



Molyneux House 11 High St Prescot L34 3LD

PLANNING APPLICATION AND LISTED BUILDING CONSENT

APPLICATION REPORT

ISSUE 1 – 20 MARCH 2026

DESIGN & ACCESS STATEMENT

INTRODUCTION

This written statement has been prepared in support of a Full Planning Application and Listed Building Consent for conversion of the ground floor, consisting of 1No. Apartment and Store Room into 2 No. apartments.

1.0 BACKGROUND INFORMATION

1.1 Site Location

Molyneux House, 11 High St, Prescott L34 3LD

1.2 Development

It is the intention of the application to :-

- Conversion of 1 No. Apartment into 2 No. Apartments

1.3 Date prepared

March 2026

1.4 Applicant

Mr D Mahoney
BPS Developments Ltd
Derby Buildings
Wavertree Road, L7 3ES

1.5 Agent

SNOW architects Ltd,
Suite 8, Church House,
Hanover Street,
Liverpool, L1 3DN

LOCATION AND SITE PLAN

Site Details

The application site Grade II listed property in a prominent location on High Street, Prescott that is currently 5No. Apartments which received planning approval in 1986.

Topography - contours on the site

From a visual inspection we have ascertained that there is a significant change in ground level from the High Street up to the property.

Surrounding buildings

No. 11 High Street is situated within the "Town Centre" character zone of the Prescott Conservation Area, which encompasses High Street, Eccleston Street, and Market Place. A mix of historic residential and commercial townscape, alongside some modern intrusions, defines the character of the area immediately surrounding the property.

The area retains elements of its medieval street layout, characterised by long, narrow "burgage" plots stretching back from the main road and narrow alleyways that historically connected High Street to Eccleston Street.

The built environment consists predominantly of two- or three-storey terraced houses mixed with prestigious Georgian brick properties. Because many of these properties were originally built as private residences and later converted to incorporate ground-floor shops, High Street maintains a largely domestic sense of scale. Today, the street features a mix of commercial and residential uses, as well as a Council office and a 1960s public library.

Site Area

The application site area is approx 344m².

Adjacent land uses, and relevant planning proposals

The site is primarily located in a Conservation area with a mix of uses within the vicinity.

The classification of use within the scheme will be

- C3 Dwelling Houses.

PLANNING HISTORY

Planning Approval was granted in 1986 for conversion into 5No. Apartments. Application Ref K/App/9238

It will be shown through the accompanying reports and drawings that there is nothing in either the statutory development plan or national planning policy that either prevents the proposed development from coming forward or would argue it offends any particular policy to the extent that on a balanced judgement of all the relevant issues it suggests that planning permission should be resisted. Furthermore, having regard to the NPPF presumption for development in favour of sustainable development which causes no overriding conflict with development plan policy or other harm, the development is considered to be in keeping with relevant planning policies.

PROGRAMME

The Client has indicated the development is ready to progress if approval is granted.

DESIGN SOLUTION

Design Objectives

Our principle Design Objectives are as follows:

- The design proposal is to create a distinctive, safe and pleasant, welcoming, adaptable, efficient residential development. It should bring joy and delight to all occupants and public alike.
- The plan form will respond to the site and the character of the surrounding area.

The classification of use within the residential scheme will be:

- C3 Dwelling houses

The development currently provides 5no. apartments,

The proposed layout responds to the buildings specific opportunities and constraints to create a scheme that is individual and distinct in its character.

Landscaping

The submission does not propose to alter the landscape to the property.

Pedestrian / Vehicular movement

It is intended that pedestrians and vehicles from the existing streets that bound the site can access the development site.

Currently there is pedestrian access from the High Street and the Car Park to the rear.

Refuse

Refuse stores located within the curtilage of the property with ease of access from the existing vehicular access road to the rear.

Flood Risk

It is understood the site is not located in a Flood Risk Area identified on the Environment Agency flood map.

CONCLUSION

In summary, through the above information and drawings provided as part of this application we hope to illustrate that the proposed design works within the principles of providing modern contemporary living.

