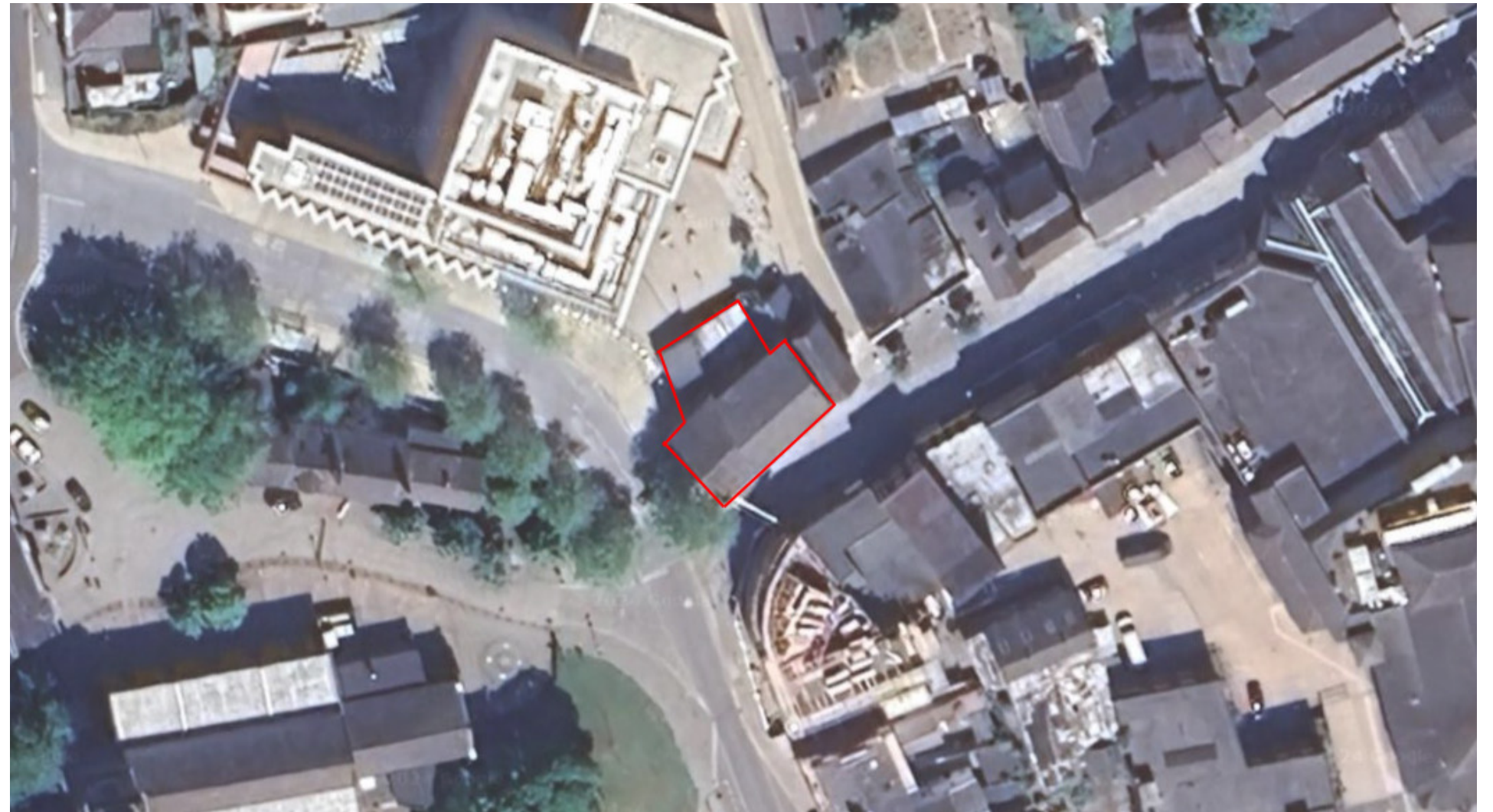
Located in Prescot Town Centre the site sits on a prominent street corner at one end of the pedestrianised high street adjacent to Market Place.

The area benefits from excellent regional and sub-regional transport links, with multiple bus stops within a 5-minute walk of the site and Prescot train station also located within a 10-minute walk of the site.

