

12F 2689



Design and Access Statement

180-184 GARSTON OLD ROAD & 107 STOREMONT ROAD LIVERPOOL L19

22 May 2012



Introduction

This design and access statement provides the context for the proposed change of use of 180-184 Garston Old Road and 107 Storemont Road L19, and has been structured and prepared in accordance with the CABE Design and Access Statement guidance document. This document should be read in conjunction with the drawings which accompanies this statement.

The site presently occupied by Butternorth Spengler Insurance Group, a privately owned company founded in 1924.

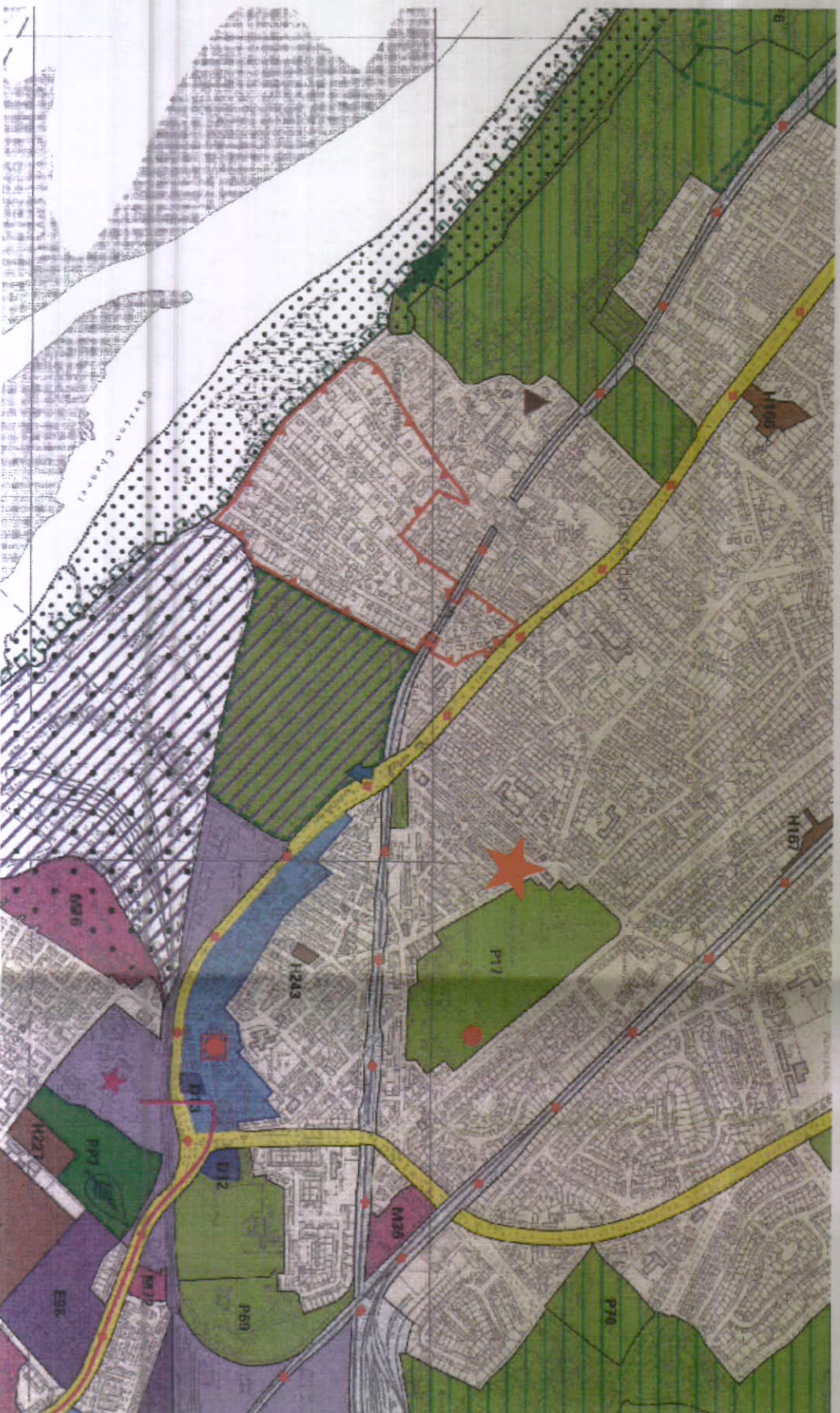
The property faces Garston Old Road overlooking Long Lane Recreation Ground and returns down Storemont Road. Generally the boundaries are to back of footpath to the front and brick walls to the rear alley access.