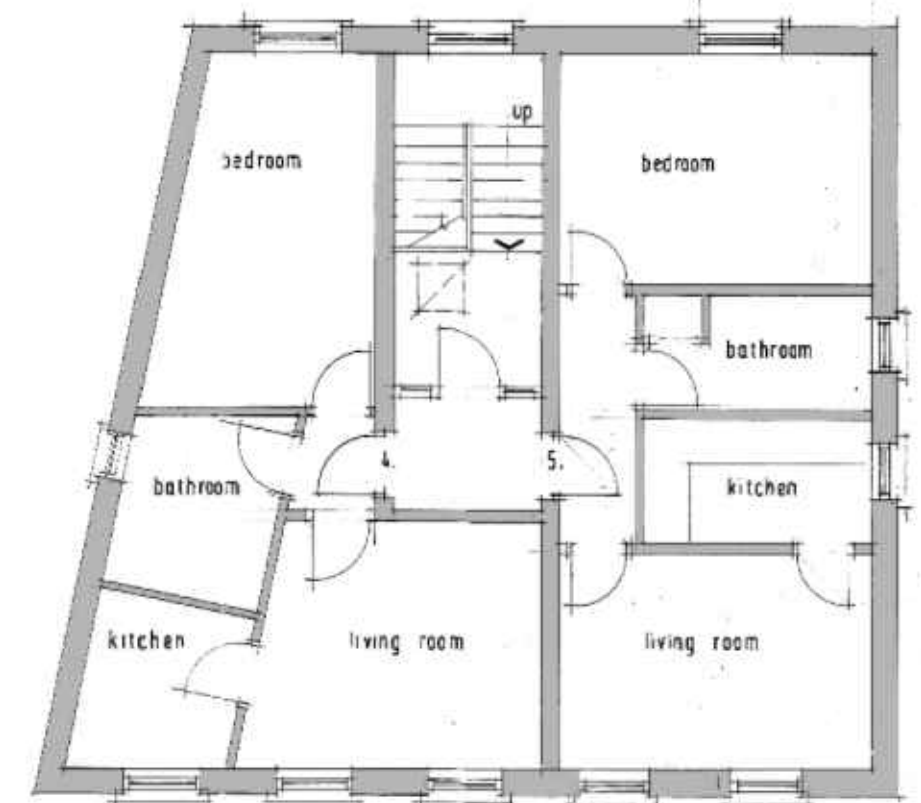
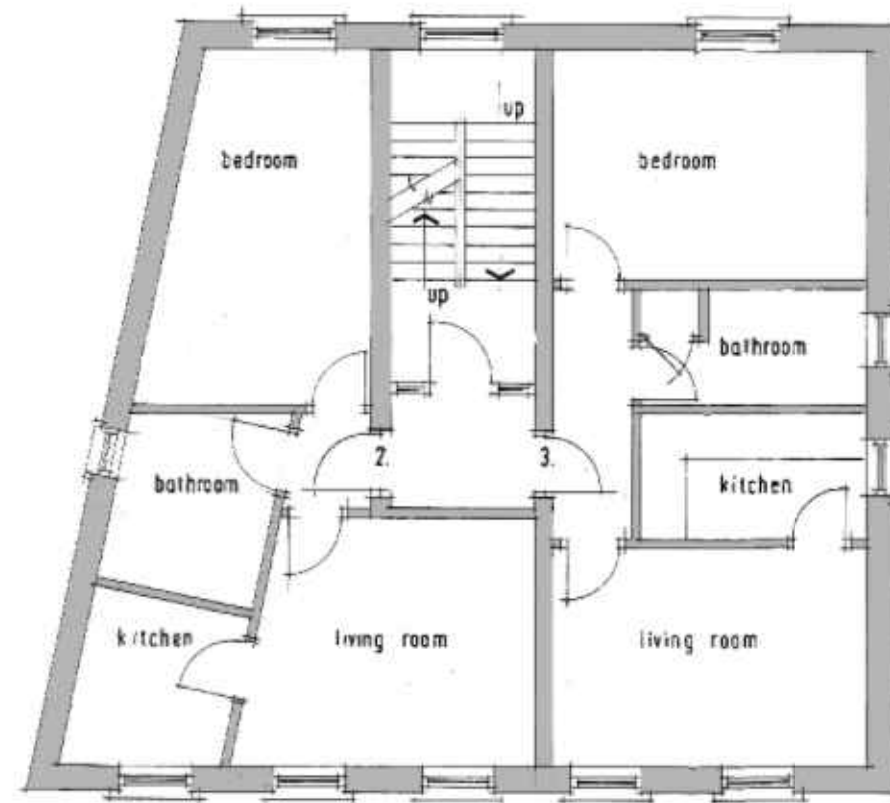
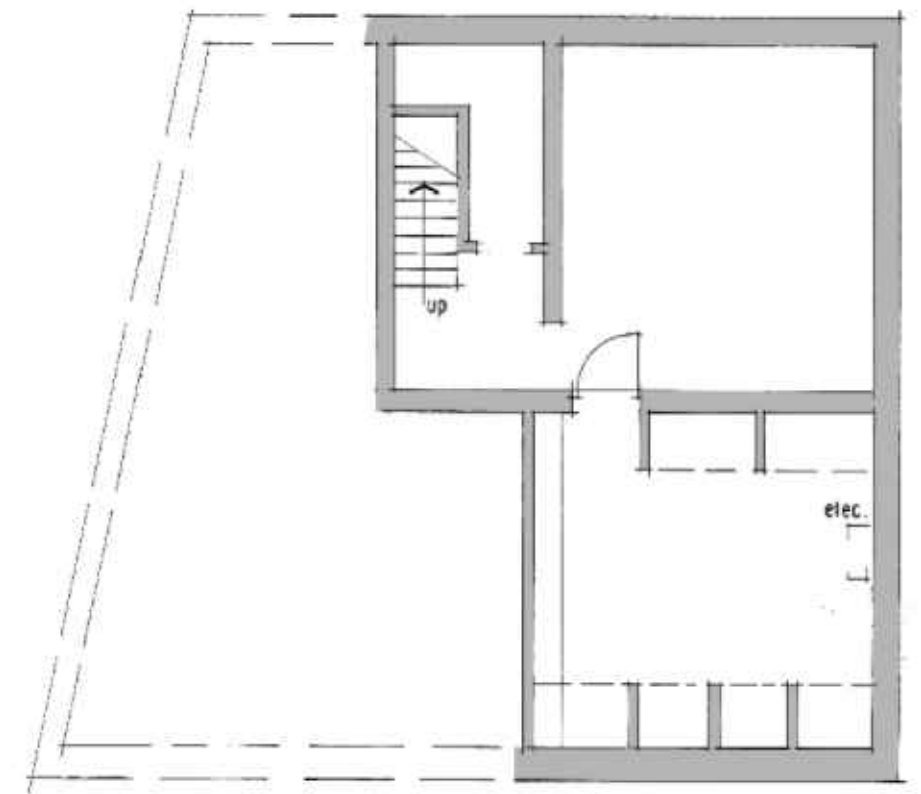
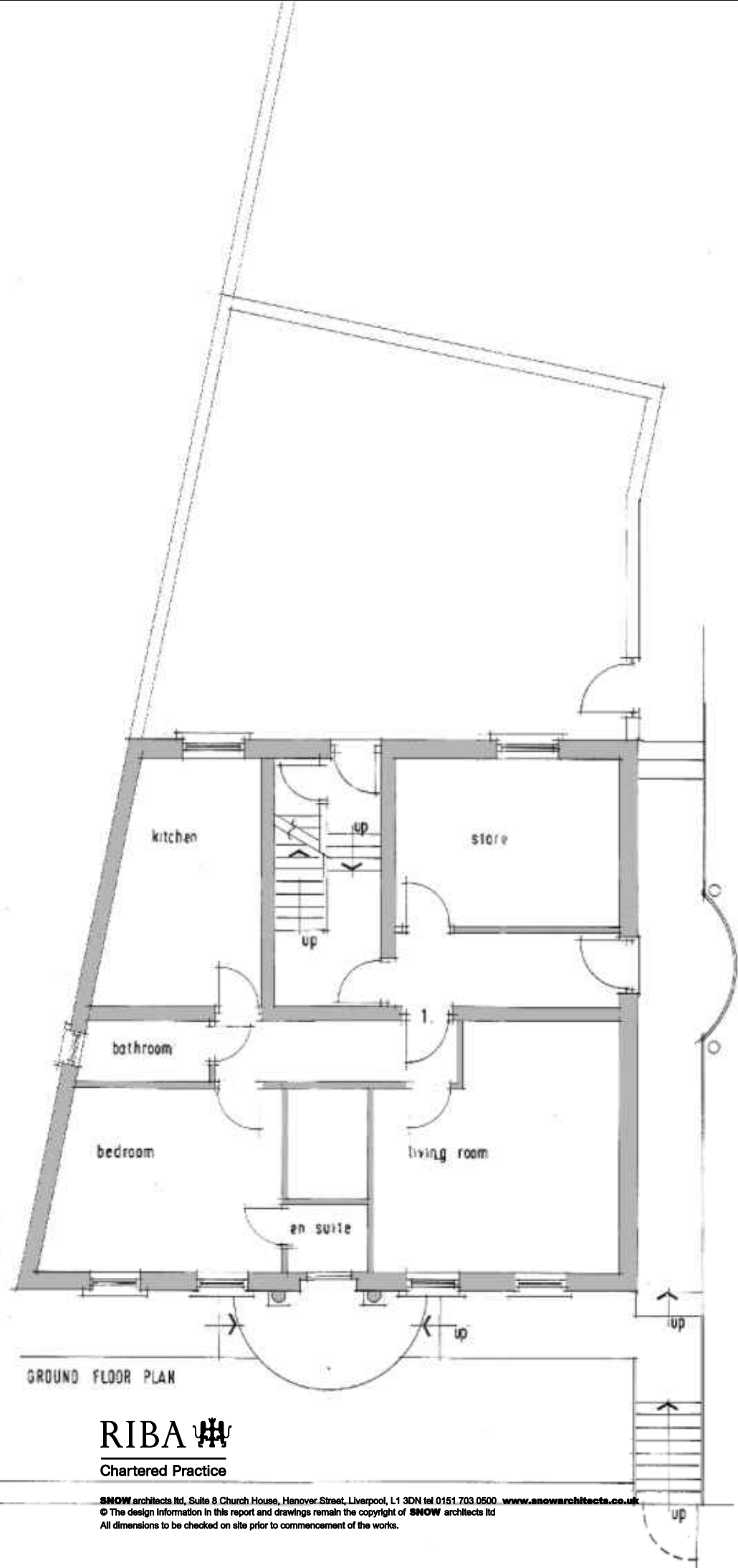
The proposals have been informed by the setting and context of the building, and with the views / issues previously discussed and agreed with the Planning department.

