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25158/RK

31st March 2026

DESIGN, ACCESS, HERITAGE STATEMENT TO ACCOMPANY PLANNING APPLICATION.

This statement is written in relation to the Town and Country Planning Legislation (Amendment Order 2006 SI 2006/1062).

This Statement has been prepared in accordance with the requirements of the National Planning Policy Framework (NPPF) that the Government revised in July 2018. This replaces the previous NPPF published in March 2012.

Page 55 of the NPPF – 'Proposals affecting heritage assets' – states, in paragraph 189, that in determining applications Local Planning Authorities "should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting". Paragraph 189 further directs that "the level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance". As set out in paragraph 029 of the Government's online planning guidance to making a planning application, Design and Access Statements should be: "proportionate to the complexity of the application but should not be long."

This Statement has been prepared in support of applications that seek Planning permission and for the works to an existing public house at 11 Derby Street Prescott Merseyside L34 3LE

The proposals are fully illustrated on the scaled application drawings and are described in this Design and Access Statement, which is proportionate to the scheme under consideration.

SITE ADDRESS

11 Derby Street
Prescot
Merseyside
L34 3LE

APPLICANT

Punch Pubs & Co



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Picture 1: Location plan showing position of the application site.

THE SITE

The Sun Inn is an established public house located on Derby Street within the town centre of Prescott. The building forms part of the historic urban fabric of the town and contributes to the active commercial and social character of the surrounding area.

The property operates as a traditional public house with internal trading areas and a service kitchen, together with an external yard area to the rear. The rear yard currently provides limited functional use and presents an opportunity to enhance the customer trading space through modest development.

The building occupies a prominent position within the street scene and continues to serve as a valued local hospitality venue within the Prescott town centre.

USE

The existing use of the site as a public house will remain unchanged.

The proposed works aim to improve the internal layout and expand the trading area through the introduction of a modest rear extension and associated alterations. These

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improvements will enhance the functionality and viability of the premises while maintaining its established use.

AMOUNT OF DEVELOPMENT

The development represents a modest and proportionate enhancement to the premises and does not significantly alter the overall footprint or character of the building.

LAYOUT

The proposed layout seeks to improve the operational efficiency of the public house and enhance customer experience.

The extension projects into the existing yard area and creates additional internal trading space, providing better connectivity between the interior seating areas and the outdoor space.

The replacement of the existing window with glazed doors improves circulation and provides a stronger visual link between internal and external areas.

The existing pergola structure will remain in place and will be enhanced through the addition of festoon lighting, improving the usability of the external area.

SCALE

The proposed extension is modest in scale and subservient to the existing building.

The new roof will follow a pitched slate design matching the existing kitchen roof, ensuring visual continuity with the current building form.

The extension is positioned to the rear and therefore does not affect the principal street elevation facing Derby Street.

LANDSCAPING

There are no changes proposed to the landscaping arrangements.

The works are confined to form and minor enhancements within the existing yard area.