As the site is located on Prescot high street there are multiple amenities including food and drink establishments and beauty shops within a 5-minute walk of the site. Cables Retail Park is also located within a 10-minute walk of the site where Tesco, M&S food and larger retailers are accessible.

Essential facilities such as Park House Medical Centre and Prescriptions Pharmacy are located within a 10-minute walk and Prescot House Dental Surgery is located within a 5-minute walk of the site.

Within the surrounding area there are several parks including KGV Browns field Prescot and Prescot Cables Football Club both within a 10-minute walk of the site. Knowsley Leisure and Cultural Park is located within a 5-minute drive or 10-minute bike journey from the site.



06. The Site



07. View of existing building on site



08. View of existing buildings condition

* not to scale

3.0 Context Analysis

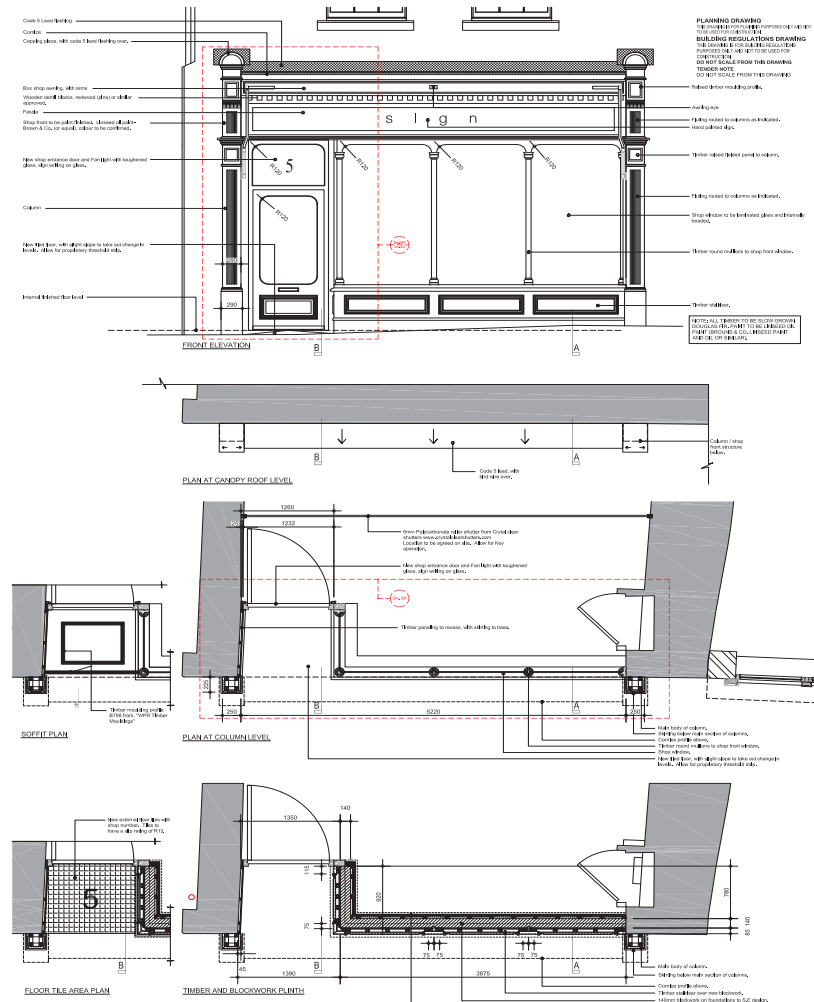
3.2 Previous Application

23/02769/KMBC1 | REPAIR AND REFURBISHMENT OF THE BUILDING INCLUDING NEW WINDOWS AND NEW SHOP FRONT | 5-7 Eccleston Street Prescott Knowsley L34 5QA