The design and scale of the proposed development can also be considered to be appropriate and in keeping with the existing building, thus not adversely affecting the character and appearance of the street scene and Conservation Area

PROPOSALS

The proposals for the site are enclosed on the following pages.

APPLICATION DRAWINGS



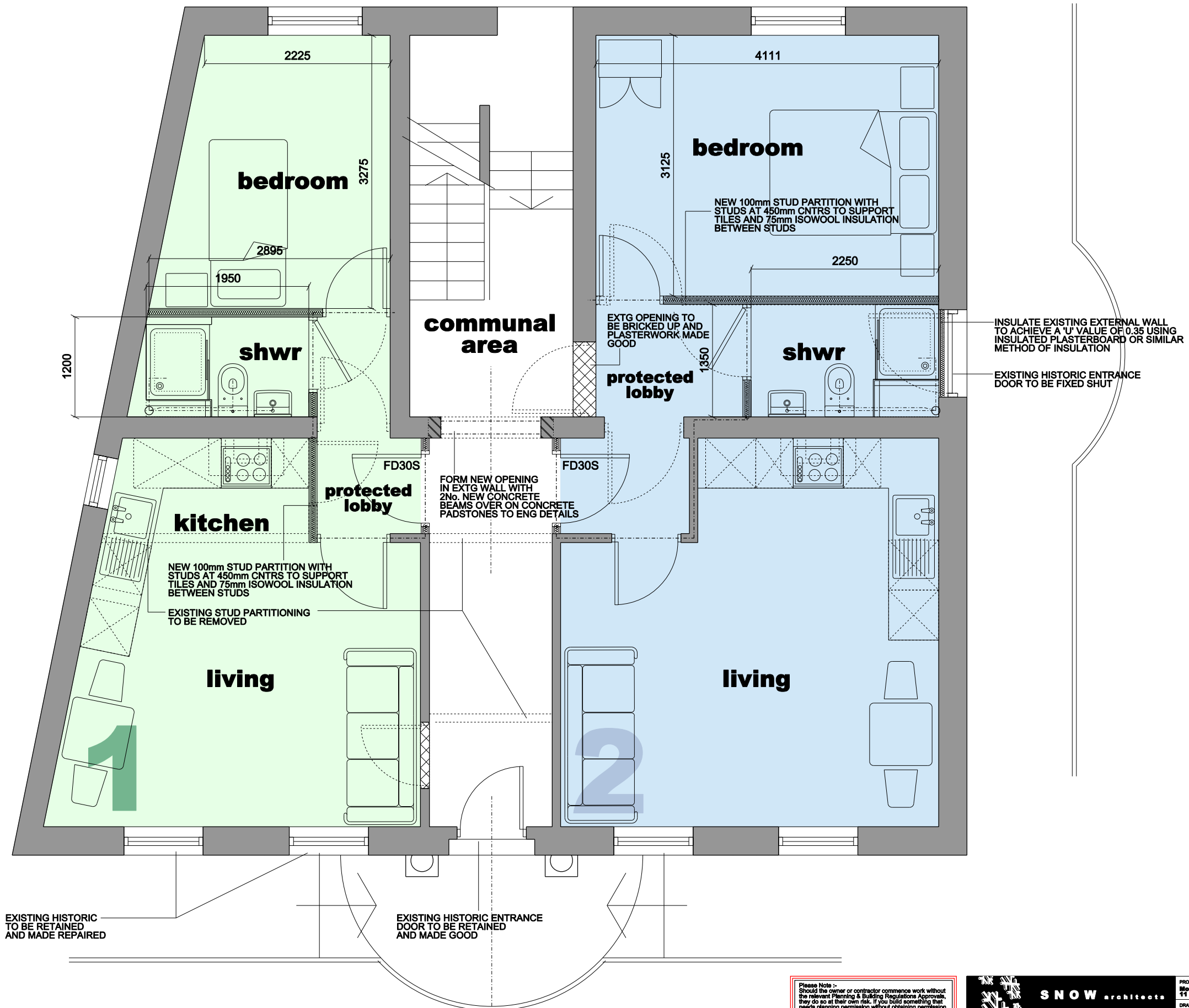
Please Note :-
Should the owner or contractor commence work without the relevant Planning & Building Regulations Approvals, they do so at their own risk. If you build something that needs planning permission without obtaining permission first, you may be forced to put things right later, which could prove troublesome and costly. You might even have to remove an unauthorised building.

