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Our ref: 6115/HTL/D&A

August 2021

DESIGN & ACCESS STATEMENT

for

**THE RESTORATION
AND EXTENSION**

of

**19 ATHERTON STREET
PRESCOT
KNOWSLEY
L34 5QN**

INTRODUCTION

This supporting planning application statement has been prepared to assess and support the merits of a planning application within a conservation area, proposing the restoration of 19 Atherton Street, which is currently a derelict property.

PLANNING HISTORY

Several planning applications have been made over the years (2012, 2014 & 2018) to convert the property from a single dwelling house into flats; however, none of these have been implemented for unknown reasons, although it is suspected that it hasn't been economical to do so. It is also believed that the property has changed ownership several times over the last 10 years or so.

As none of these planning applications have been followed through, it is therefore considered that the existing building is still classified as a single C3 dwelling house.

THE SITE AND ITS SURROUNDINGS

The subject of this planning application is No.19 Atherton Street, a mid-row terrace property within the Prescot Town Centre conservation area.

Atherton Street is a narrow one-way street which connects Prescot High Street (A57) to Eccleston Street. The street has recently undergone an extensive makeover, with the introduction of high-quality pavements and cobbled roadways, and the addition of new LED streetlamps.

The West-side of Atherton Street is lined with largely high-quality terrace houses which were constructed c.1790, all of which front directly onto the pavement and are uniform in design. The site (No.19 Atherton Street) is located within this row of terraces houses.

The East-side of Atherton Street accommodates a rather ornate Methodist Church (c.1909), which is nestled between relatively modern-looking terrace properties – which are certainly less ornate than the properties across the street.

The neighbouring property (No.17 Atherton Street) is Grade II listed. This property shares a passageway and party wall with the site, No.19.

To the rear of the site is a small, single-storey, flat-roof extension – which occupies a small portion of the existing yard. At the time of the survey, the yard was extensively overgrown.

THE SITE'S CURRENT CONDITION

The building is currently in a derelict condition. It would appear that previous owners have attempted to renovate the property, however, the work carried out can only be described as “amateur” at best. There are numerous structural defects throughout the property and entire floors have been removed.

To the rear there is an existing single storey flat roofed extension, which is believed to be the kitchen, however, it is only 1690mm wide to bare brickwork. When insulation and plaster are added, this will reduce to around 1540mm which is completely impractical.

Front Elevation

Image depicts the front elevation of No.19 at the time of the survey.



The existing frontage has a number of structural defects which require immediate action, including:

- The front wall bulging,
- Vertical cracking,
- Missing Brickwork.

Defects which are not structural include:

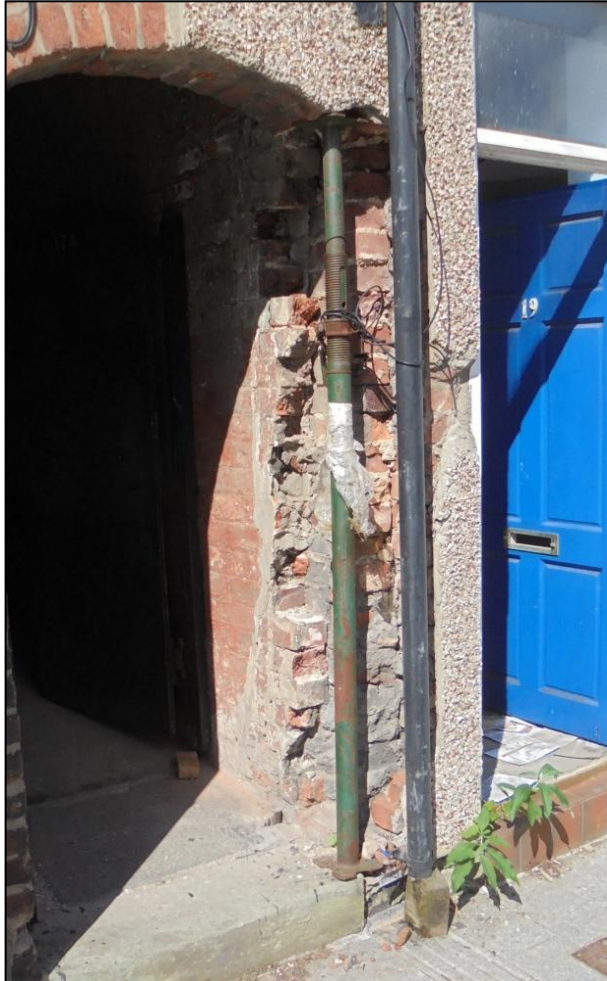
- Flaking render,
- Mish-mash brickwork where render has fallen off,
- Mixed windows.