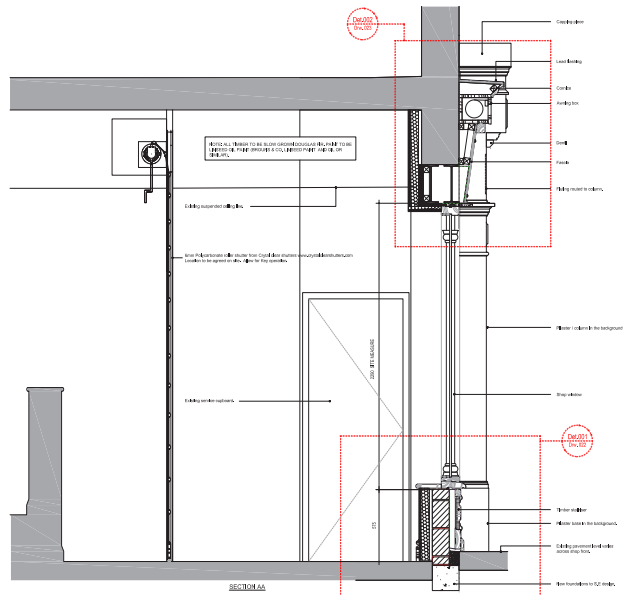
The application was approved on the 2nd of January 2024.

The application discussed within this statement does not seek to change any of the previously approved plans and the new shop front will apply to this application.

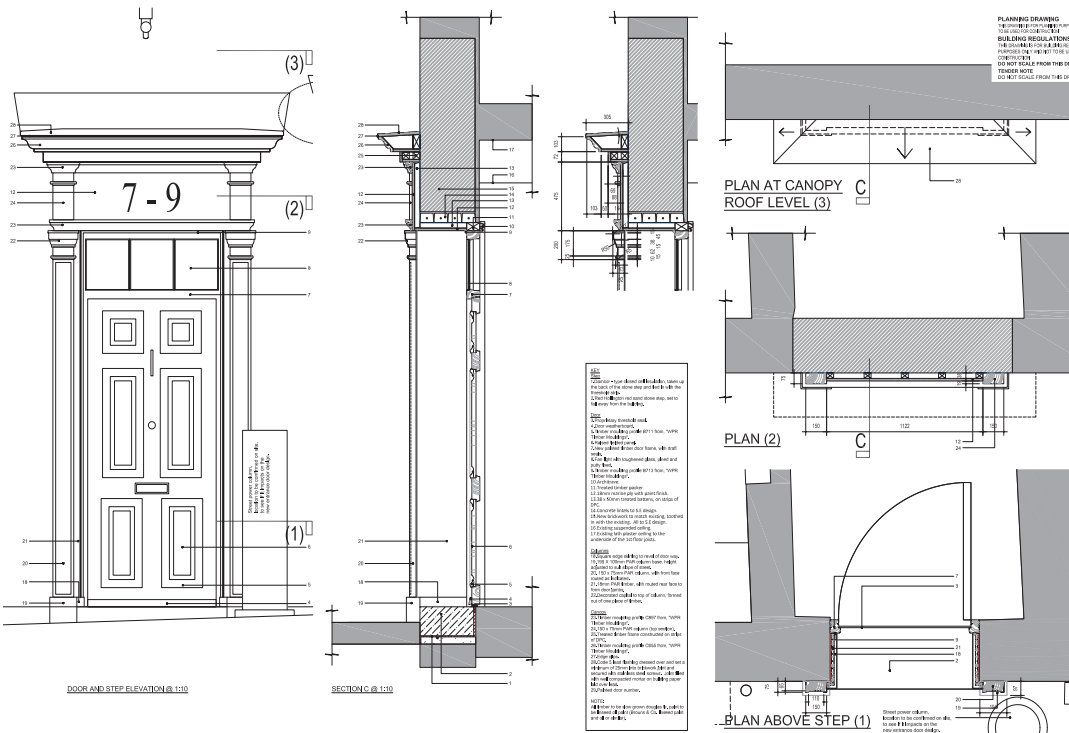
This application only seeks to change the use of the buildings first and second storeys. The ground floor will remain as its current use class with a proposed single storey extension.



