

278 - Prescot High Street Flats
Design & Access Statement
July 2023



Harrison
Stringfellow

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Project Description

M.Ray Ltd approached Harrison Stringfellow in 2021 to assist them in exploring the potential of their Prescott site, where they have been located since 1924. The site then consisted of Ray’s Craft Bakery, the Bakery Shop, and Coffee Shop, along with a car park and ancillary spaces.

Following a planning approval in 2022, work was carried out to demolish the existing bakery in line with approval 22/00301/FUL. The remaining ground floor shop and cafe has since been leased to Chatwins Bakery, who have completed works to amend the shop-front under planning approval 22/00656/FUL.

M.Ray Ltd have since approached Harrison Stringfellow to assist with seeking approval for change of use of the existing first floor commercial space into two, one-bed self-contained flats. Along with these works is an amount of remedial works for the improvment of the external space following the demolition works carried out in relation to planning approval 22/00301/FUL.

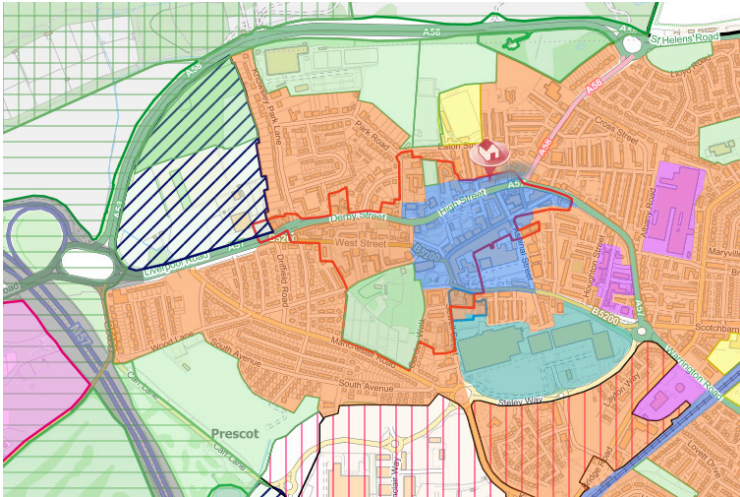
Role of Document

The purpose of this document is to provide a Design and Access statement for works associated with the Change of Use of the first floor of the former Rays Bakery Building, along with remedial works to the site.

The document describes the project brief in detail and explores the context of the site. The site constraints and opportunities have been explored to establish an approach to the design development.

This document should be read in conjunction with associated planning drawings by Harrison Stringfellow, and planning & heritage statement by pH planning.