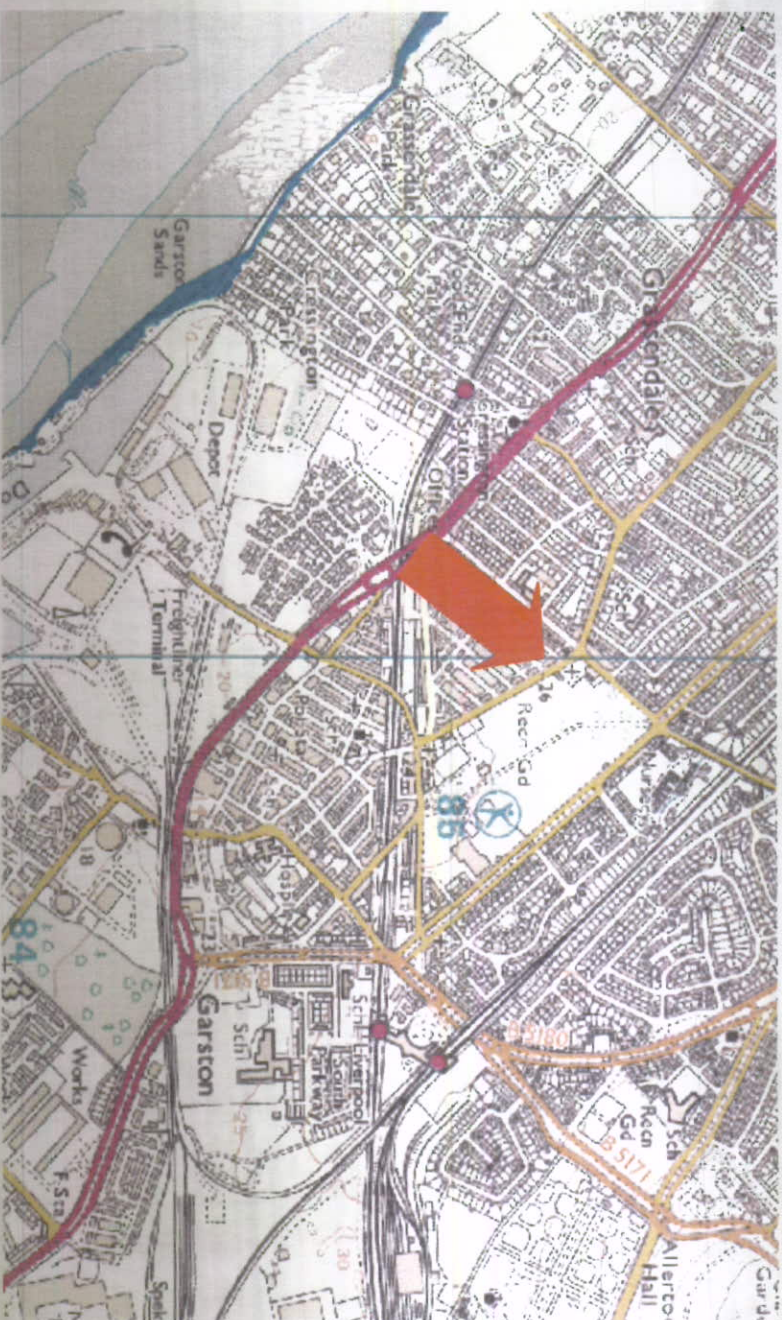
The area is principally a residential area consisting of semi detached two storey housing to the north and two storey terraced housing to the south.

Typically the terrace houses are constructed in masonry construction with stone heads and cills and projecting 2 storey bay windows and slate roofs first floor and facing brickwork to the ground floors. Roofs are of clay plain tiles.

The semi detached houses being part rendered of a variety of styles.

Access to the properties is directly off Garston Old Road with rear access to the yards from Storemont Road and Whitehenge Road.





Flooding

The site is not within a flood risk area as defined by the Environment Agency.

Development Brief

The brief is to redesign the existing offices to form 3 dwellings whilst retaining wherever possible the existing structural integrity of the existing buildings.

The adjoining property to 184 Garston Old Road has already been converted into houses.

