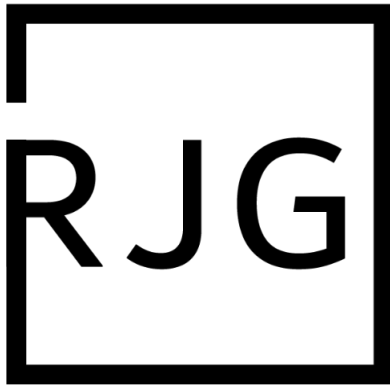




RJG ARCHITECTURE

**Design and Access Statement – 67 Eccleston Street, Prescot
Prepared by RJG Architecture Ltd – 6th November 2024**

Planning Statement

This statement has been prepared for and on behalf of our client to support the planning application submitted for the certificate of lawfulness application for the change of use from Class E (a) sale of retail goods to use Class E (b) sale of food and drink for consumption (mostly) on the premises.

As part of the change of use of the building, the applicant will be installing an extract to the rear of the building. The extract will be installed within the outside yard area with the extract concealed by the high wall to the rear of the premises indicated in the picture below. The extract will be installed at a high level at ground floor level and also higher than any habitable window on the floor above meeting environmental requirements. The height of the wall to the rear of the premises means that the extract will not be visible to the rear of the building.



Wall to the rear of the building



Yard area where the extract will be installed

Additional Information Requested

The opening hours for the restaurant will be as follows:

Breakfast & Lunch: 8:00 until 14:00

Evening: 16:00 until 23:00

The food served for during the daytime will be traditional English breakfasts, along with wraps, sandwiches and jacket potatoes all which can be served with soft drinks, tea and coffee.

For the evening the food served will be items such as lamb shish kebabs, chicken kebabs, pizza, rice and burgers again with soft drinks on the menu.

The location of the restaurant is located on Ecclestone Street which is within Prescot Town Centre and benefits from a good level of footfall during the day as well as local businesses situated nearby. In the evening the restaurant will be close by to the Shakespeare Theatre with a few restaurants nearby which offer different cuisine to the ones close by such as Pinion and Maturo.

The estimated revenue is difficult to ascertain as this will be a start-up business in its first year of trading, but the owners are expected to break even as a minimum.