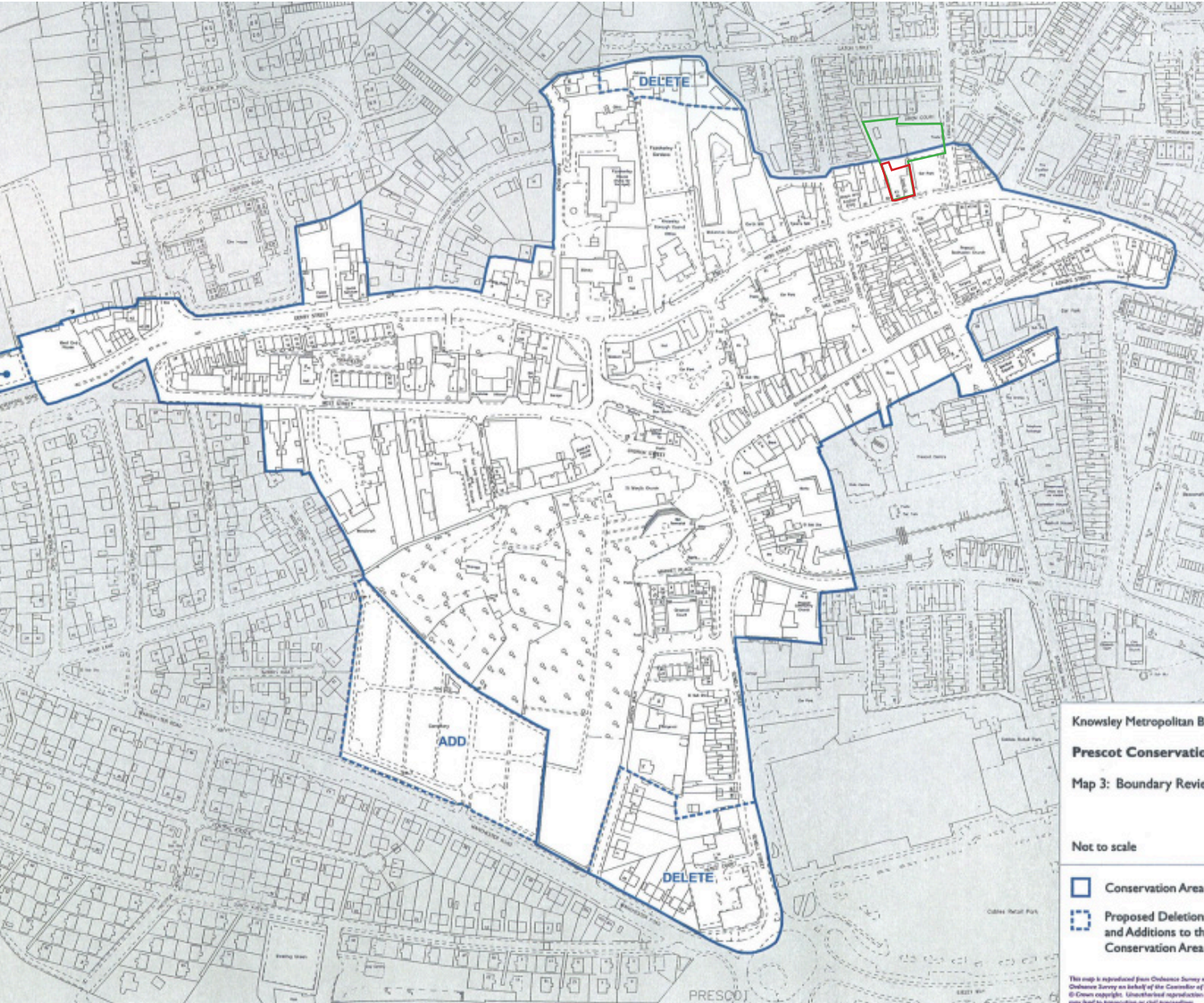
Site Location



Knowsley Local Plan Policies Map - the site straddles the boundary of the Prescot Town Centre Conservation Area and is between a Primarily Residential Area and Development Opportunity Sites



Prescot Conservation Area Map 1: Townscape Appraisal Area - the frontages of the buildings at 39 - 45 High Street (within application site) are noted as Positive Unlisted Buildings



Prescot Town Centre Conservation Area

- Site application boundary
- Site ownership boundary

Site History



1850s
A separate, detached shop and outbuildings on the other side of North Court formed 47 High Street until it's demolition in the late 1960's



1890s
The adjacent council car park housed a school until late 1970's when it was demolished



1900s
The typical pattern of dense terraced streets begins to surround the site



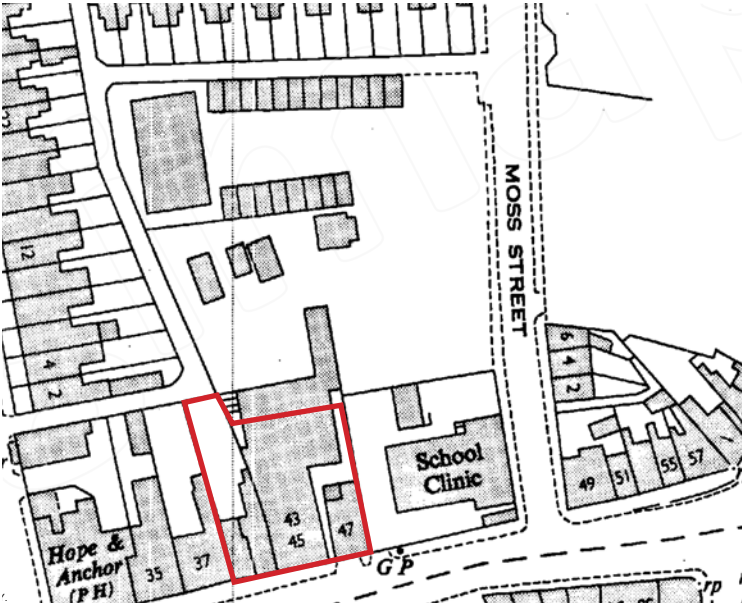
1910s



1920s
The current car park comprised of a row of terraced properties, directly accessed from Moss Street until demolition after WWI.
Ray's Bakery on site 1924.



