

DESIGN & ACCESS STATEMENT

This design and access statement supports our client's intention to submit a planning application at the former Hatton's Railway shop on Smithdown Road.

There will be a change of use from A1 Shops to A3 Restaurant and cafes with the ancillary first and second floors changing the C3 Dwellinghouses including 3no two bed units and 1no one bed unit, all with self-contained kitchens, bathrooms, bedrooms and living accommodation.

The structure of the property requires minimum intervention for this change of use to all floors. The main external alterations are as follows:

1. Reduce the recess depth of the ground floor main entrance to 1m. This allows for increased circulation internally the benefit seating arrangement which maintaining the recess feature which also acts to provide level access in to the building.
2. Removal of the shop frontage along Carlton Avenue and the installation of metal bi-fold doors. These will be set at the existing stall riser height and will not allow general access to the premises. Their intention is to provide a design feature so that patrons may enjoy fresh air whilst on the premises. This is generally different to other establishments along Smithdown and Allerton Road. A retractable canopy is planned to be installed over to shield from sunlight. This will be approximately 2.8m from external ground level and will over sail the public pavement by 1.2m. This leave at least 0.5m to the pavement edge and passing vehicles and buses.
3. At the corner of the alleyway the new entrance serving the apartments above will be located. The stairs internally will be enclosed and completely separate to the ground floor use.

The rear fire escape for the premises exits in the rear alleyway which is gate. Local housing use this area for wheelie bins. In the unlikely event of a fire people will be able to egress in to directions of the alleyway on to either Carlton Avenue or Penny Lane. These gates should already include an internal thumb turn exit, if not the applicant will complete this work.

We propose the residents for the four apartments will have a wheelie bin each as per the existing council servicing local housing. We propose that commercial waste will be collected by a private waste management firm such as Gaskills.

The requirement of commercial ventilation is to be agreed.

**For and on behalf of
Grantley Lowe**