

TO: Knowsley Metropolitan Borough Council
ADDRESS: Planning Services - Knowsley Council,
Municipal Buildings,
Huyton,
Knowsley,
L36 9UX

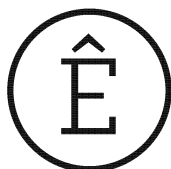
Design and Access Statement

DATE: 18.09.24
REF: 400.001
JOB: Prescot Shopping
Centre 585

Prescot Shopping Centre Design and Access Statement Revision * – 18.09.24 (First Issue)

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Architectural Emporium Ltd.
E: mail@architectural-emporium.co.uk
T: +44 (0) 151 363 0000
A: Architectural Emporium
87 Kempston Street
Liverpool L3 8HE

1.0 Introduction / Exec Summary

This Design and Access Statement has been prepared in support of a Planning application for the proposed construction of a new wall enclosing part of Prescott shopping centre. The new wall is required to secure the shopping centre following a proposed demolition of part of the premises. The application for the demolition is covered in a separate Prior Approval application.

1.1 Project Team

Client Team – Prescott shopping Centre is under the ownership of Knowsley council

Design Team - Architecture – Architectural Emporium Ltd

- Mechanical and Electrical – Steven Hunt Associated
- Structures - Thomasons

1.2 Need

The shopping centre has declined in recent years in terms of occupancy levels, footfall and overall physical condition reducing its commercial viability. The area has been identified as an 'Opportunity Site' within the Prescott Town Centre Masterplan, and through a series of demolitions and alterations the aim is to revitalise the site.

1.3 Project Aspirations

This project will aim to remove a large section of the shopping centre that is no longer commercially viable, forming the first stage in a long term vision to regenerate the area. Complimentary uses on adjoining sites supporting trade and footfall within the retail core of the town centre form part of the wider vision, as well as additional housing on or around the site.

The construction of the new wall is the first stage in a long term plan and therefore is seen as a temporary intervention (although most likely in use for a number of years). The elevation will be decorated with a bespoke mural artwork, the details of which are yet to be agreed however we have included precedents in our application to indicate the current aspiration (see drawing 8.100).

2.0 Proposed Uses

The immediate spaces enclosed by the new wall will not be useable spaces and therefore will not be accessible without permission. The external footprint of the demolition area will be closed off with hoarding.

3.0 Context

3.1 Site Context

Prescot Shopping Centre is located in a prominent position in Prescott Town Centre, along the main pedestrianised high street, Eccleston Street. The shopping centre is spread across three levels, and comprises of prominently small to medium retail units of varying sizes, a large vacant supermarket unit, a management suite and the Council's ran local library and museum services. The wider site also includes three service yards and a large surface car park split over two levels.

The shopping centre was constructed in the late 1980's and is constructed of a steel frame structure encased in concrete. There is a concrete slab to the ground floor, screeded pre-cast concrete floor slabs to the upper ground



floor and a profile metal composite decking forming the roof. Externally the shopping centre is clad in masonry with large areas of glazed roof and sections of glazed curtain walling.

Spatially, the shopping centre consists of a central atrium space and two malls across two level, the mall spaces help negotiate the level changes across the site.

The car park is located towards the southern end of the site and has a capacity for 233 cars. This car park is located directly to the south of the shopping centre, and is split over two levels, divided by an external retaining wall.



4.0 Summary of Proposed Works

4.1 Key Interventions

Approximately 25,000sq.ft of the eastern wing of the shopping center is proposed for demolition, with the remaining areas enclosed by a new wall matching the existing heights. See image below for indicative demolition area.

The new wall will be a hybrid construction, using blockwork on the GF for security reasons and an SFS system on the upper levels with carrier boards. The whole elevation will be rendered however the render will stop 1000mm from the ground level with painted exposed blockwork on this section for durability.

The new rendered wall will be decorated with a bespoke mural artwork.

The external footprint of the demolished area will be sectioned off with hoarding to prevent unauthorized access.