1950s

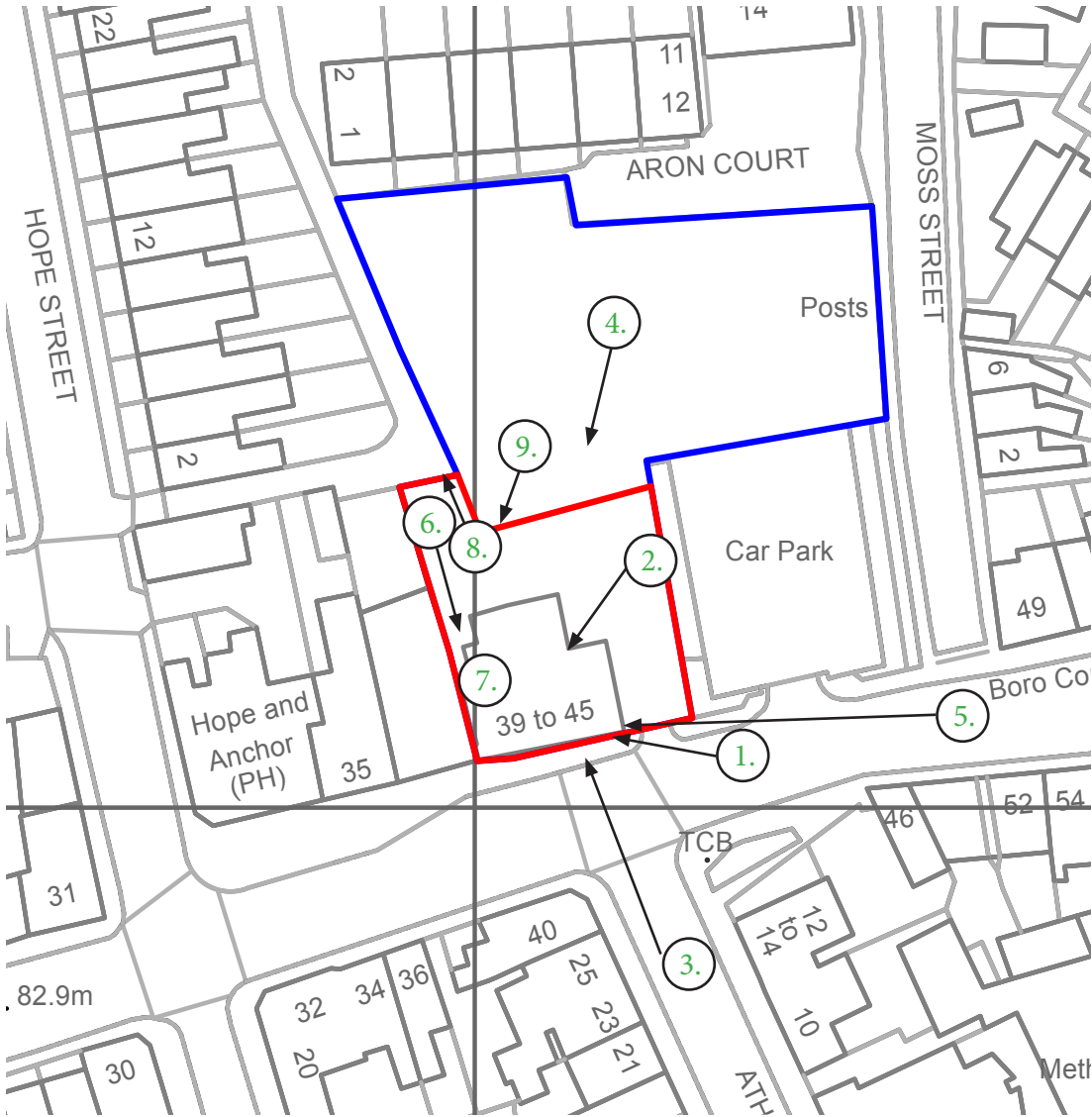


1960s
From the 50's to the 70's the 'original' shop fronts are extended several times through a number of flat roof extension to the rear



1970s
After the demolition of the School in the 70's it appears that the existing Council Car Park and Ray's Car Park remained as one site for a number of years

Immediate Site



1. View from High Street



3. View from Atherton Street



5. View of Chatwin's from High Street



2. View to entrance to flat 2



4. View from across car park



6. View of rear of bakery and entrance to first floor flat



7. View to proposed external amenity spaces from Flat 1 entrance



8. View to existing alley gate with concrete fence panels



9. View showing site level changes and site walls requiring remedial.

FOR INFORMATION PURPOSES ONLY. PLEASE REFER TO PLANNING PORTAL FOR FULL DETAILS OF EACH APPLICATION & COMPLETE APPLICATIONS LIST.

Historical Planning Applications for Site

- 74/10558/HIST Validated 01/01/1974: 43/45 High St Prescott - Installation of new shop front and alterations to shop premises
- 74/10583/HIST Validated 01/01/1974: 43/45 High St Prescott - Installation of new shop front and alterations to shop
- 74/10929/HIST Validated 01/01/1974: 41 High Street Prescott - Renovation to form delicatessen and coffee shop with self contained flat above
- 74/11417/HIST Validated 01/01/1974: 43-35 High St Prescott - Erection of Double Garage.
- 99/00766/APP Validated 29/11/1999: Erection of single storey extension to rear of premises to provide manager’s office and extension to decoration room.
- 01/00086/ADV Validated 22/03/2001: Display of 1no. non-illuminated sign to side of building.

Recent Planning Applications submitted by Harrison Stringfellow Architects on behalf of M.Ray Ltd:

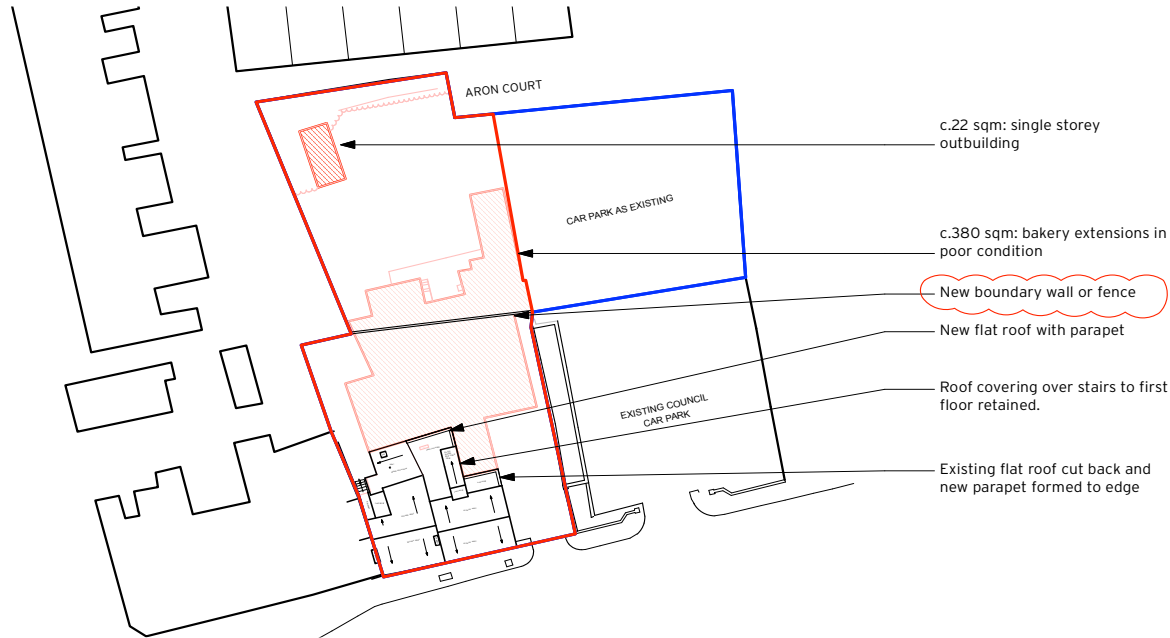
- 22/00301/FUL Validated 28/07/2022: M Rays Bakery 39 - 45 High Street Prescott - Demolition of a single storey extension and the making good of adjoining elevations.

