

Proposed Change of Use of former Community Centre to fifteen 1 and 2 bedroom Residential Units at 1-19 Wellington street, Garston, Liverpool

Design and Access Statement

12F 2870

Background

1-19 Wellington street is a three story red brick building built approximately 100 years ago as a school.

Although not listed, it is still a building of considerable architectural merit, and a visual asset to the street.

More recently it has been used as a Community Centre, but is currently vacant.

Design

A passage passes through the middle of the building, with entrance doors at each end. The staircase is located centrally and the stairs and passageway are repeated on the first and second floors.

This layout, and the position of some major load-bearing walls divide each floor into five large areas, each suitable to sustain a 1 or 2 bedroomed self-contained living unit.

Preliminary discussions with the L.P.A. have indicated that this proposal has merit, and further advice has been given regarding access to the property, treatment of gardens / walls and refuse / recycling facilities.

Additionally, an Officer from the Authority's Building Control section has indicated that the proposal would meet the fire / means of escape requirements without the need to maintain the metal fire escape.

Externally there is little change to the main building, apart from one new window opening, a window replacing a door, and two doors being bricked up.

Any necessary repairs would be undertaken, and new UPVC doors and windows installed.

Access

The nearby St Marys Road is a busy bus route (No.s 80 & 86), giving access to Liverpool, Speke and South Parkway railway station.

The station gives direct access to Hunts Cross / Liverpool / Southport line, and indirect access to Warrington, and Manchester.

Parking within the site is limited, however ample street parking is available adjacent to the site.

Access to the front of site is available either by steps, or a gently sloping access ramp. Access to the rear is available via a 150mm step.