



RIDGE

**DESIGN, ACCESS & HERITAGE
STATEMENT**

**BANKING HUB
UNIT 8, PRESCOT CENTRE,
ECCLESTON STREET
PRESCOT
CASH ACCESS UK**

DESIGN, ACCESS & HERITAGE STATEMENT

BANKING HUB UNIT 8, PRESCOT CENTRE, ECCLESTON INTEGRAL (UK) LIMITED

Prepared for

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Justification: Why are works necessary

DESIGN & ACCESS STATEMENT

1.1. Introduction

This Design, Access and Heritage Statement has been prepared by Ridge & Partners LLP on behalf of Cash Access UK Limited. The purpose of this document is to provide a description and justification of the proposed works to support the Full Planning and Advertisement Consent Unit 8, Prescott Centre, Ecclestone Street and proposed signage associated with the 'Banking Hub' as new tenants to the property. This document provides details of the Application, identification of any heritage assets, and impact upon the Conservation Area.

1.2. Application Details

Applicant's name:	Integral (UK) Limited
Applicant's address:	730 Waterside, Aztec West, Almondsbury, Bristol
Date:	24/07/2025
Site address:	Unit 8, Prescott Centre, Ecclestone Street, Prescott L34 5GA
Application reference number if known:	Unknown

About Cash Access UK Limited:

Cash Access UK Limited is a not-for-profit company set up by a number of UK banks and building societies to enable consumers and small businesses to access cash, deposit and basic banking services where they are needed across the UK. The company will facilitate the provision of a range of services including shared banking spaces on local high streets.

Details of the proposal:

Replacement of shop front with a timber glazed system including single leaf automated door and associated push pad with a brick stallriser. Installation of Banking Hubs signage including fascia's with individual lettering, projecting heritage signs and associated marketing posters and signs to the front and side elevations. Weather louvers to the front elevation and wall mounted condenser on the roof.

1.3. Heritage Assets

Is the application site located within a Conservation Area?

Yes

Which Conservation area is the application located within?

Prescot Conservation Area

Is any part of the application site a listed building or listed garden?

No

Is the application site within 15 m of a listed building or listed garden?

Yes

1.4. Significance of the property concerned

The property is a retail unit positioned within Prescott Shopping Centre off of Eccleston Street within Prescott's city centre. The complex itself is not listed however, the unit adjacent to a Grade II listed building (30 Eccleston Street).

1.1.1. Unit 8, Prescott Centre

Existing two storey unit is undergoing sub-division works to split the unit into separate standalone Ground Floor and First Floor Units, of which the subject property will be the ground floor unit.

The building construction comprises of a structural steel frame with reinforced concrete floor slabs provided at both ground and first floor level, with a pitched roof of slate roofing and ridge tiles. The elevations comprise of cavity construction with the outer leaf finished with brickwork and the inner leaf provided with concrete blockwork. The shopfront comprises a combination of single and double-glazed timber framed units.

The main entrance door comprises of a double-leaf solid-core timber door, incorporating glazed infill panels and stainless-steel ironmongery. The side entrance consists of a single-leaf solid-core timber door incorporating a glazed infill panel and stainless-steel ironmongery.

Internally, walls comprise of a combination of masonry and timber stud partitions, of various plasterboard, plaster and exposed masonry finish. Flooring consists of both vinyl and carpet finish with suspended ceilings throughout. The property is currently undergoing works associated with the separating of the ground and first floor units and as such many of the existing finishes will be removed.

1.1.2. Recent Planning History for Unit 8, Prescott Centre, Eccleston Street, Prescott

No Recent Planning of relevance.

1.1.3. Previous Condition / Use

The property is positioned within a 1980s shopping centre in the town centre.

1.1.4. Existing Condition / Use

The current unit occupies both the ground and first floor and is at present occupied by The Big Help Project Charity Shop. The ground floor is used for retail purposes with first floor utilised for storage facility. The first floor is to be separated into its own unit prior to proposed use.

1.1.5. Proposed Condition / Use

The ground floor is proposed to service as a community banking hub.