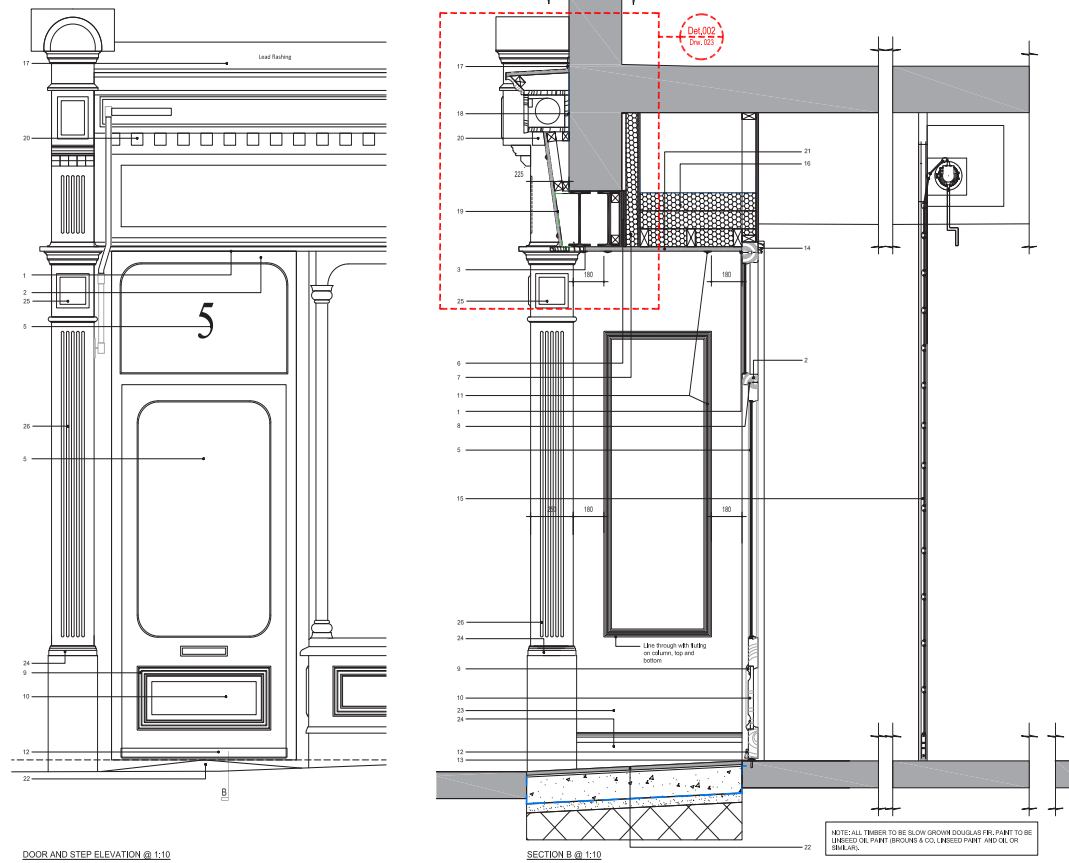
23/02769/KMBC1 - Proposed shop front elevation and plans.



23/02769/KMBC1 - Proposed Section AA.



23/02769/KMBC1 - Proposed entrance door with fan light over - detail 12.



23/02769/KMBC1 - Proposed shop front door and ramp - detail 7.

* not to scale

4.0 The Proposal

4.1 Proposed Plans - Ground Floor

The ground floor will be retained as a commercial unit with access from the furthest door to the left and single storey rear extension.

Accommodated within the existing building are the kitchen facilities, toilets, approx. 12 front of house covers and a private dining room for approx. 10 covers.

