

DESIGN AND ACCESS STATEMENT AIGBURTH PEOPLES HALL, AIGBURTH VALE, LIVERPOOL L17 0DG	
1	TYPE OF APPLICATION Full Application
2	LOCATION OF PROPOSED APPLICATION Aigburth Peoples Hall, Aigburth Vale, Aigburth, Liverpool, L17 0DG
3	DESCRIPTION OF PROPOSED DEVELOPMENT To erect a de-mountable marquee to the rear of the property and to remove a small section of boundary wall & hedging fronting Mossley Hill Drive and fit wrought iron pedestrian access gates & associated external access steps and disability access ramp.
4	APPLICANT Patricia Houston, Aigburth Peoples Hall, Aigburth Vale, Liverpool, L17 0DG
5	AGENT Prince Architects, 25 Wendover Avenue, Liverpool, L17 4LG. ben@princearchitects.co.uk 01517271384.
6	ASSESSING THE CONTEXT OF THE SITE <p>The site is occupied by a three storey licensed community building with large grassed garden areas, paved areas and a substantial green for garden activities. The building and gardens and green are all accessed from the Aigburth Vale entrance of the main building.</p> <p>The provision of a marquee offers users a different style of venue to the spaces within the hall - it used as an alternative function space, and does not increase the overall capacity of the Hall, while the location of the Marquee to the rear of the Hall, mitigates any impact on local residents.</p> <p>The proposed pedestrian access gates to the Sefton Park carriageway would be extremely beneficial to the community using the building and its grounds; enhance the use of the building by the community at large; make the grounds accessible for disabled users; make use of the newly installed parking bays formed by the council on Mossley Hill Drive and surrounding areas and abate high noise levels near local residences' on Aigburth Vale by providing visitors with an alternative entrance / exit via Sefton Park.</p>
7	DESIGN PRINCIPALS & CONCEPTS APPLIED TO THE PROPOSAL <p>The marquee is a de-mountable structure (details can be found in the Marquee Description document), used for weddings and one-off functions, mainly during the summer months. The space provides customers with a different style of venue to the Main Hall, and is not intended to increase the capacity of the venue overall – although the members area always remains open, and is a fundamental part of the ethos and operation of the Hall, separate functions will not take place simultaneously in the Hall and the Marquee. I.e any functions will either be accommodated in the Main Building or the Marquee, but not in both at the same time, therefore, although the footprint of the 'useable' space is increasing, it is not resulting in an intensification of the use of the site.</p> <p>In order to ensure that the use of the Marquee does not have an adverse impact in terms of noise, a bespoke noise mitigation strategy has been put in place, details of which can be found in the attached Noise Assessment Document. The Hall itself has unfettered opening hours; patrons can be leaving the property between 1 and 2am, and this use will not change as a result of this application, as it is fundamental to the success of the Hall. It is proposed that when a function is being held in the marquee, although the opening hours will be the same as the Hall, the rear door to the Hall will be closed / locked at 11:30pm, so that members can still leave as they do now, but marquee users will leave through the newly formed access onto Mossley Hill Drive, thus minimising any adverse impact to residents on the Aigburth Vale side.</p>

	<p>As alluded to above, the proposal for installing a new gated, pedestrian access out to Mossley Hill Drive, is to both improve the general accessibility of the Hall for all, and to improve the general amenity of local residents by encouraging users to enter and exit the Hall via this entrance, away from the more noise sensitive residential street.</p> <p>As the building is used by children and adults on a regular basis, it is in the interest of all users of the building to provide sufficient and adequate access. It would also raise awareness of the facilities of the site to the local residents' using Sefton Park for recreation.</p> <p>It is felt that a general improvement of the environment can be achieved by these measures. The design of the gates, ramp and stepped access is in keeping with its setting and aims to maintain and enhance the character of the boundary wall & hedging by improving sections that have previously been poorly or temporarily repaired.</p>
8	PHILOSOPHY & APPROACH TO CREATE AN ACCESSIBLE DEVELOPMENT
	<p>The provision of the Marquee, allows the Hall to offer a wider variety of functions, without a net increase in overall capacity, which helps to sustain this important local business and community facility, without an adverse impact on the amenity of local residents. The new entrance gates will improve accessibility for all – providing level access, which complies with PART M of the Building Regulations, into the building & grounds, making it all inclusive & compliant with council's accessibility strategy. The building is accessible from all major bus routes, it is well served by taxis, is close to both Aigburth and St Michaels railway stations and on-street car parking is available around the site.</p>
9	KEY ACCESS ISSUES
	<p>Access to the grounds is currently poor. There is no level access from street level at present and this application seeks to address those issues. Accessible parking is available on the unrestricted roadways.</p>
10	VEHICLE & TRANSPORT LINKS
	<p>The property is situated close to main bus routes and rail routes. There is adequate car parking in the surrounding roadways and immediately in front of the proposed area for the new development.</p>
11	COMMITMENT TO MAINTAINING THE ACCESS STATEMENT
	<p>The access statement will be maintained and updated if necessary as the development proceeds and will be given to the end user on completion of the project.</p>