SNOW architects Scale Bar 1:100 0 500 1000 1500 2000 2500 3000 3500 4000 4500 5000		PROJECT Molyneux House 11 High St Prescott L34 3LD DRAWING TITLE EXISTING FLOOR PLANS	DATE MARCH 2026 DRAWN DC SCALE 1:100 SHEET SIZE A3
PURPOSE PLANNING APPLICATION		PROJECT NO. 341_090_026	DRG NO & REVISION 001

RIBA 
Chartered Practice

SNOW architects Ltd, Suite 8 Church House, Hanover Street, Liverpool, L1 3DN tel 0151 703 0500 www.snowarchitects.co.uk
© The design information in this report and drawings remain the copyright of SNOW architects Ltd
All dimensions to be checked on site prior to commencement of the works.

revelons:-



Please Note :-
Should the owner or contractor commence work without the relevant Planning & Building Regulations Approvals, they do so at their own risk. If you build something that needs planning permission without obtaining permission first, you may be forced to put things right later, which could prove troublesome and costly. You might even have to remove an unauthorised building.

SNOW architects		PROJECT Molyneux House 11 High St Prescott L34 3LD	DATE MARCH 2026
DRAWING TITLE PROPOSED GROUND FLOOR PLAN		DRAWN DC	SHEET SIZE A3
PURPOSE PLANNING APPLICATION	PROJECT NO. 341_080_026	DRG NO & REVISION 002	



Molyneux House 11 High St Prescot L34 3LD

PLANNING APPLICATION AND LISTED BUILDING CONSENT

HERITAGE STATEMENT

ISSUE 1 – 20 MARCH 2026



HERITAGE STATEMENT

1.0 BACKGROUND INFORMATION

1.1 Site Location

Molyneux House, 11 High St, Prescott L34 3LD

1.2 Development

It is the intention of the application to :-

- Conversion of 1 No. Apartment into 2 No. Apartments

1.3 Date prepared

March 2026

1.4 Applicant

Mr D Mahoney
BPS Developments Ltd
Derby Buildings
Wavertree Road, L7 3ES

1.5 Agent

SNOW architects Ltd,
Suite 8, Church House,
Hanover Street,
Liverpool, L1 3DN

2.0 HERITAGE STATEMENT

The Heritage Statement has been prepared to support the Planning Application. The application site is located within the Prescott Town Centre Conservation Area, a designated heritage asset as defined by the National Planning Policy Framework (NPPF)

Form P.2

METROPOLITAN BOROUGH OF KNOWSLEY

Town and Country Planning Act 1971

Application No. K/APP/9238

Date of Application 7th November 1985

"DATE REVISED" 14th January 1986

Planning permission

Name and address of applicant: The North West Buildings Preservation Trust Ltd
The Environmental Institute, Greaves School,
Bolton Road, Sinton, MANCHESTER M27 2UX

Name and address of agent (if any): Poulson Design Group
Church Hill Chambers
Church Hill
Knutsford, Cheshire

Address or location of development: 11-15 High Street,
Prescot

Nature and particulars of development: Change of use and conversion of Constitutional Club to form 5 flats together
with the construction of new vehicular access.

The Council of the Metropolitan Borough of Knowsley hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1971 that permission has been granted for the carrying out of the development referred to above in accordance with the application and plans submitted subject to the following condition(s):

1. The development must be begun not later than the expiration of five years beginning with the date of this permission.

SEE ATTACHED SHEET FOR CONDITIONS 2-8.

The reason for the condition(s) are:

1. Required to be imposed pursuant to Section 41 of the Town and Country Planning Act 1971.

SEE ATTACHED SHEET FOR CONDITIONS 2-8.

Director of Technical and Professional Services

Date: 4.6.86

Municipal Buildings,
Archway Road, Hayton.

NOTE: This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation.

Planning approval for conversion 1986

Background

The Prescott Town Centre Conservation Area is located in Merseyside, approximately nine miles east of Liverpool city centre. The town sits on a south-facing hill that overlooks the valleys of two small streams: the Prescott Brook and the Hindle Brook. Because of this topography, St Mary's Church, the most important historic building in the area, sits on a natural summit and dominates the townscape.

Early History and Governance

The name Prescott originates from the Anglo-Saxon 'Preosta-Cot', meaning a 'Priest Cottage'. The circular shape of St Mary's churchyard suggests an early Christian church may have been established there as far back as the 7th century. The town grew into a thriving medieval market town and ecclesiastical centre, securing a charter to hold a weekly market in 1333.

In 1391, the Manor of Prescott was sold to John of Gaunt. Upon his death, it passed to his son, who became King Henry IV. In 1447, King Henry VI gifted the Manor and Rectory to establish a college at Cambridge University (now King's College), giving the town a degree of self-government. The day-to-day running of the town was largely managed by the Stanley family (the Earls of Derby), who resided at the nearby Knowsley Hall. Culturally, the town holds a unique link to William Shakespeare; from the mid-1590s to 1609, it was home to the Prescott Playhouse, a purpose-built Shakespearean theatre.

Industrial Heritage

Prescot has a deep industrial history that significantly shaped its built environment:

Coal and Pottery:

Coal mining began in the early 16th century to assist local industries, and the town was a major pottery producer, reaching its height in the 1750s with five working kilns.

Watch and Clock Making:

During the 18th and 19th centuries, Prescott became internationally renowned for clock, watch, and precision tool making. By 1800, it was the principal UK centre for watch movements, transforming Prescott into a "town of little workshops" before the trade declined in the late 19th century due to Swiss and American competition. A few of these original watchmakers' workshops still survive in the conservation area today.

