

Heritage Statement

40 High Street, Prescott, Knowsley, L34 6HQ

12/09/2024

1. Introduction

This supporting heritage statement has been prepared and submitted in connection with an application for full planning permission for the change of use of the first and second floor of 40 High Street from one residential unit to a commercial property (eight offices).

The building is a three-storey end terrace on the corner of High Street and Atherton Street in Prescott Town Centre. It is an unlisted building within the Prescott Town Centre Conservation Area, which is a designated heritage asset.

The proposed commercial property has been designed to preserve and enhance the character of the Prescott Town Centre conservation area. The commercial property will have minimal impact on the heritage and character of the conservation area, but rather, it will strengthen them through the quality of design.

2. The Site

The site is located at 40 High Street, Prescott, an end-row terrace property within the Prescott Town Centre conservation area. The shop front is situated on Atherton Street.



3. Historical Context

Atherton Street, with its shopfronts, is thought to be one of the oldest streets in Prescott. It has always been a prominent link connecting the two principal roads of High Street and Eccleston Street.

Historically, the street has been home to various watchmaker studios – most notably, No.17 Atherton Street, which has obtained Grade II listed status in recognition of the former watchmakers who lived and worked within the building.

In recent years, Atherton Street has undergone an extensive restoration scheme, which has resulted in buildings being cleaned, shop frontages being tidied up, and the pavements and road being re-laid with a historic variant of traditional cobblestones and granite paving.

4. Historical Environment Record

Historic Environment Record (HER) of the Surrounding Area Within the immediate 100m radius surrounding 40 High Street, the HER identifies two listed buildings: 37 High Street and 17 Atherton Street. Also, the HER identifies one building previously considered for listed status: Prescott Wesley Methodist Church.

4.1 37 High Street, Prescott, L34 6HF

This building has been Grade II listed since 30th June 1980.
The HER describes the building as the following:

"PRESCOT HIGH STREET SJ 49 SE (north side) 6/36 No. 37 30/6/80 II House. c.1815. Brick with stone dressings. 2 storeys, 2 bays. Stone base and cornice. Windows are sashed with glazing bars, those to ground floor with wedge lintels. Round-headed entrance has stone surround of roll moulding with flanking fillets and impost blocks. Complete fanlight and C20 6-fielded panel door. Gable-end stacks"

The building within 100m of 40 High Street will not be affected by the proposed work in any way. Although it is adjacent to 40 High Street, the heritage and historic elements of the building will not be affected by the proposed work at 40 High Street. The proposal for 40 High Street includes using external materials that closely match the original building and its surroundings to maintain consistency. Therefore, no work will impact the Grade II listed building.



37 High Street, unaffected by the proposed work at 40 High Street

4.2 17 Atherton Street, Prescott, L34 5QN

This building has been Grade II listed since 21st May 1991.
The HER describes the building as the following:

"PRESCOT ATHERTON STREET SJ 49 SE 6/49 No 17 House forming part of a terrace. Circa 1790. Brick in Flemish bond; Welsh slate roof. 3 storeys, regular 2-window range. Moulded eaves cornice. Sash windows to upper floors, all hornless, those to 1st floor under segmental arches. Late C19 style shop front with doorway to right. Ridge stack to left. The importance of the building lies in the survival of an integral 2nd floor watch-maker's workshop visible to the rear. 30-pane window, lintel at eaves level, 4 principal mullions one with a shaped eaves bracket. 1st floor sash windows under segmental heads. This building marks an early phase in the history of watch making in Prescott, an industry for which the town was nationally important."

Although this building is located within 100 meters of 40 High Street, the proposed work will not affect its architectural design and heritage. The plan for 40 High Street involves using external materials that closely resemble the original building and its surroundings to maintain consistency. Therefore, the proposed work will not have any impact on the Grade II-listed building. The shop front of 40 High Street will remain unchanged as the proposed works are only for the first floor.



17 Atherton Street, unaffected by the proposed work at 40 High Street

4.3 Prescott Wesley Methodist Church, Prescott, L34 5QN

Although unsuccessful, this building was considered for listed status on 5th June 2014. The reasons behind its exclusion from the Listed Building register include:

- The overall baroque-influenced architecture lacks consistency and the high level of distinction which is required for listing,

- Although the exterior of the building is largely unaltered, the interior has undergone extensive alterations including the loss of original features,
- The building is not historically associated with any notable national clerics, architects or patrons.