Proposed external alterations:

1. Replacement of shop front with single leaf automated door and associated push pad, timber glazed window frames and build stallriser.
2. Installation of new timber heritage brand fascia above the entrance and heritage projecting sign along the Front facade.
3. Two new apertures above main shop entrance to accommodate louvers
4. Installation of wall mounted condenser on the roof of the shopping centre

1.1.6. Description of works

- Replacement Shop frontage consisting of single leaf automated door with associated slim push-pad, timber window frames, glazing and brick stallriser.

Installation of External Signage

- This includes new non-illuminated timber heritage brand fascia, a projecting sign.

Installation of Internal Signage which faces the external

- Vinyl privacy frosting to ground floor windows to meeting room alongside a suspended non-illuminated Directory of Services, non-illuminated marketing poster and Vinyl community message to the front elevation.

Installation of signage externally within the shopping centre

- This includes two new non-illuminated heritage brand fascia's and a projecting sign.

Installation of Internal Signage which faces into shopping centre

- Vinyl privacy frosting to ground floor windows into staff room alongside an illuminated marketing posters and Vinyl community message.
- Installation of wall mounted condenser unit to roof
- Two apertures above front elevation of the site for the installation of two weather louvers.

The external condenser and weathered louvers are required to provide adequate internal air exchange. The proposed condenser is not within public view and the weather louvers are to match the finish of the surrounding shop frontage to have minimal visual impact.

1.1.7. Conservation area context

Unit 8, Prescot Centre, Eccleston Street (figure 1) is in proximity of several Grade II listed buildings. 30 Eccleston Street hosting a café and 21-23 Eccleston Street which host a sandwich shop and hairdressers.



Figure 1 Unit 8, Prescot Centre, public facing façade.



Figure 2 Grade II Listed 30 Eccleston Street hosting cafe



Figure 3 Grade II Listed 21-23 Eccleston Street housing sandwich shop and hairdressers

1.5. Impact of proposed development upon Conservation Area

Changes proposed as part of the property's conversion from a charity shop to Banking Hub function includes replacing shop frontage with a raised brick stallriser, single leaf automated door with push pad and timber window frame system. The proposed design has been done to satisfy the Knowsley Shopfront and Signage Design Supplementary Planning guidance while also considering its context. The material and colours used within the design are complimentary to the existing building and neighbouring Grade II listed building. This change is deemed necessary to provide a robust façade treatment that resolves the current issues with rainwater pipe discharge directly onto pavement. Additional proposed works include installing appropriate associated signage with heritage aesthetic to reflect the new Banking Hub services. (figure 7 & 8), of which the materials and colours used within the heritage aesthetic signage will pay respect to the historical context and character of the building so that they have very little impact on surrounding properties. Along with the Knowsley Shopfront and Signage Design Supplementary Planning Guidance, both the Knowsley Local Plan Core Strategy and Guidance on the local validation requirements for planning applications submitted to the Knowsley Council, available through the council website have been consulted.



Figure 4 Existing Elevation featuring Charity shop branding on public facing facade