Cable Manufacturing:

Following the decline of watchmaking, the British Insulated Wire Company (later BICC) was established in 1891 and became the town's largest employer, manufacturing cables that were exported worldwide.

Architecture and Conservation Area Character

To protect the town's historic fabric from mid-20th-century slum clearances and redevelopment, the Prescott Town Centre Conservation Area was designated in 1978 by amalgamating the former Prescott Church and High Street conservation areas.

The eastern half of the conservation area retains its medieval street layout, defined by Eccleston Street, High Street, and the narrow alleyways that connect them. The area features 21 statutorily listed buildings, the majority of which are late 18th-century or early 19th-century townhouses and cottages built from brick and rendered stone.

The conservation area is divided into four distinct character zones:

- Town Centre (High Street, Eccleston Street, and Market Place): The commercial core of the town, featuring the medieval street pattern and ornate buildings, including a 1621 timber-framed property on Eccleston Street.
- Derby Street and West Street: Known for its quiet, residential character, this area features well-preserved mid-to-late 19th-century semi-detached houses, long terraces, and historic stone boundary walls.
- Vicarage Place and Church Street: This tranquil area contains the highest concentration of listed buildings, including the Grade I listed St Mary's Church (substantially rebuilt in 1610), the 1776 Cockpit House (Prescot Museum), and the Roman Catholic Church of Our Lady Immaculate.
- Sewell Street: Characterised by groups of late 19th-century terraced cottages and direct views into the historic churchyard.

The Prescott Town Centre Conservation Area is considered one of the most important historic and archaeological sites of its kind in the Merseyside region, as it retains much of its medieval form and structure.

Spatial Character and Layout

The conservation area is defined by a basically medieval street layout, with the long, narrow outlines of historic burgage plots still readable, stretching back from the north sides of Eccleston Street and High Street. The circular, possibly Anglo-Saxon churchyard of St Mary's Church forms the western edge of the historic Market Place, serving as the primary focal point of the town.

The area also features important historic boundaries, such as the towering, three-metre-high rubble stone "Town Walls" around Mill Street, which may have medieval origins, as well as heavily detailed stone walls and gate piers along Derby Street.

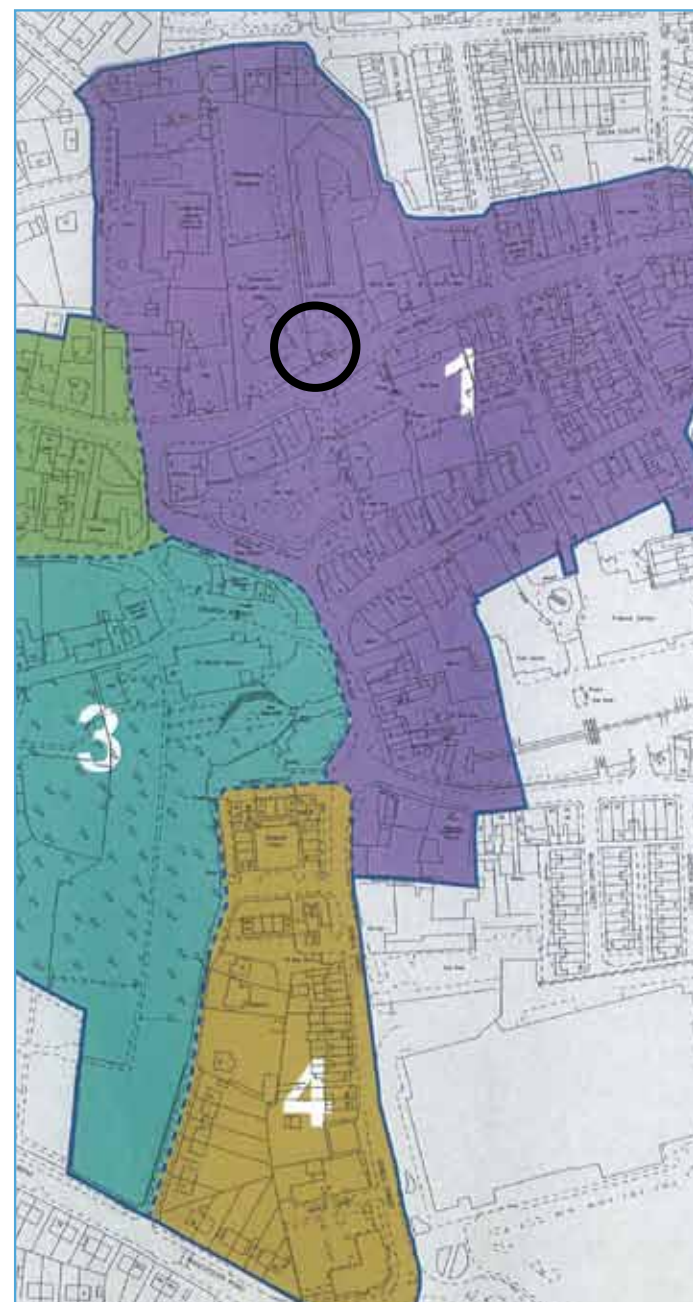
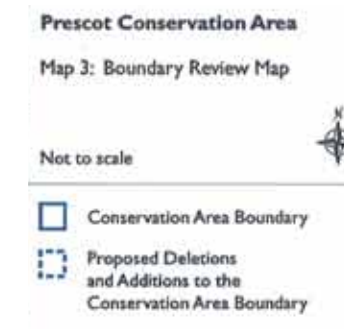
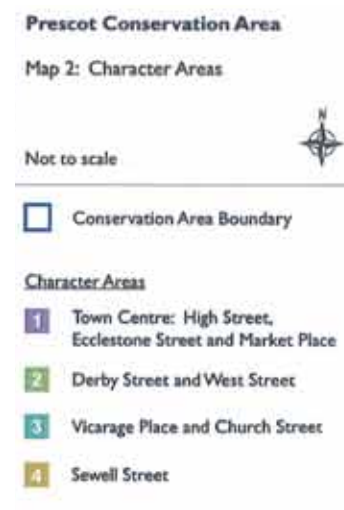
Notable Focal Buildings