Unoriginal Brickwork

Collapsed render has revealed a mish-mash, unoriginal brickwork.

The original cellar light has been filled in, and the original lintel may have possibly been removed.



Collapsed Brickwork

Temporary props are being used to prop the existing property – to prevent collapse into the street.



Boarded up Extension

The extension to the rear is boarded up and does not match the original building.

The rear yard is also excessively overgrown and has been subject to fly tipping.



Deep cracks separating walls

More extensive cracking can be found to the rear of the property, where the rear wall is separating from the passage way wall.



Internally, upon initial inspection the front room appears to be in reasonable structural condition, however, the original chimney breast has been removed at ground floor level and is un-supported above. The rear of the property is in worse condition. The windows are boarded up, the staircase is unsafe and 'leaning' away from the wall, and the building is exceptionally damp.



At first floor level, no floor joists remain. At second floor level, newer joists have been installed – however the quality and strength of the joists are unknown. A clear view from ground floor level to roof ridge level can easily be obtained, due to the lack of floors and ceilings.



From the top of the staircase, a view can be obtained into the front, first-floor room.

It appears that some floor joists remain, however they have mainly collapsed, and are resting on the false ceiling below.

Joists spanning the shared passageway between No.17 and No.19 appear too weak, and are sagging under the weight of the party wall.



Some original timber lintels remain above doors and windows, and some have been replaced with newer concrete lintels by previous owners. The appropriateness of these lintels could not be examined during any surveys due to the poor state of the building.

PROPOSED DEVELOPMENT

The proposal includes undertaking all necessary repairs to return the building to a habitable condition, including the following:-

Remove the existing pebble dash render to the front and rear elevations and replace with smooth white render. It has already been established that the brickwork below the render has previously been patch “repaired” and does not match the original render. Therefore it will not be possible to remove the render and make good the brickwork.

Reposition first floor window to rear elevation. The existing staircase position, etc. does not comply with Building Regulations and is un-safe. The staircase must be re-positioned away from the passage wall towards the middle of the house, which requires the rear first floor bedroom window to be moved to suit.

Replace windows with double glazed white UPVC sliding sash windows to the front and white UPVC casement windows to the rear. The original timber sash windows throughout the property are in a poor state of repair. They are also single glazed, which results in poor sound proofing (from traffic noise, etc) and their thermal insulation qualities are low. Replacing the windows with modern double glazed UPVC units, which has been carried out elsewhere in this street will improve the sound resistance and also improve the thermal efficiency of the property and provide a small contribution towards Carbon reduction, etc.

Partially demolish the existing single storey extension and extend it. The existing rear extension which is believed to have previously served as the kitchen is extremely narrow and completely impractical. Increasing the width will provide proper facilities as expected in a 4 bedroom house of this size.

The rear garden will also be cleaned up and be landscaped for the building’s occupants.

CONCLUSION

The proposed development will positively contribute towards the Prescot Town Centre Conservation Area by repairing an un-safe, dilapidated building – which is located directly next to a Grade II listed property. The development will also enhance the Prescot Town Centre Conservation Area by improving the quality and appearance of the buildings within.

The Applicant considers that the proposed development will provide a good example in re-using historic, derelict buildings and provide high-quality accommodation for future residents.