



DESIGN AND ACCESS STATEMENT WITH INCORPORATED
HERITAGE STATEMENT

16-20 ECCLESTON STREET, PRESCOT

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RECORD DIRECTORY

DESIGN AND ACCESS STATEMENT

16-20 ECCLESTON STREET, PRESCOT

0.00 - INTRODUCTION

1.01 This Design and Access statement with an integrated Heritage Statement supports the full planning application for the replacement of the existing 1960's aluminium shop fronts at units 16, 18 and 20. No work whatsoever will take place to No. 14 Eccleston Street in this application.

The application also applies for the renewal or replacement of the metal framed windows to the front and rear upper floor elevations, plus the part reduction of the projecting cantilevered canopy over numbers 16 to 20 Eccleston street and full front facade clean.

Existing unsightly external shutters will be removed and new more transparent units will be fitted within the shop units themselves and hidden within the ceiling voids.

Proposals are also for the refurbishment of the 1st and 2nd floor maisonettes and includes new bathrooms, kitchens, decoration re wiring and re roofing of the residential units. Insulation will be increased wherever possible to improve current 'u' value requirements set by local building control. External recreation areas for tenants have been created plus existing access stairs to rear of the proposal via Market Place has been included and refurbished.

Also allowed for are bin storage area and individual intercom systems to the maisonettes with security gates that lock automatically when not in use.

1.02 The works to the shop fronts and the elevations are to be carried out alongside the refurbishment of the upper floors.

1.03 The design for the new shop front has been developed through previous consultation with Knowsley Borough Council's Townscape Heritage Initiative Officer, Owen Barton and Principal



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Image 01 - Existing Aerial Photograph (Bing Maps retrieved March 2016) The site is within the red box.



0.00 - INTRODUCTION

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2.00 CONTEXT

2.01 - Location

The building is located on Eccleston Street in the mixed use town of Prescot approximately 8 miles from Liverpool City centre. The shop unit itself is just under a mile away from the junction of the A57 and M57 giving it good access to Liverpool and the wider motorway network. Eccleston Street is the principal shopping street in Prescot and several other shops on the street are currently being restored or have been completed.

2.02 - The Site

16—20 Eccleston Street are 3 reinforced concrete framed retail units that form the majority of a small block of 4 retail units. The 4th retail unit at No. 14 Eccleston Street is a separate building and does not follow the same façade treatment. Access to the refurbished flats will be via an existing dedicated safe route from Market Place, and will have a secure entrance gate at the bottom of the existing stairs with intercom facilities to contact tenants.

2.03 Local History

The area of Prescot has a large historical resonance within the area of Merseyside being one of the oldest former market towns. As such the buildings of the local region vary in their periods of construction and a large number of listed buildings are either late 18th or early 19th century. Eccleston Street, previously known as Water Street due to it's proximity to two wells, and also Newgate Street at a later date is part of the historic medieval core of Prescot and is lined with narrow burgage plots. 16-20 Eccleston street is not listed but is within the Prescot town centre conservation area which was first designated in 1978 and last reviewed in 2012. The design therefore wants to reinstate and uphold the original character of the existing shop front where possible.