Figure 5 Existing Side Elevation featuring Charity shop branding



Figure 6 Existing roof Elevation



Figure 7 Proposed Front Elevations featuring Banking Hub branding



Figure 8 Proposed Side Elevation featuring Banking Hub branding



Figure 9 Proposed roof Elevation featuring proposed condenser

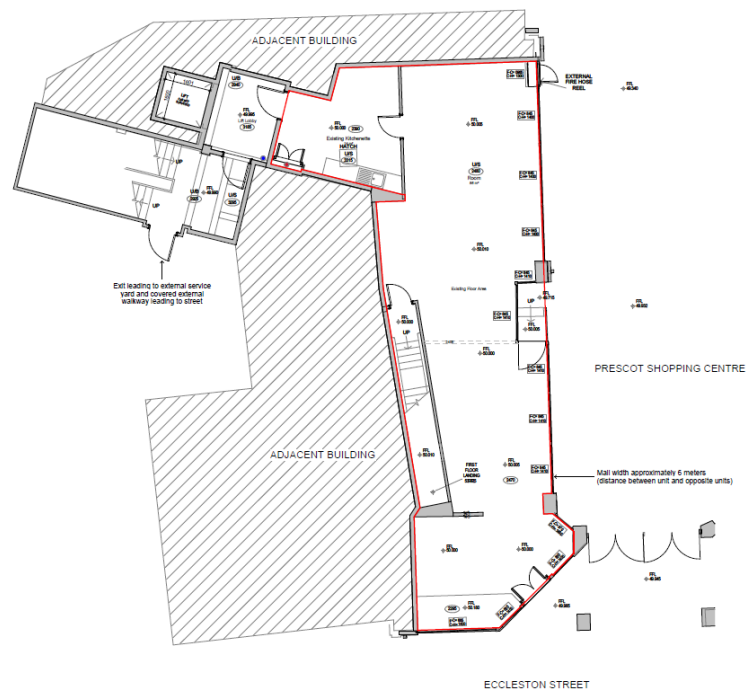


Figure 10 - Existing GA Layout

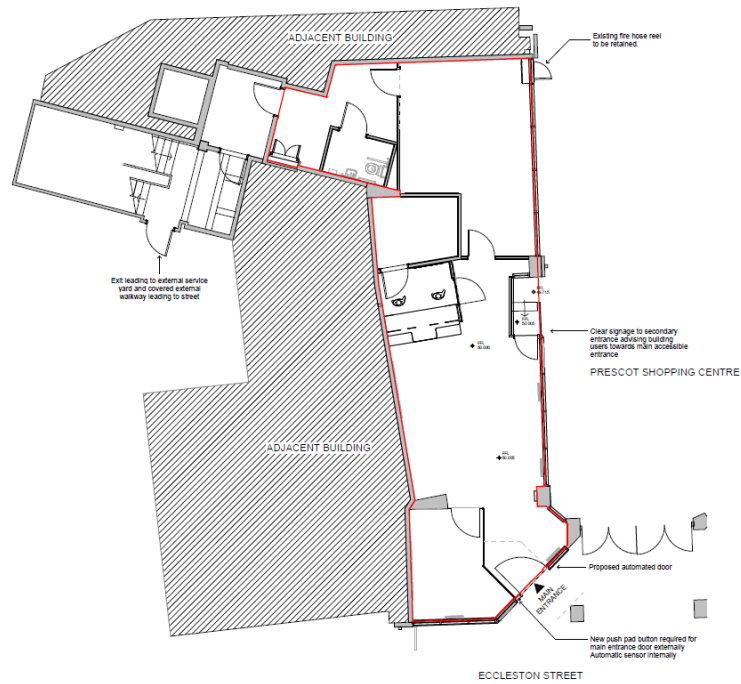


Figure 11 - Proposed GA Layout

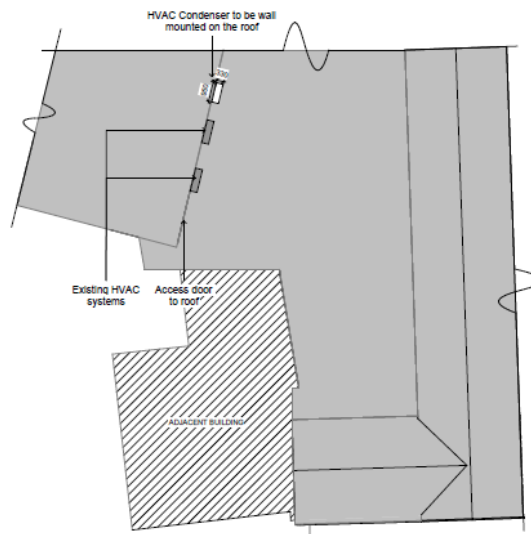


Figure 11 - Proposed roof Layout

1.6. Access

Pedestrian access to buildings will be level in line with Part M of the Building Regulations. All internal works will ensure there will be wheelchair access throughout the building. These changes will improve access for all to the property, with little to no impact on the surrounding area.

1.7. Photo References

Figure 1	Photo taken from JLL Building Survey (August 2024)
Figure 2	Google Street View
Figure 3	Google Street View
Figure 4	Drawings produced by Ridge & Partners LLP
Figure 5	Drawings produced by Ridge & Partners LLP
Figure 6	Drawings produced by Ridge & Partners LLP
Figure 7	Drawings produced by Ridge & Partners LLP
Figure 8	Drawings produced by Ridge & Partners LLP
Figure 9	Drawings produced by Ridge & Partners LLP
Figure 10	Drawings produced by Ridge & Partners LLP
Figure 11	Drawings produced by Ridge & Partners LLP



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