

Date 20/05/24

Design & Access Statement

Proposed Demolition of Stephenson's Printworks

at

5 Market Place,
Prescot,
Knowsley,
L34 5SB

Design & Access Statement

Introduction

This statement has been prepared to support the full planning application for the Demolition of Stephenson's Printworks, 5 Market Place, Prescot, Knowsley, L34 5SB.

The full planning application looks for the approval to demolish the existing 2 storey building which has been vacant since early 2004, which has been left in a state of disrepair.

The removal of the building will allow for further re-development of Prescot Shopping Centre as part of the regeneration plans over the coming years.

Main Building

Stephenson's Printworks, 5 Market Place, Prescot, Knowsley, L34 5SB.

Currently comprising of a vacant 2 storey building across 3 floors, which once housed a commercial printing business for the local area.

The building is constructed using brick and block, with a steel frame structure, insitu-concrete floors, concrete staircases, and concrete roof structure.

A majority of the external windows and doors are timber with several sliding metal doors to service areas and vehicle areas.

The building currently has electric, gas and water supplies serving the main building, which have all been isolated and disconnected.

Site

The building is currently located within a conservation area with listed buildings neighbouring the property, however these buildings should not be impacted as part of the demolition works.

The main building site is enclosed by a low-level brick parapet wall with steel railings in places, set back from the building. The site has a low-level tarmaced covered car park which is accessible by a concrete ramp. The site is secured by a sliding metal gate to the side of the building.

There is an electrical substation located on the site which serves the building and neighbouring properties.

The site is accessible by the main shopping centre car park which is accessed via Aspinall Street.

Operating times

The building has not been operational since 2004 and is currently vacant.

Access

The site is accessible via the main shopping centre car park off Aspinal Street. Construction traffic will be managed via the Traffic Management Plan at the time of the works as not to impact the shopping centre, public or residents.

Security

The existing site also operates a cctv security system which covers all the sites access and car park areas.

The Proposed Demolition

The demolition of the building will be done in a coordinated manner to minimise disruption to the shopping centre, residents and public. The site will be hoarded off from public access for the duration of the demolition with all construction vehicles, machinery and welfare being contained within the site hoarding.

Construction traffic will be managed via a full construction management plan which will be issued before any works commence.

Once the building has been demolished and the existing levels will remain including the concrete base, temporary hoardings will remain in-situ, providing a safe and secure working environment until times of redevelopment. Timber hoardings shall receive a uniform painted finish, or other finish to be submitted and agreed with the LPA.

Summary

The demolition of Stephenson's Printworks is an important factor in allowing the area to be regenerated as part of the redevelopment of Prescott Town Centre and the surrounding areas.

This report is to be read in conjunction with the following planning information and Heritage Statement, submitted as part of the demolition planning application.

- LOCATION PLAN
- EXISTING SITE PLAN
- EXISTING ELEVATIONS AND ARIEL VIEW
- PROPOSED SITE PLANS
- INDICATIVE SITE MANAGEMENT PLAN
- BAT SURVEY
- ECOLOGICAL APPRAISAL
- HERITAGE STATEMENT