The existing building no longer meets the requirements of a modern insurance company. The accommodation is divided into several offices and split and spread out throughout the building. Due to the restraints of the building and the manner in which it has evolved over time, the use of the space is very inefficient and running costs are high. In such a small building there are three staircases, multiple changes in level and a plethora of rooms and spaces, considered inappropriate to its use as an office.

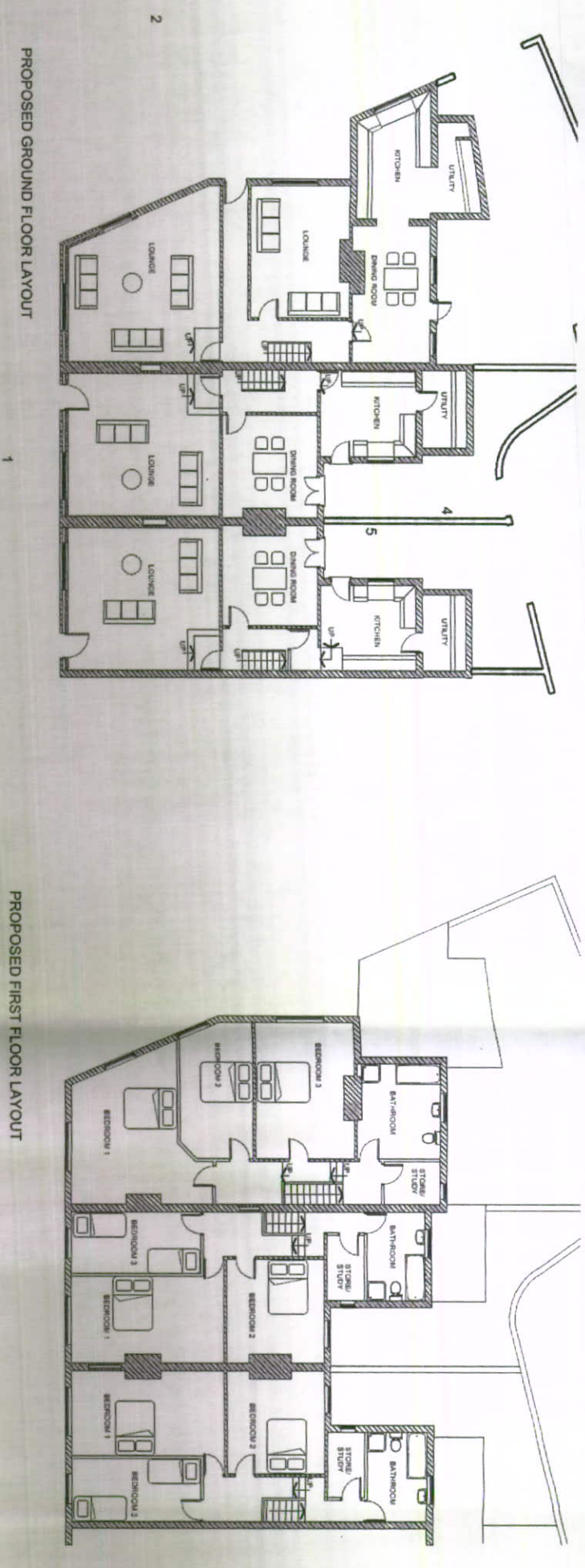
Floor areas

The property provides the following accommodation:

Ground floor: 255m²

First floor: 222m²





Design Development

The development consists of 3 3 bed family houses over two floors, offering the following floor areas:

- 180 Garston Old Road: 185m²
- 182 Garston Old Road: 137.5m²
- 184 Garston Old Road: 136m²

There are no proposed extensions ensuring the rear amenity space is maximised.

The proposed development reflects the character of the existing and uses the same palette of materials as those apparent in the area. However to give the houses a contemporary feel timber boarding has been introduced to the front elevation to Garston Old Road.

Access

The overall philosophy is to ensure the building is inclusive as far is practicable and within the confines of the requirements under the Equality Act and the Building Regulations.

There is limited scope to materially change the access into the dwellings as the entrances are located at back of footpath and the existing levels have to be honoured.

Access into the dwelling will be through an external door with a level threshold and minimum effective clear opening of 775mm with internal doors having an effective clear width of 750mm.

All switches, power points and the like will be located at accessible heights for use by the infirm and wheelchair users. Outlets, telephone points located between 400mm and 1000mm and for lighting and other equipment between 400mm and 1200mm from finished floor level.

