

16/12/2015

11/8/16

Design and access statement for a proposed new shop unit to the side
of 229 Rose Lane Liverpool L18

Design Statement

The proposal is to erect a new shop unit to the side of 229 Rose Lane Liverpool L18, for the proposed uses of A1, A3 and A5.

The site is currently the side garden of the property which also includes the residential house at 93 Dovedale Road, which is an integral part of the property and is within the same ownership of the applicant.

The potential uses of the application for A1, A2 and A3 will be in keeping with the Rose Lane district centre classification, which already has a mixed class of uses, and is quite vibrant location, and as such due to the limited proposed opening hours, the proposal will not cause any annoyance, or adversely affect the amenity of any other adjacent use or local resident nor will it affect the neighbourhood services within the area.

The scale of the proposal is relative to the plot size and is proportionate to the original property on the site. It is also subordinate in nature to the overall existing plot, and the treatment of its elevations with matching materials etc, will also allow the proposal to sit well within the street scene and will be comfortable within its surroundings. This point can be reinforced by the fact that the existing side boundary enclosure will be retained which will mask the bulk of the proposal within the side street scene. The existence of very wide pavements will also aid towards the acceptable nature of the proposal within the street scene.

Landscaping is limited to the retention of the remaining garden space around 93 Dovedale Road, and adapting the area to the front of the proposal to form the potential for an external seated area, which remains within the confines of the application site.

It is appreciated that with the proposal being for A3 and A5 uses, this would normally require the use of an extract flume, however in this case the applicants proposal is for a "fruit juice smoothy" type facility which will not have the need for cooking and as such extract. It can also be said that should this situation change a further application would be required to erect a flume, to meet environmental health standards.

Access statement

The application site is positioned on Rose Lane, and forms part of the district centre that is linked to Allerton Road, which gives the site excellent links to vehicular transport to B5180, which is then linked to A562.

The site is served by very good public transport links with numerous bus services in place, along Rose lane, Dovedale Road, Mather ave/Allerton Road.

The above points give the proposal excellent communication links to local, regional, and national road networks, which also provides excellent links to public transport with numerous bus services available within a very short distance.

On site car parking is not available, however as is typical for the district centre on road parking is not generally restricted, which gives the proposal adequate provision for staff and customer parking.