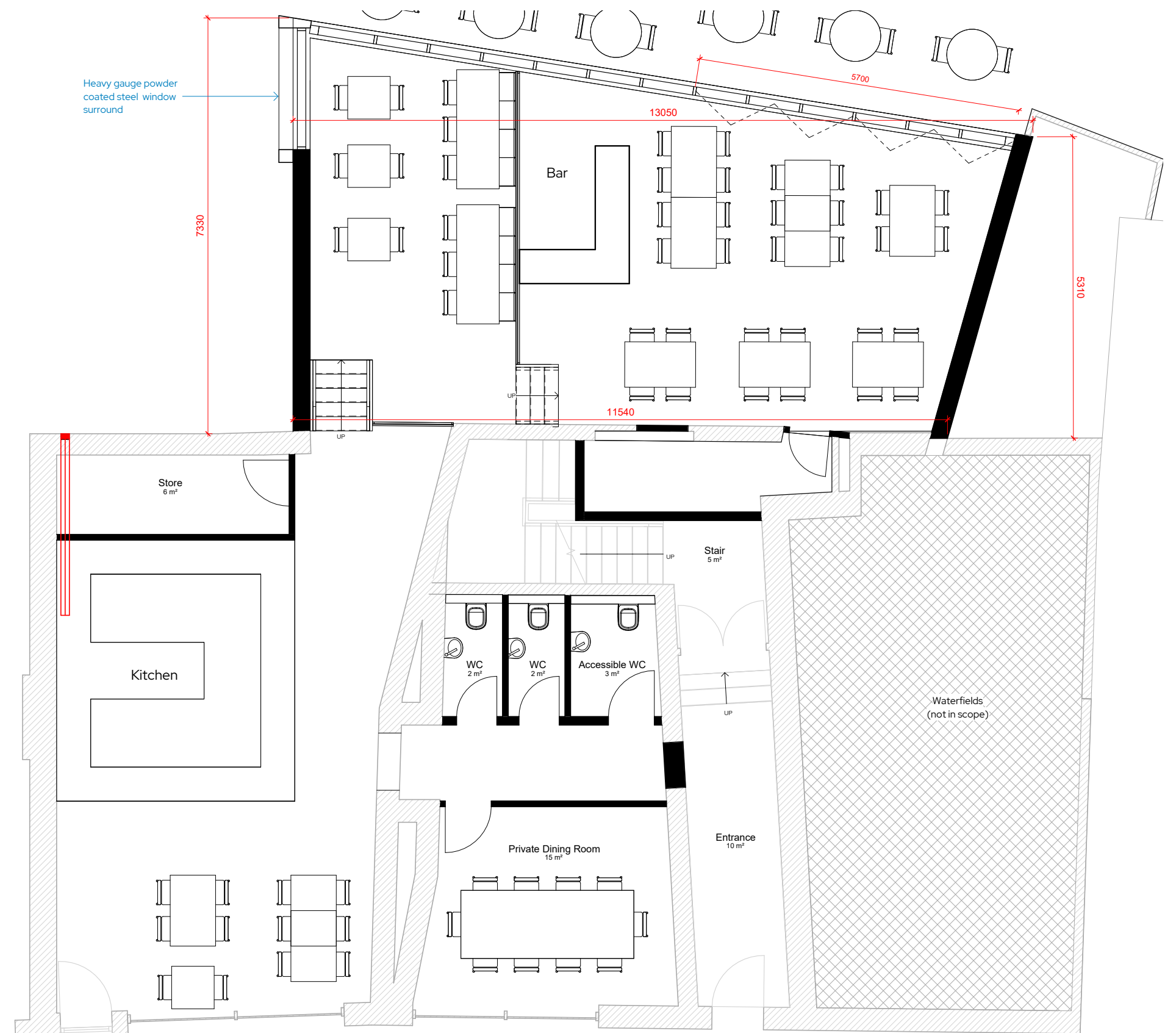
Due to the overall level change from the front elevation to the rear small level changes are found within the new extension to allow level access through the proposed bi-fold doors.

The proposed single storey rear extension accommodates a further approx. 50 covers and bar facilities.

The total proposed number of covers for the proposed restaurant and bar is approx. 72 covers.

The previously approved 23/02769/KMBC1 application will be retained and approved shop front will apply to this application.

The above apartments proposed are access via the middle door and through an existing retained staircase.