While the Grade I listed St Mary's Church dominates the town due to its raised topographical position, the conservation area includes several other highly significant heritage assets:

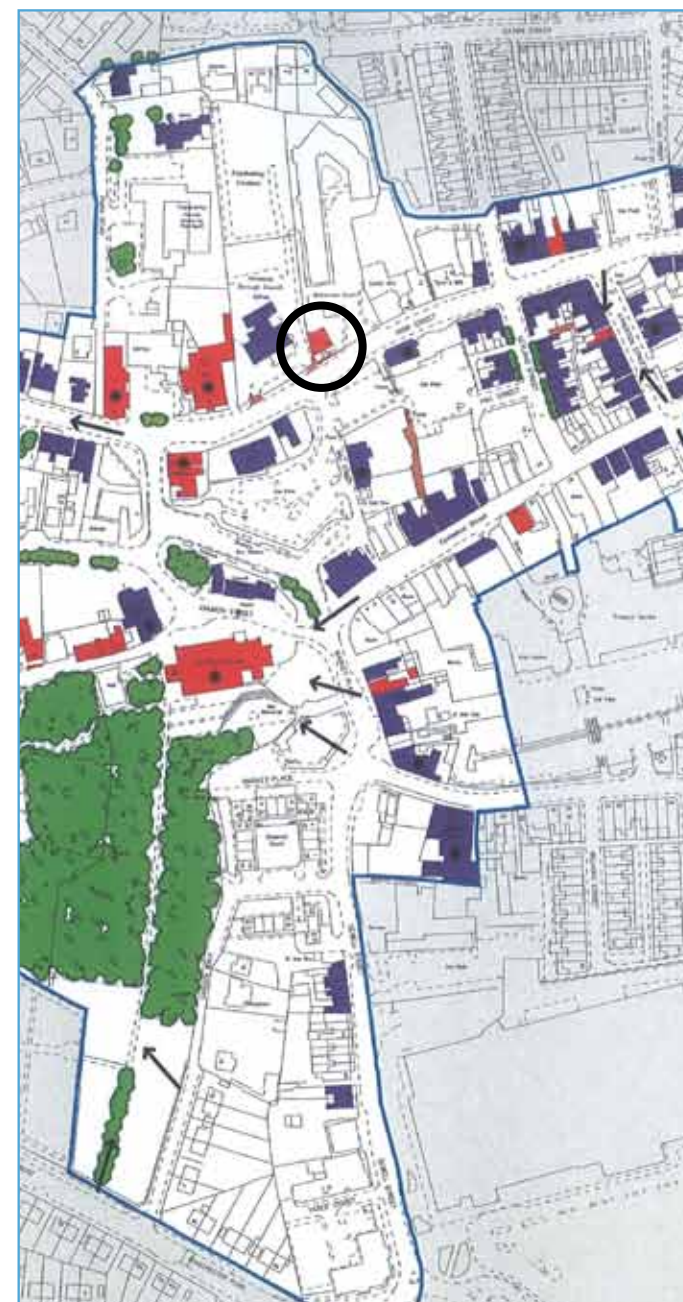
Cockpit House (No. 34 Church Street): A grand, late 18th-century Georgian townhouse built between 1774 and 1776 on the site of a 16th-century cockpit. It was later adapted into a branch of Parr's Banking Company in 1869, reflecting an impressive, restrained architecture meant to symbolise security.

Prescot Picture Palace (Kemble Street): An ornate, Edwardian Neo-Baroque building dating to 1912. It represents a rare and early surviving cine-variety theatre that illustrates the rapid transition from music hall to cinema, retaining its historic planform, rich interior plasterwork, and early-20th-century cinema seating.