2.04 Existing Building and Planning Designation.

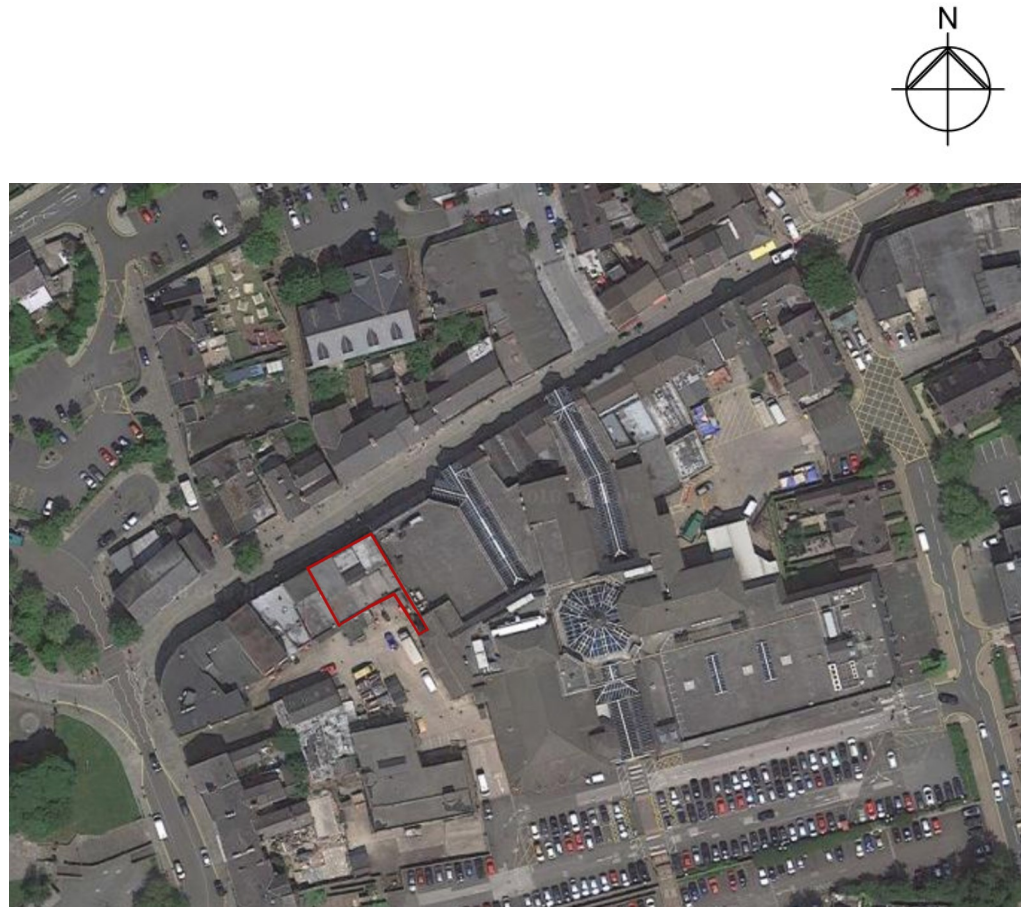


Image 01 - Existing Aerial Photograph (Google Maps retrieved April 2086) The site is within the red box.

Image 02 - Photo showing pattern staining and general requirement for refurbishment.

Image 04 - Photomontage of Eccleston Street Circa 1980 showing full extent of original mosaic tiling

1.00 - CONTEXT

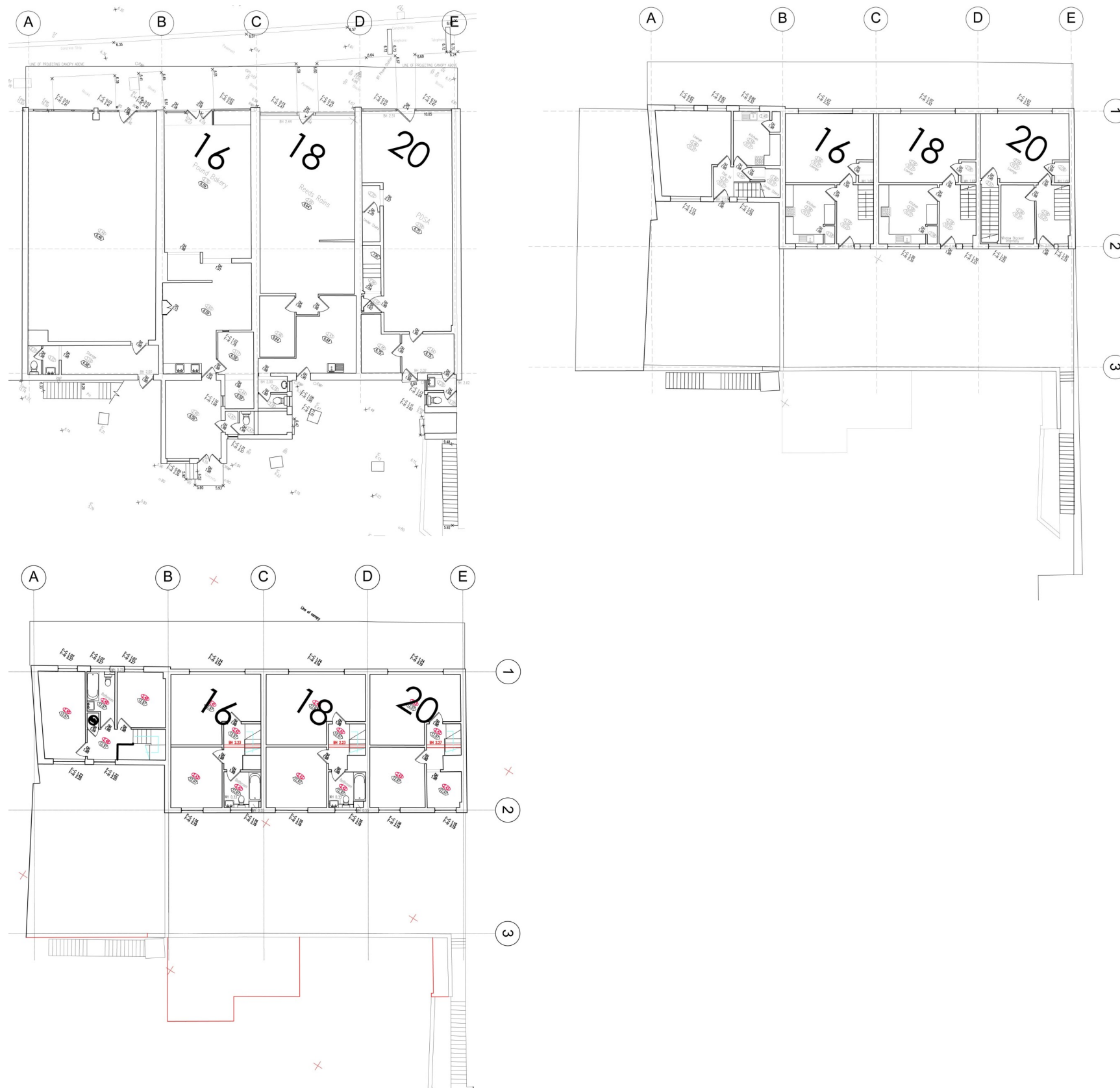
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16-20 Eccleston street is a three storey building with planning classification A1 on the ground floor and maisonettes to the upper floors. No changes are being applied for.