Recent Planning Applications submitted by Muirs Interiors on behalf of Chatwins Bakery:

- 22/00656/FUL Validated 11/11/2022: M Rays Bakery 39-45 High St Prescott - Installation of a new shop front (retrospective).

Project Context

Relevant Planning History



Planning Application 22/00301/FUL for proposed demolitions to site buildings.



Planning Application 22/00656/FUL for Chatwins Bakery’s shopfront install.

Flood Risk Assessment

The site is located in Flood Zone 1, an area with low probability of flooding and thus is considered suitable for development. The site is smaller than 1 hectare, thus a full flooding risk assessment is not required. It is not an area that has been identified as having critical drainage problems by the Environmental Agency, and it has not been identified by the local council as being at increase flood risk in the near future. The proposed works are not anticipated to increase the potential flooding risk of the site.



Environment Agency

Flood map for planning

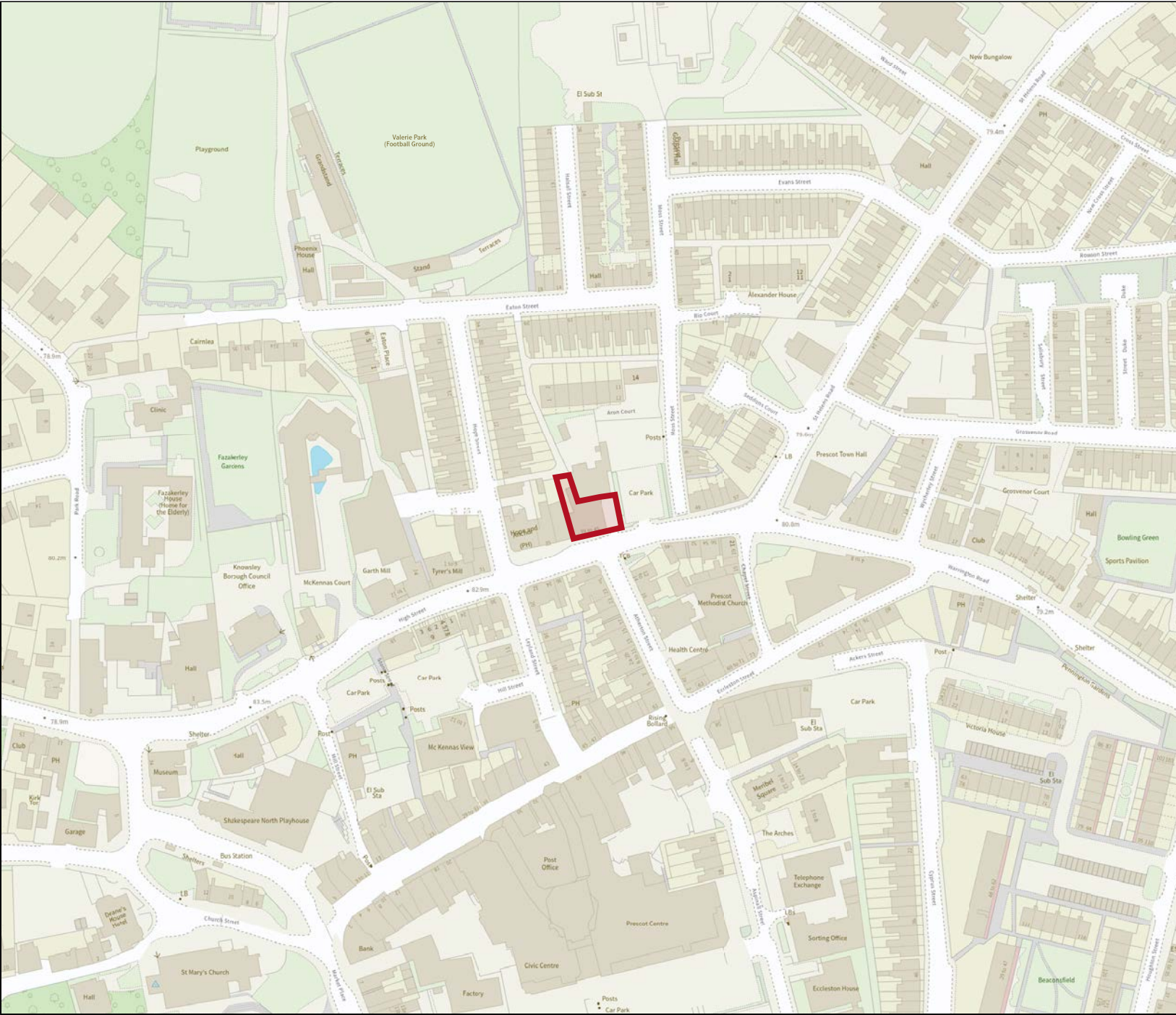
Your reference
<Unspecified>

Location (easting/northing)
346707/392918

Scale
1:2500

Created
20 Jul 2023 15:54

- Selected area
- Flood zone 3
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Water storage area



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Site Opportunities & Constraints

Context

The building forming this application abuts a Grade 2 listed building (see heritage statement), as part of the fragmented streetscene of the High Street. This is typical for the older parts of Prescot town centre.

The site is surrounded to the west, north and east by 2-storey residential properties of varying ages and quality.

A bus stop is located immediately outside the Bakery shop entrance on what is a fairly narrow pavement.