09. Ground Floor Plan - Proposed

* not to scale

4.0 The Proposal

4.1 Proposed Plans - First Floor

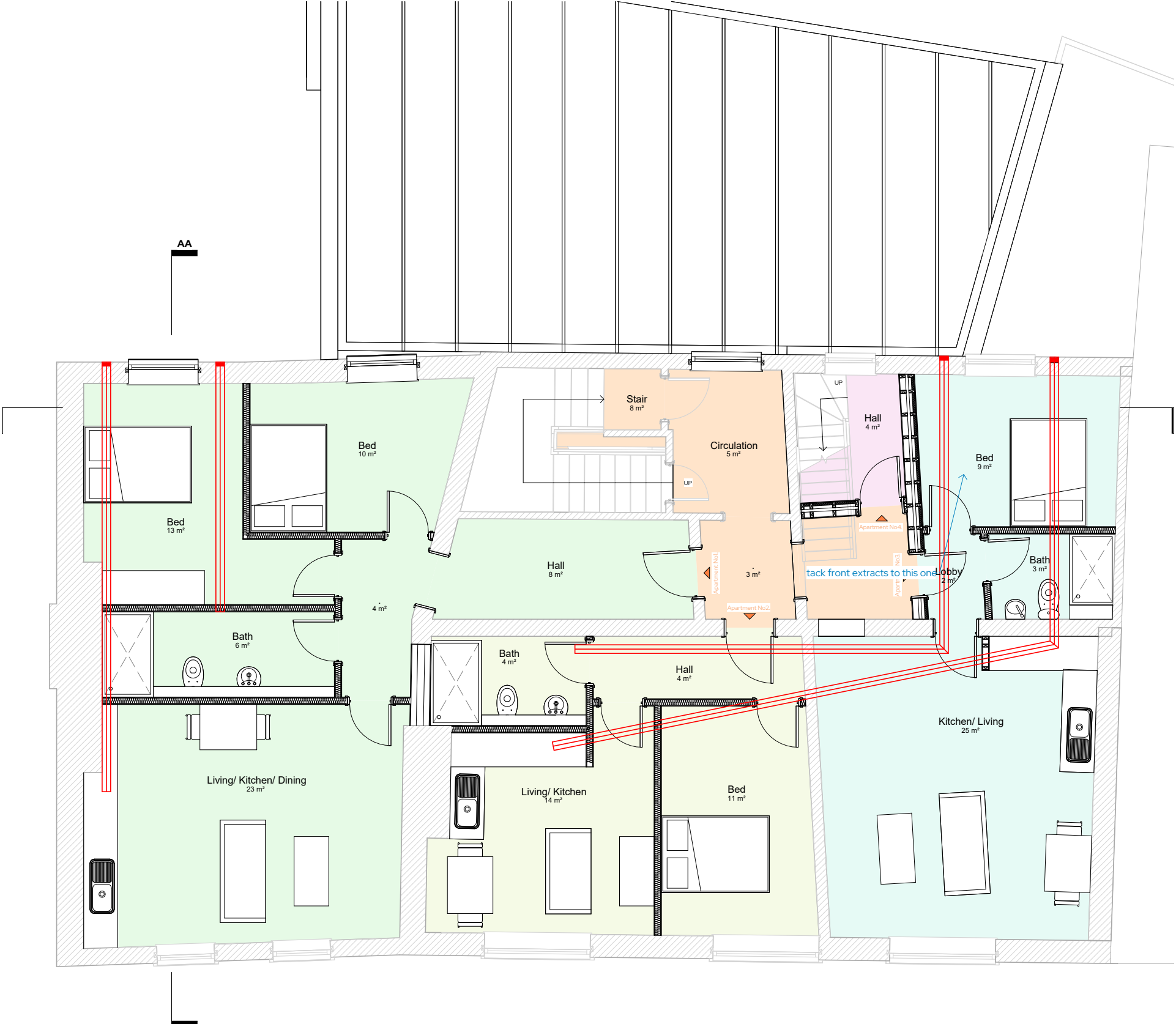
The first floor houses three serviced apartments and access to a further fourth apartment.

Apartment no. 1 is a two-bed unit of 64sqm.

Apartment no. 2 is a one-bed unit of 33sqm.

Apartment no. 3 is a one-bed unit of 39sqm.

Access to apartment no. 4 is via a private staircase on this floor.