The ground floor units at unit 20 is currently empty, an Estate Agent occupies unit 18, and a newly opened Café bar occupies No.16 with the first and second floors are currently unused but have residential designation. The ground floor extends to the rear goods yard of the shopping centre where new stock can be brought into the shop units.

No changes or new openings are to be made in either the front or rear elevation other than previously stated.

The first floor is currently accessed from the deck above the ground floor via a metal staircase to the rear of the development

Heritage statement

The existing development was originally constructed around the late 50' or early 60,s and is very typical of the new materials that were available at that time and recent construction methods like reinforced concrete frames. which is a contrast to other Victorian timber shop front and brick built buildings in Eccleston Street.

Our intention is to refurbish the existing front elevation to look similar to what was originally constructed. This includes total renewal of existing upper windows, replacement of broken panels of West Moorland slate or concrete and to clean the whole facade to bring the building back to as near its original condition as we can.

3.01 PROPOSAL

3.01 - General

The proposals are to carry out restorative works to the shop front taking it back to the original 60's aesthetic. Refurbish the upper

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Image 01 - Existing Ground, floor plans
Image 02—Existing first floor plan
Image 03—Existing second floor plan

2.00 - CONTEXT

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2.00 - CONTEXT

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Image 01 - 14 Ecclestone Street existing elevation.

Image 02 - 16 Ecclestone Street existing elevation.

Image 03 - 20 Ecclestone Street existing elevation.