Site

The site is an 'L' shape that wraps around the Moss Street council-run car park; however, proposed works only affect a small area of the overall site.

The four Victorian shopfronts onto the High Street which were formerly Ray's Bakery & Coffee Shop have now been combined and leased to Chatwins Bakery. The spaces above the bakery were historically used as flats, then converted for use as staff facilities. A small private car park to the rear allows for daily deliveries and bin store.

There is gated pedestrian access to the alley that runs the length of the back of the Hope St properties.

Assuming cars are parked on the car park, there isn't currently full provision for a commercial vehicle / bin lorry turning circle. Bins are currently wheeled to Moss St for collections.

There is a 0.75m difference in level between the private and pay & display car park. North Court has a 1.2m drop to the council car park.





Design Development

Options Appraisal

In order to assess the feasibility of converting the first floor spaces into two residential units, Nationally Described Spatial Standards were appraised in relation to the overall area of each unit, as well in relation to bedroom sizes and built in storage. These factors limit the occupation and layouts of each flat to 1 bed 2 person occupancy. A number of layout options was considered internally for each flat, with the options that minimise internal reconfiguration considered the most favourable.

Additionally, Approved Document B was consulted in relation to means of escape and fire compartmentation, as well as Approved Document E in relation to the passage of sound.

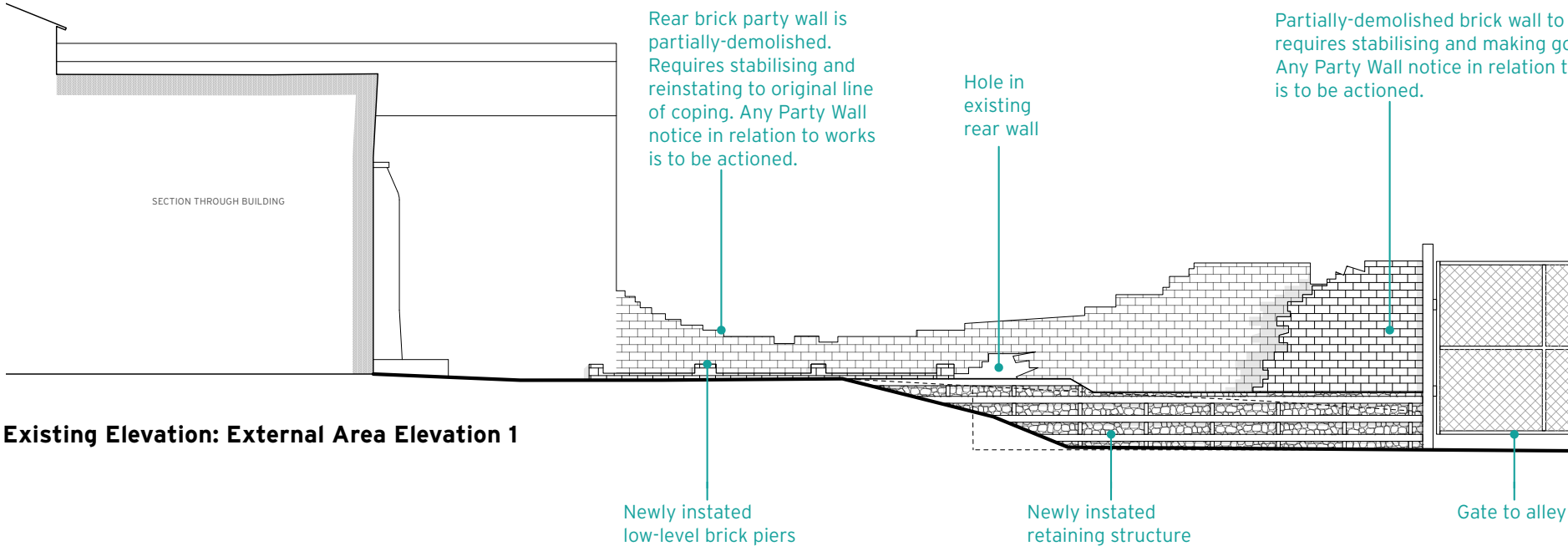
Boundary Strategy

The existing site requires remedial works to the landscaping, following the demolition works carried out under planning approval 22/00301/FUL. This includes the rebuilding of existing brick site walls. It is also considered that existing concrete fence panelling between the site and the alleyway should be replaced for a timber fencing that is more sympathetic to the conservation area of the site.