10. First Floor Plan - Proposed

* not to scale

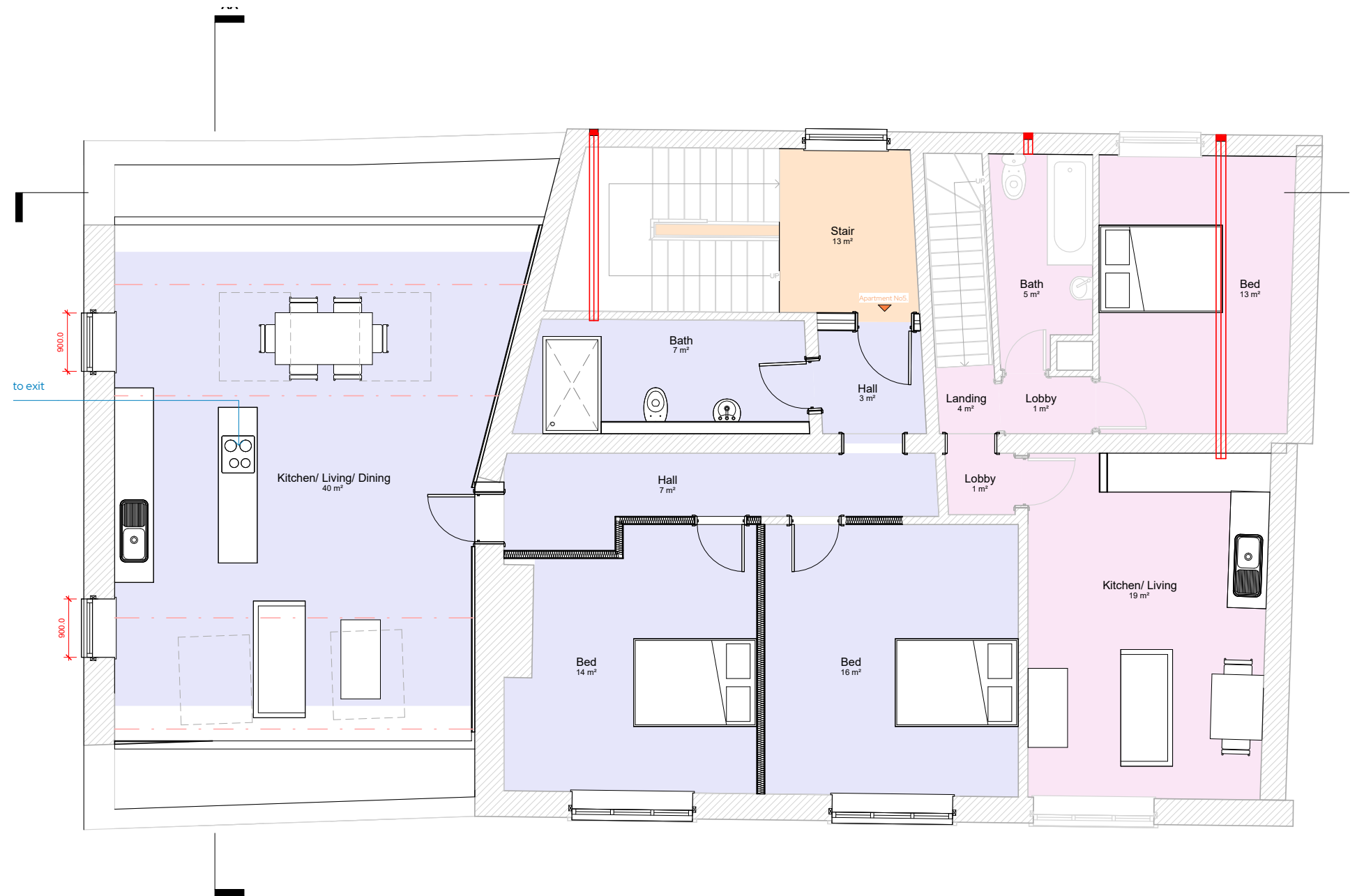
4.0 The Proposal

4.1 Proposed Plans - Second Floor

The second floor houses two serviced apartments.

Apartment no. 4 is a one-bed unit of 47sqm.

Apartment no 5 is a two-bed unit of 89sqm.