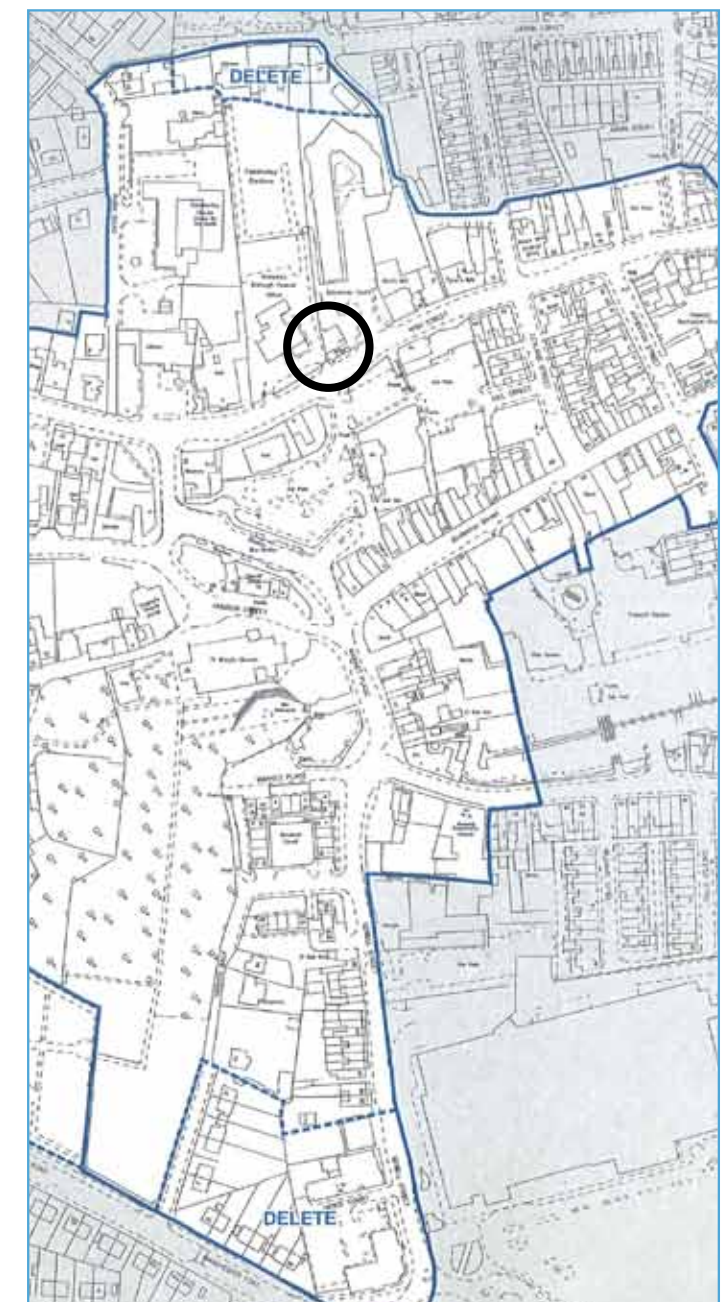
No. 30 Eccleston Street: The only obviously timber-framed building in the conservation area, featuring a highly decorative timber-framed street front and gable. Though dated 1621, it sits alongside a matching extension added in 1921.



Prescot Town Centre - Character Areas



Prescot Town Centre - Listed Buildings



Prescot Town Centre Conservation Area



View from High Street



View from High Street



View from High Street



Existing pedimented doorcase



Existing front entrance door

Assessment of the Heritage Significance of the Property

The Application site, No. 11 High Street, is a Grade II listed building located within the Prescot Town Centre Conservation Area, situated close to other significant heritage assets like Cockpit House.

Historically, this property served as the town's Conservative Club and was originally listed in 1951 with a review in 1987. Dating back to the late 18th century, the property is characterised by the following architectural features:

Main Building:

It is a substantial, three-storey brick house that has been painted white. The front elevation is symmetrically arranged, being five windows wide, and features a central front door highlighted by a pedimented doorcase with Doric half-columns.

Boundary Features:

The listing for No. 11 High Street also formally includes its historic boundary structures, specifically protecting its rusticated stone retaining walls, wall piers, and gatepiers.

Assessment of the Impact of the Proposals

The character of High Street will be unaffected by the proposed development as the proposed works will be invisible from any public viewpoint. The alterations are minor and will ensure that the building footprint remains unchanged.

Mitigating Design Factors

The primary character of this house and its contribution to the character of the Prescot Town Centre Conservation Area derives from its public face, which will be unaffected by this proposal.

Conclusion

The proposal entails small change to great effect, respecting the original use and character of the building. It is considered the carefully considered design and the maintenance being carried out shall improve the appearance of the building in keeping with the general high quality and diversity of structures which typify the Conservation Area.

In view of the latest National Planning Policy Framework, the proposal is considered sympathetic to the character of the Conservation Area and shall complement the neighbouring buildings. We regard the proposed development to be positive in terms of social and economic impact on the wider area as well as preservation of the building for future use.



Existing sash windows



Existing side entrance door