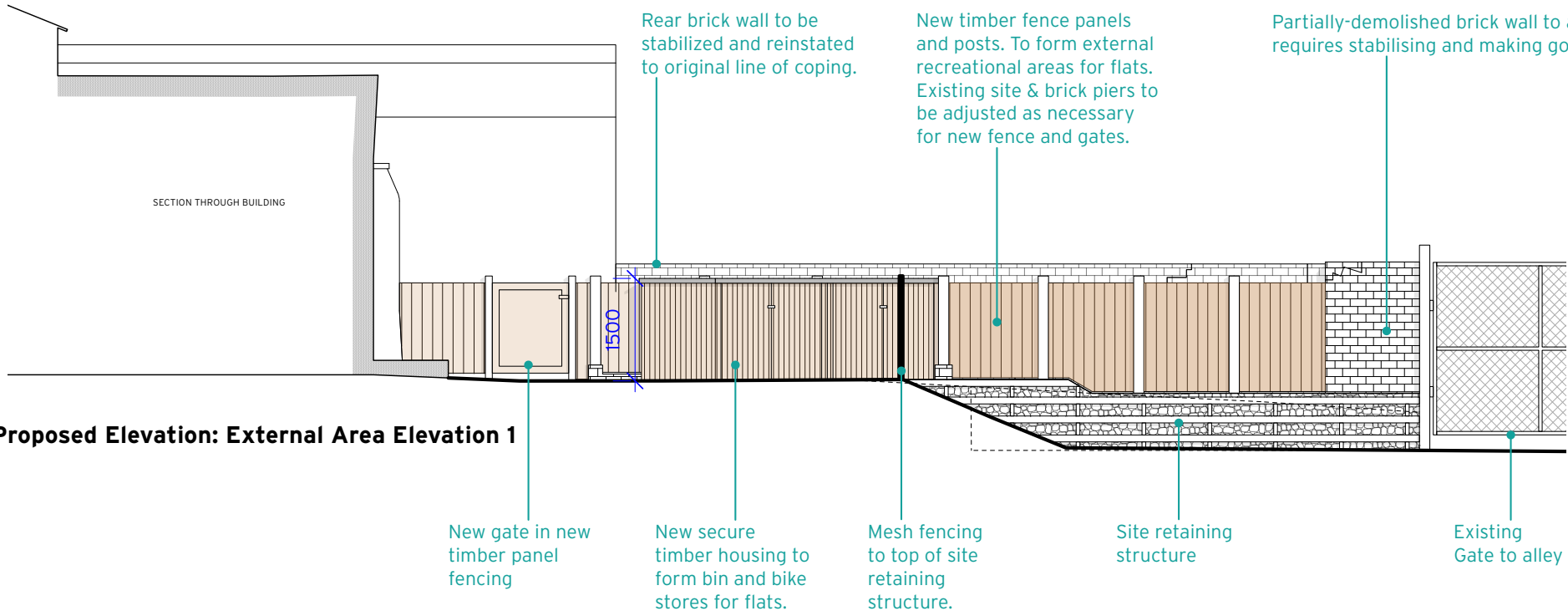
Furthermore, new timber fencing is proposed to divide portion of the outdoor space into external amenity area for each proposed flat. A secure, covered timber bike store and bin store is also grouped into this area, helping to prevent cluttering of the site, and a pedestrian route marked onto the paving is proposed to provide safe movement across the site.

Mesh fencing is proposed to top the site retaining wall, forming the site boundary to the carpark's North.

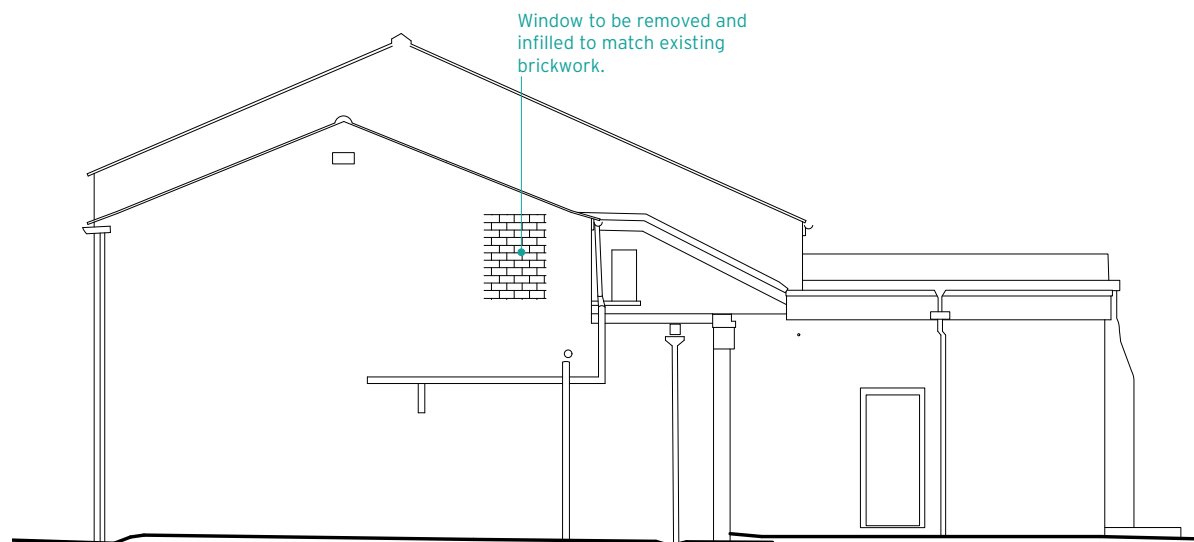
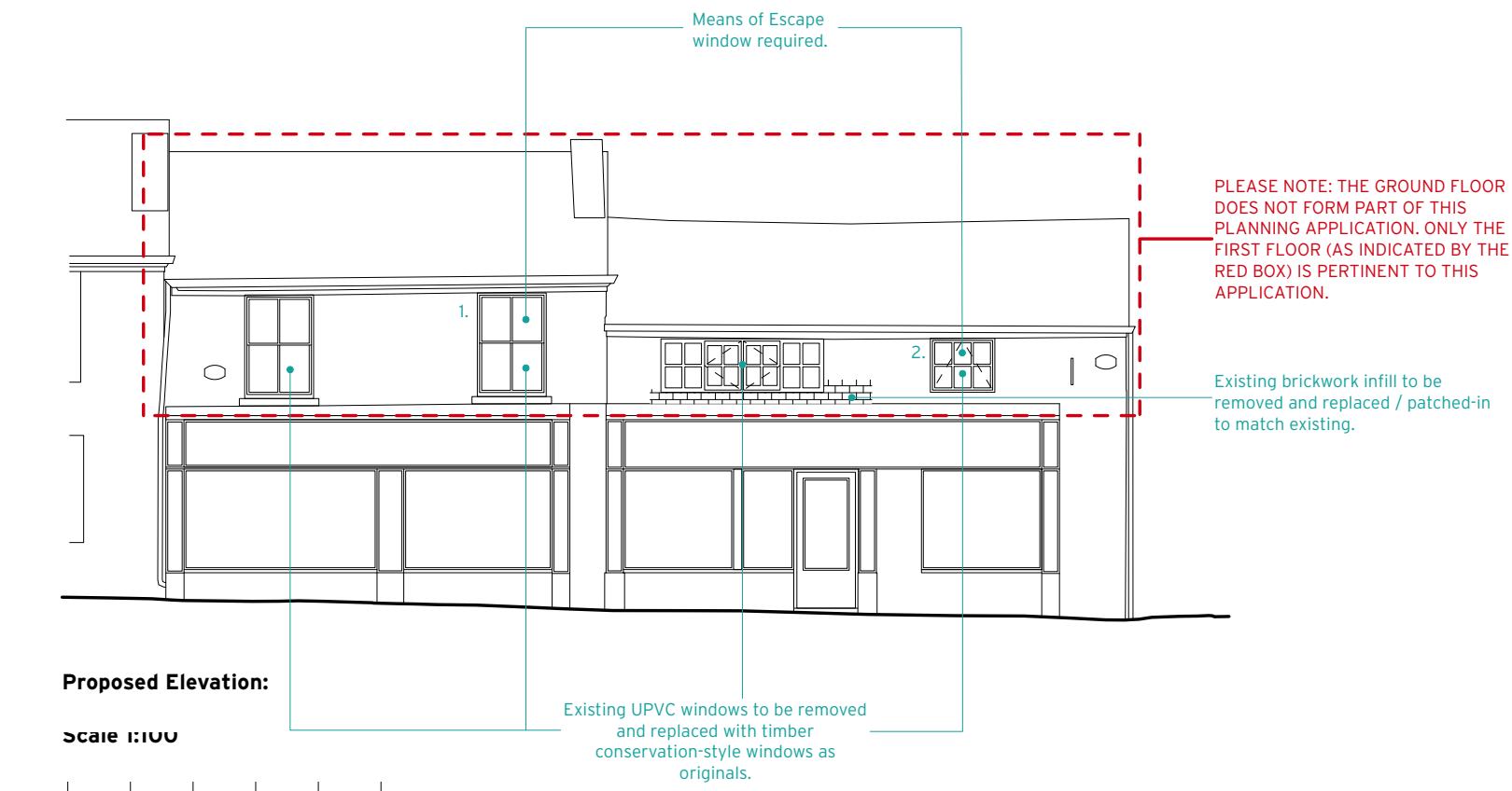
Refer to drawings (PL)100 and (PL)302 for further proposed site boundary details.