11. Second Floor Plan - Proposed

* not to scale

4.0 The Proposal

4.2 Elevations - Proposed

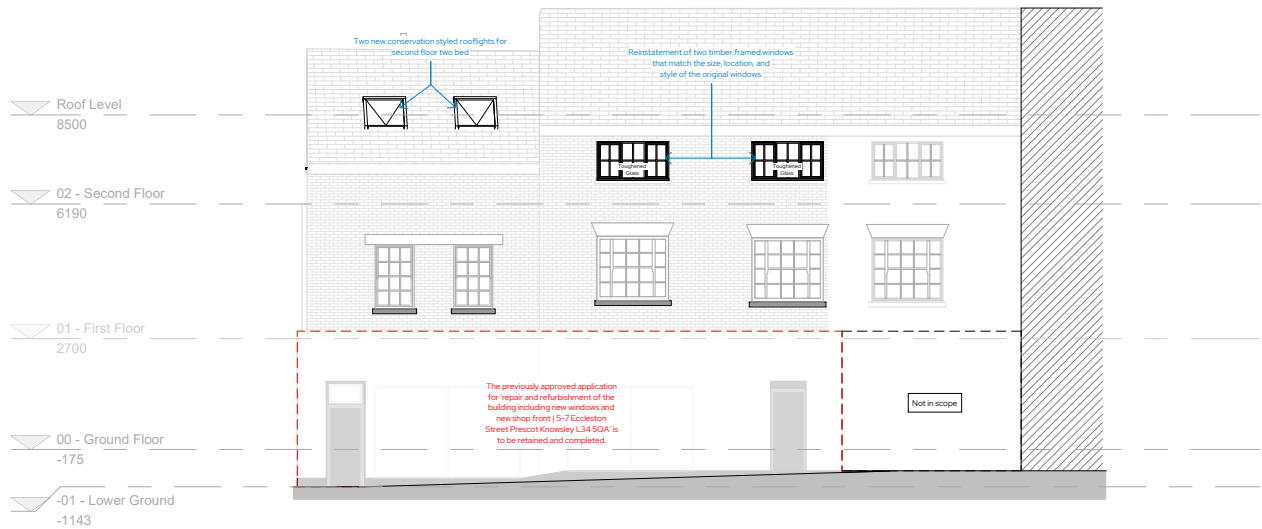
On the front elevation the shop front design approved in previous application 23/02769/KMBC1 will be completed.

The front extension also proposes the reinstatement of two windows where stone sills are evident. The windows will match the size, location and style of the original windows. Two new roof lights are also proposed on this elevation.

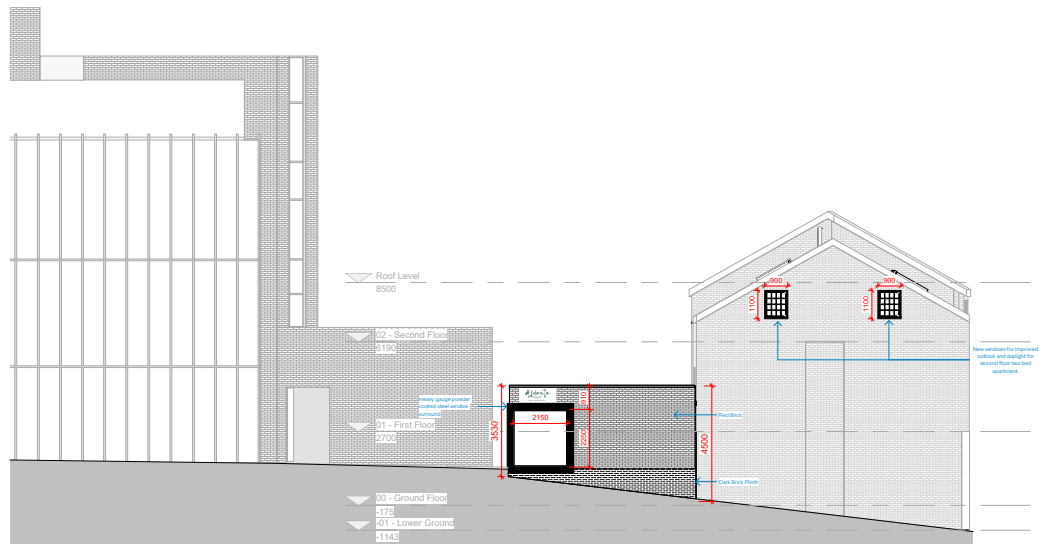
On the left side elevation two new windows have been proposed for improved outlook and daylight for proposed apartment no.5. The proposed single storey extension does not look to extend further than the current form and seeks to retain the overall rhythm of built form.

On the rear elevation the single storey extension is proposed to be glazed with bi-fold doors to the left, providing level access from this facade. Four further windows have been proposed, three to the first floor and one to the second floor. All windows proposed will match the style of existing windows and follow the rhythm and size of existing windows.

The elevations have been carefully considered with additional windows included to balance the overall façades.



12. Front Elevation - Proposed



13. Left Side Elevation - Proposed



14. Rear Elevation - Proposed

* not to scale

5.0 Conclusion

In conclusion, this document sets out the proposal for the change of use of existing property to accommodate five no. serviced apartments and a single storey rear extension, bringing the ground floor back into active use as a restaurant and bar.

The proposal has been carefully considered to provide a mix of apartments and to bring back into use a prominent building on Prescot's high street.



15. Exterior Visual 01

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