ACCESS / PARKING

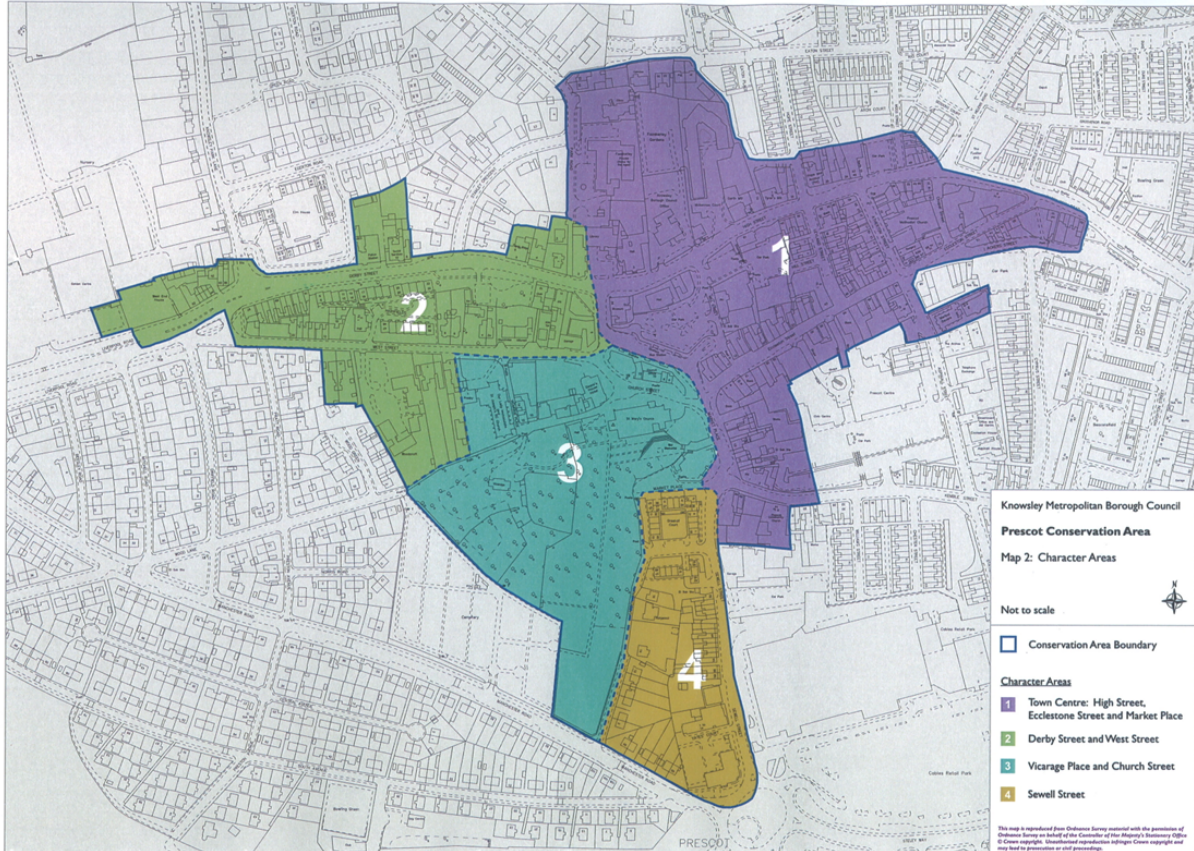
Pedestrian access to the public house and terrace remains as existing.

Vehicular access and parking arrangements are unaffected by the proposal.



HERITAGE ASSESSMENT

The map below indicates the extent of the Prescot Conservation Area, as defined by Knowsley Council.



Context

The application site, The Sun Inn, located at 11 Derby Street, Prescot, Merseyside L34 3LE, is a long-established public house situated within the Prescot Conservation Area. While the building is not statutorily listed, its location within the conservation area highlights its contribution to the historic and architectural character of Prescot town centre.

The surrounding area comprises a mix of traditional commercial and residential buildings, many of which reflect the historic development of Prescot as a market town. The conservation area is characterised by a varied but cohesive townscape, including brick and stone-built properties, traditional shopfronts, and a historic street pattern that reinforces the area's identity and sense of place.

The significance of the conservation area derives from this historic urban form, the architectural detailing of its buildings, and its continued use as a vibrant town centre environment, in accordance with the principles set out in the Planning (Listed Buildings and Conservation Areas) Act 1990.



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Description of the Heritage Asset and Its Setting

The Sun Inn, whilst unlisted, forms an integral part of the local streetscape and contributes positively to the character and appearance of the conservation area. The building reflects the traditional form and function associated with historic public houses and plays an important role in maintaining the active frontage and social function of the town centre.

Its principal elevation onto Derby Street contributes to the visual cohesion of the street scene and reinforces the established character of the conservation area. The building's continued use as a public house further enhances its value as a community asset within this historic setting.

The rear of the property, where the proposed development is to be located, is enclosed and not readily visible from the main public viewpoints along Derby Street or within the wider conservation area. This part of the site is of lower visual sensitivity, being associated with ancillary functions and existing external areas.

Design

The design approach has been developed to respond sensitively to the existing building and its historic context. The proposed extension is modest in scale and located to the rear, ensuring that it does not impact upon the principal elevation or the wider street scene.

Materials and detailing have been selected to complement the existing building, including the use of a pitched slate roof to reflect the established architectural character. The introduction of glazed doors provides improved connectivity between internal and external spaces, while maintaining a simple and unobtrusive appearance. Enhancements to the external area, including the addition of festoon lighting, are in keeping with the informal character of traditional public house settings and do not detract from the overall significance of the conservation area.