Existing Elevation: External Area Elevation 1

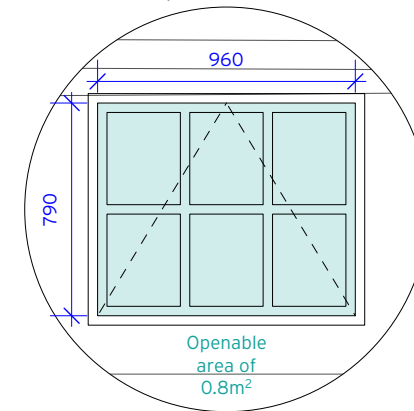


Proposed Elevation: External Area Elevation 1

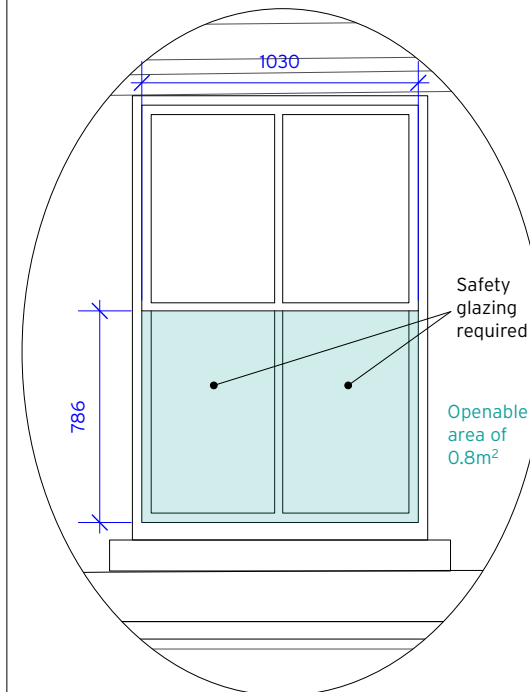


Means of Escape Windows (Southern Elevation)

1. Conservation-style timber casement



2. Conservation-style timber sliding sash



Means of Escape windows designed in accordance with Approved Documents B and K.

A.D.B Vol 1 clauses 2.10 & 3.6 regarding upper storeys and flats a maximum of 4.5m above ground level stipulate that Means of Escape windows must achieve:

- A minimum of 0.33m² openable & unobstructed area for escape.
- A minimum height of 450mm of the openable area.
- A minimum width of 450mm of the openable area.
- The bottom of the openable area must not be more than 1100mm above the internal finished floor level.

A.D.K section 5 requires that safety glazing is used below 800mm from internal finished floor level.