Although this building falls within 100m of 40 High Street, it will not be affected by the proposed work at 40 High Street. It is located too far from any proposed work to be affected.



Prescot Wesley Methodist Church, unaffected by the proposed work at 40 High Street.

4.3 Proposed Development

The property was originally built for residential purposes, but like the majority of the buildings along High Street, it has been converted for commercial use.

The proposed scheme will see the first and second floors converted from a two-bedroom flat to a commercial property with eight offices. The rear of the property is to be extended in height to allow for additional office space and access in and out of the property while maintaining the access required for the ground floor dry cleaners.

The scheme proposes no changes to Atherton Street elevation. Also, no changes are being made to the shop front on the ground floor, and the business will remain open while the proposed works are being completed.

A new story at the rear of the property is on the High Street elevation, and this elevation will see a difference in height from the view of the High Street, with a reused window from the rear of the property, to allow natural light into the new office space. The new window will be in the same style and materials as the existing ones or as closely as practicable.

The proposed roof will be hipped, and external materials will closely resemble the original building and its surroundings to maintain consistency.

4.4 Significance of Features Removed or Altered

Historical Significance:

Original Features: The building at 40 High Street, Prescott, retains many of its original architectural features, which contribute to the historical character of the Prescott Town Centre Conservation Area.

Alterations: Any alterations to these features are carefully considered to ensure they do not detract from the building's historical value.

Justification for Changes:

Commercial Viability: The conversion of the first and second floors to commercial offices is intended to enhance the building's utility and economic viability.

Minimal Impact: The proposed changes are designed to have minimal impact on the building's exterior and the overall streetscape, preserving the historical appearance of Atherton Street.

Preservation Efforts:

Conservation Area: The building's location within the conservation area necessitates a sensitive approach to any modifications, ensuring that the heritage and character of the area are maintained.

No Major Structural Changes: The proposal does not include significant structural changes to the shop front or the Atherton Street elevation, maintaining the visual integrity of the historic streetscape.

Enhancement of Heritage Value:

Improved Functionality: By converting the upper floors to office space, the building's functionality is improved, contributing to the vitality of the conservation area.

Positive Contribution: The changes are expected to make a positive contribution to the area's heritage by ensuring the building remains in active use and well-maintained.

These points highlight the careful consideration given to preserving the historical and architectural significance of the building while making necessary alterations to support its continued use and economic viability.

4.5 Assessment of the Effect of the Works on the Settings of Identified Listed Buildings

37 High Street, Prescott (Grade II Listed):

Proximity: Located within 100 meters of 40 High Street.

Impact: The proposed works at 40 High Street will not affect the architectural or historical elements of 37 High Street. The use of external materials that closely match the original building ensures consistency and minimal visual impact.

17 Atherton Street, Prescott (Grade II Listed):

Proximity: Located within 100 meters of 40 High Street.

Impact: The proposed works will not affect the architectural design or heritage of 17 Atherton Street. The shop front of 40 High Street will remain unchanged, and the external materials used will closely resemble the original building, maintaining visual harmony.

Prescot Wesley Methodist Church:

Proximity: Located within 100 meters of 40 High Street.

Impact: The proposed works at 40 High Street will not affect the church due to its distance from the site. The church's architectural and historical significance will remain intact.

Justification for Minimal Impact

Consistency in Materials: The use of materials that closely match the original building and its surroundings ensures that the visual integrity of the conservation area is maintained.

No Major Structural Changes: The proposal does not include significant structural changes to the shop front or the Atherton Street elevation, preserving the historical appearance of the area.
Preservation of Views: There will be no impact on views across or into the conservation area, ensuring that the setting of the listed buildings remains unaffected.

Overall, the proposed works at 40 High Street are designed to have minimal impact on the settings of the identified listed buildings, preserving their historical and architectural significance

4.6 Preservation of Views

There will be no impact on views across or into the conservation area.

4.7 Boundaries

No substantial changes to boundaries within the public realm are to be made as part of these proposals.

4.8 Landscaping

There are to be no substantial landscaping proposals.

4.9 Character

The proposed commercial property has been designed to preserve and enhance the character of the Prescott Town Centre Conservation Area.

4.10 Conclusion

Based on the available evidence, an assessment of the proposed development against the Prescott Town Centre Conservation Area has been conducted. This assessment concludes that the proposed development will not result in any loss or damage to a heritage asset. The proposed works will enhance the treatment of the building and make a positive contribution to the conservation area.