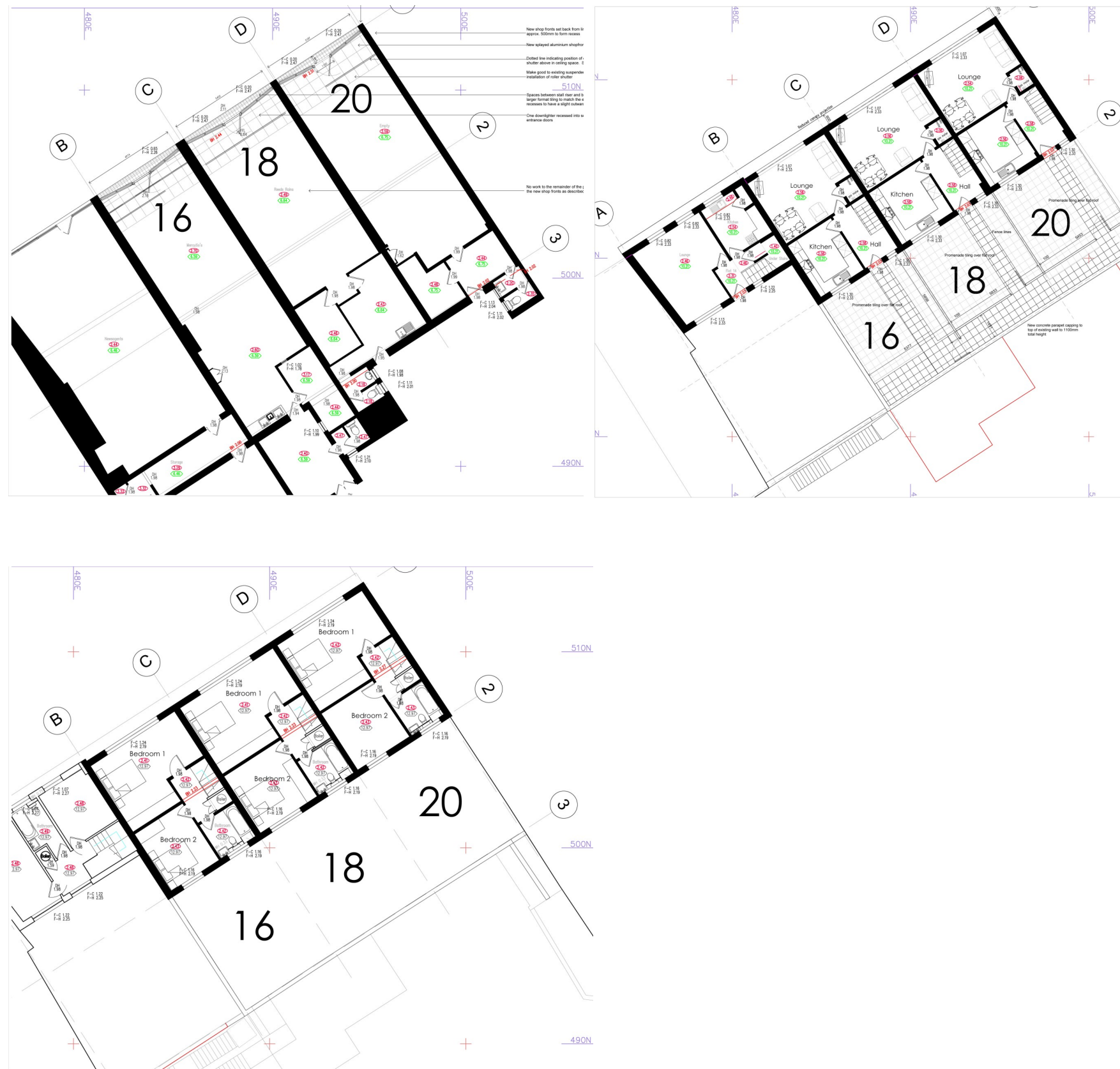
Image 04 - Top of canopy

Image 05 - Hidden original mosaic tiles to be restored and exposed

Image 06 - Pattern staining across elevations to be cleaned off.

Image 07 - View of full existing block.

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floor maisonette on the first and second floor and increase insulation where practical.

3.02 - History

The ground floor of the development has always been used as shop units with different outlets coming and going throughout the history of its usage. The upper floors have not been altered in any visible way and contain 2 bedrooms, lounge, kitchen, bathroom and a hall and landing. The proposal is to maintain this layout.

3.03 - Shop front Replacement.

Proposals include re creating recessed shop windows that are angled on plan, and to be similar to what was originally installed. The surrounding vertical pilasters and fascia's above the shop windows will have the existing mosaic tiles restored and replaced in matching tiles where required. The new stall risers and ground floor to the new doors will also have matching mosaic tiles. Signs above the units will be uniform in size, and be down lit by hidden recessed lighting within the soffit of the reduced canopy above the main door.

3.04 - Restorative Works to 16 –20 Frontage only

The front of the building will receive a full clean down to remove all pattern staining accumulated over the decades of weathering.

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Image 01 - Proposed ground floor plan.
Image 02 - Proposed first floor plan.
Image 03—Proposed Second floor

3.00 - PROPOSAL

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3.00 - PROPOSALS

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Image 01 - Proposed Rear Elevation

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