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DESIGN AND ACCESS AND HERITAGE STATEMENT

for

**10 WEST STREET,
PRESCOT,
KNOWSLEY,
L34 1LQ**

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Introduction

This supporting planning statement has been prepared to assess and support the merits of a Planning Application, which seeks to repair and restore an existing dwelling and attached workshop; and the subsequent conversion of the workshop into an extension of the attached dwelling.

The Site

The site is located at No.10 West Street, Prescot – a large detached property which includes an attached workshop to the rear, located within the Prescot Town Centre conservation area.



Aerial image of No.10 West Street

Proposal

The proposal intends to structurally repair/restore the workshop, which is attached to the rear of No.10 West Street. Subsequently, the repaired building will be converted into an extension of the adjacent property – No.10 West Street.

The restored building will be part rendered with traditional lime render; be partially re-roofed using sound reclaimed slates; and all new windows/doors will be UPVC.

Historical Context and Impact Assessment

In relation to the building itself, No.10 West Street is not a designated heritage asset, although located within a conservation area. However, the Merseyside Historic Environment Record (HER) does note that the rear workshop (subject of this planning application) was historically a stable, which was converted in the 19th century into a watchmaker's workshop.

The Historic Environment Record (HER) contains the following 5x local records, which concern No.10 West Street and the associated workshop:

Former site of a watchmakers workshop to the rear of Bois Grenier, No. 10 West Street, Prescott. (1)

*"Positioning of the workshop: Two storey outrigger to rear of detached house.
Condition: Poor. No internal access, has several original workshop windows on first floor.
When built: Early 19th century.
History: Early history uncertain, but buildings appear to have originally been stables and then converted to workshops. Used in 1880s by William Davis, watchmaker...".
A revisit to the property in 1990 recorded that the roof was holed at that time. (2)*

The building was photographed ahead of renovation in 2018. (3-4)

In 2019 The Archaeology Co. carried out a survey of the building prior to demolition. The building contained possible remains of a timber framed structure. Parts were built in sandstone but later alterations had been made in brick. The building is possibly of 16th or 17th century origin, rebuilt in stone in the 18th century. The northern part of the building was rebuilt in the late 18th or early 19th century. The original building may have been a workshop at the rear of a property facing Derby Street. The addition of long landscape windows in the late 18th or early 19th century suggests it may have been later adapted for watchmaking. The stone built section was heightened in brick at this time and new windows inserted in this portion also, though possibly for domestic use associated with the house built at that time to the south of this structure. (5)

Presently, the applicant is applying for permission to restore and subsequently convert the workshop into an extension of the existing dwelling, it is believed that restoring and converting the workshop will be less impactful than demolishing the building – although this was previously approved on 5th December 2018 (18/00475/FUL).

The proposed project (subject of this planning application) does not include any major external modifications to the building; all external work to the building will form part of the building's restoration – including (but not limited to) replacing windows/doors, rebuilding door/window openings, etc.

The building's massing is not being altered in any way. The proposed project is relatively minor; it is therefore considered that the project will not negatively impact any surrounding buildings, heritage assets, or the wider conservation area.

Site Access

The proposed development will form an extension of an existing residential property, therefore will be accessed internally, via the existing building.

The exact location of the proposed development is within the private rear garden, behind the main property. The garden can only be accessed via the main house, and cannot be seen from public land.

Site Access - UDP 2006 Policy T10

This project will form a private house extension, accessed via the main property. The floor level in the new extension will match the existing building's floor level to assist any future residents who may have mobility issues. Wider doors are also proposed in the new extension, to allow for future residents who may require assistance with their mobility.

Car Parking

The proposed development will form an extension to the existing property and will be situated in the private rear garden of No.10 West Street; therefore, will not require any additional car parking facilities, and will not reduce/remove any of the existing car parking.

Refuse Collection

The proposed development will be an extension of the existing residential property, therefore it is considered that the existing arrangements for refuse collection are appropriately sufficient.