Final Proposal

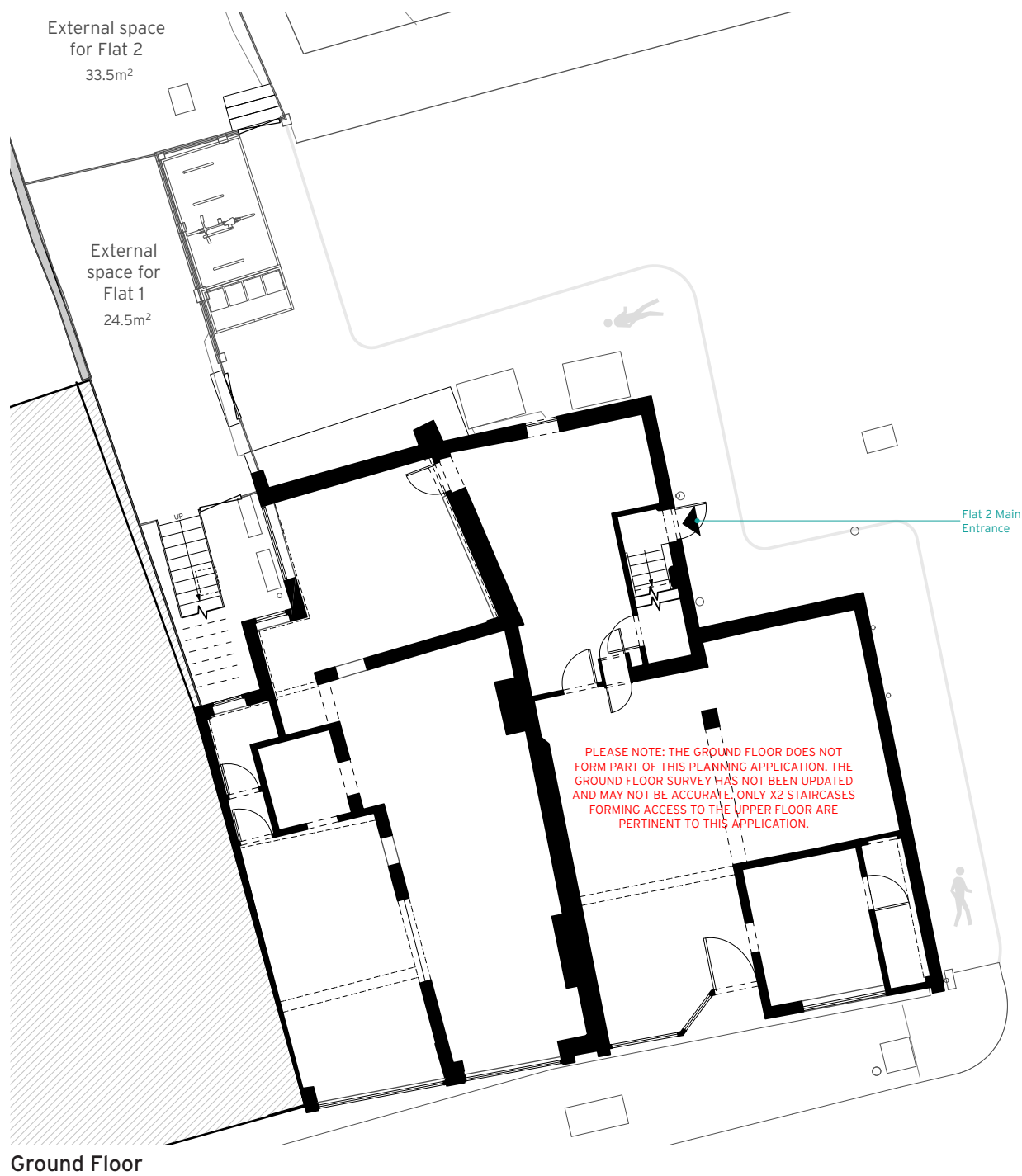
Building Strategy

No works are proposed to the ground floor of the building under this application - the bakery spaces are currently leased to Chatwins Bakery.

This application deals with a change of use proposal & associated works to the first floor of the building only. The existing commercial first floor spaces are proposed to return to their historical usage as residential spaces.

Proposed works include the replacement of the existing UPVC windows to the front elevation of the first floor, which faces onto the High Street of Prescott Conservation Area. Proposed windows will replicate the original heritage-style window proportions and features, whilst also meeting Means of Escape requirements from the proposed flat units. It is also proposed that the window to the East elevation is removed and infilled to match the surrounding brickwork.

It is considered that these actions will help to restore the heritage significance of the original building, in line with the surrounding conservation area.



Floor Plans

Ground Floor

Whilst access is provided to Flat 2 through a door and internal staircase to the first floor, the rest of the building's spaces are considered to lie outside of the application area for this planning proposal. Works to the ground floor's spaces have formed previous planning approval 22/00656/FUL, by others.

External areas at ground floor are proposed to receive works as details on Page 11 - Boundary Strategy. This is to include the formation of outdoor space for each proposed first floor flat (using timber fencing), with shared bin and bike stores in a timber housing to match the fencing.

First Floor

The change of use proposal for the first floor suggests the creation of two flats within the footprint of the existing building. Each 1 bed, 2 person unit has separate access, with all spaces meeting the Nationally Described Space Standards. External amenity space for each flat is included at ground floor level.

The first floor windows to the primary elevation of the building are proposed to be replaced from UPVC to timber heritage-style windows, which are more in keeping with the original designs featured on the building. The non-approved side window to the eastern elevation is proposed as removed and infilled with brick to match the existing.

Conclusion

The proposals for the site have been designed to minimise impact on the surrounding conservation area whilst safeguarding existing buildings of interest through appropriate development.

This Design and Access statement, along with accompanying drawings and planning statement, demonstrates how the proposals meet Planning Policy and should be supported.

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