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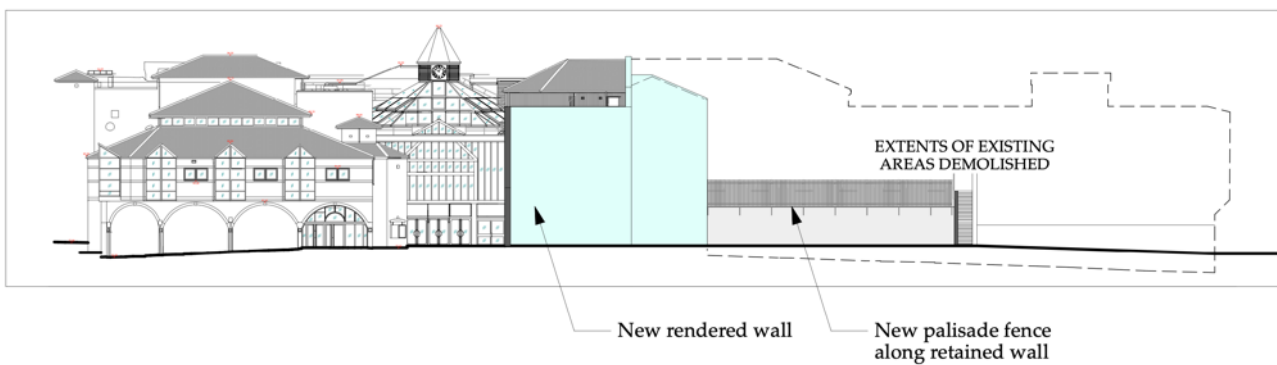
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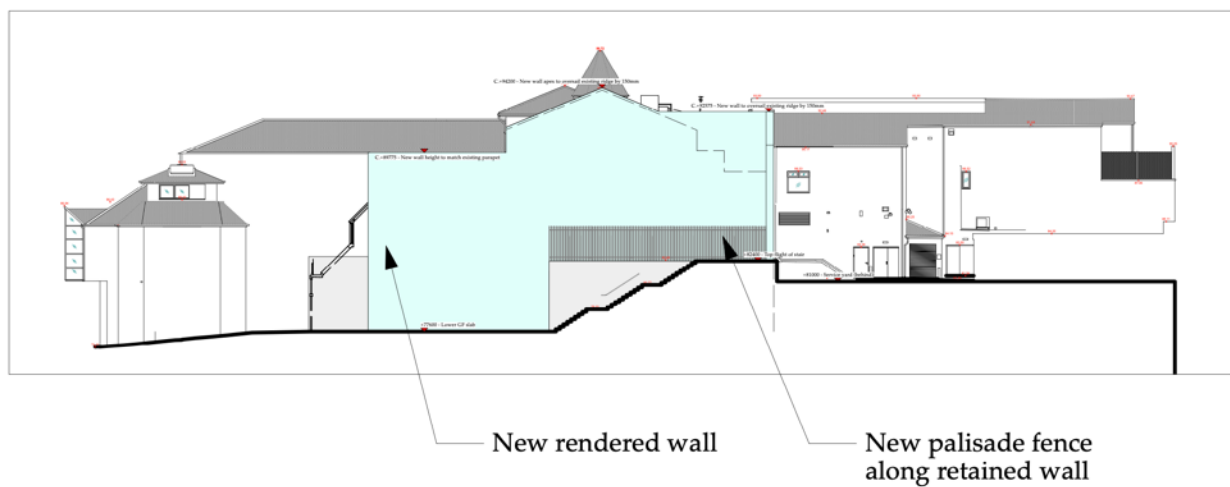
A: Architectural Emporium
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Aerial view with proposed area of demolition highlighted in red



South elevation looking from the car park leading from Kemble Street



East elevation looking from Aspinall Street



5.0 Sustainability

5.1 Environment

The current shopping centre is using vast amounts of energy to heat, light and ventilate a largely redundant space that is poorly insulated with low quality glazing. By demolishing the proposed area that has been highlighted as commercially unviable, huge amounts of energy will be saved.

5.2 Social Impact

The proposed demolition will pave the way for a wider regeneration of the area, improving the public realm and providing additional housing.

6.0 Access

6.1 Site

The site is located on a steep incline but ramp access is provided externally and also through the shopping centre.

6.2 Highways

No Highways alterations are proposed.

7.0 Employment

No employment changes are linked to this proposal.

8.0 Flood Risk

The site is within flood zone 1 has a low probability of flooding from rivers and the sea.

As the area of the site affected by the application is less than 1 hectare (ha) and in flood zone 1 we do not need a flood risk assessment (FRA) as part of the planning application.

