

DESIGN AND ACCESS STATEMENT

13F .0563

ADDRESS : 376 - 380 AIGBURTH ROAD
AIGBURTH
LIVERPOOL

SCHEME : EXTENSIONS AT SIDE OF 376 AND
REAR OF 380 AND CONVERSION
INTO LICENSED RESTAURANT

INTRODUCTION:

The properties are a semi detached pair of shop premises with living accommodation contained on the first floor. An application for planning consent has previously been submitted for an extension at the rear of 380 which incorporates separate access to the first floor level of both properties. The scheme submitted for this application is to enlarge the usable floor space from 380 into No 360 in order to use the ground floor level of both properties as a licensed restaurant which will include extensions at the rear and side of each property. In addition permission is also sought for the use of the pavement area facing Aigburth Road to be used for dining / drinking in association with the restaurant use.

CHARACTER / DESIGN :

The semi detached buildings are 2 storey in height with 2 storey rear outriggers. The building has a feature front elevation of step fronts with recessed doors and feature fascia/sign boards, the upper part of the elevation is rendered with cantilevered bay windows. The side elevation facing Mersey Road is similarly rendered above ground floor with an angled bay window in the centre of the elevation and a wrap around step front including an angled corner incorporating the entrance door.

The proposed works for this scheme will include a replacement step frontage to N°380 which is to 'reinstall the original design of frontage and fascias with the corner door entrance removed. This will enhance the character of the building in keeping with the original design. In addition a single storey extension is proposed at the side of N°376 which is to include a frontage which will continue the step front design with "matching" sill heights, window depths and a parapet wall which will incorporate a continuing line of fascia/sign board.

An application has previously been submitted for a rear single storey extension and staircase enclosure at the rear of N°380, and it is hoped this will be granted permission, however, this same extension is also included with this scheme in order to include the flat roofed extension as part of the "restaurant" space. The flat roofed extension will have little significant impact upon the character of the building viewed from the rear or side elevation onto Morsey Road, and being low level will not affect the adjacent property on Morsey Road. The staircase enclosure has been carefully design similarly not to impact upon the amenity of the adjacent properties and in keeping with the main building with matching materials and roof design.

The side extension proposed to N°376 is to incorporate a proprietary glazed roof in order to improve natural light to the new restaurant area. The glazing will be facing the gable end of N°374/372. However, it would appear not to compromise privacy to/from this property.

ENVIRONMENT:

The proposed change of use is for the creation of an "extended" restaurant to occupy the two premises. At present the property at N° 380 on the ground floor is vacant, however, its previous use was a hot food take away. There is an existing cooker hood flue at the rear of the premises from the kitchen area which will be replaced with a similar flue serving the new kitchen area, to this end there will be no change in the effect upon the environment from this element.

Generally the areas are to remain commercial in use, and there are no 'green' areas to be covered by the extensions having little effect upon the natural environment.

The proposed scheme will hopefully encourage customers to the area and promote a sense of well being particularly with the pavant area of granted, which will provide a pleasant ambience which may attract more business to the neighbouring shops.

There will be some disturbance during construction works, however every effort will be made to reduce the effects upon neighbouring properties and the local community.

Environmentally friendly materials and construction methods will be incorporated into the scheme during the contract time where feasible and also within budget constraints.

SECURITY

The building when completed will incorporate up to date security measures which will improve safety for the occupants of the building block as a whole and also to the surrounding properties. Security shutters are to be installed to the shop front elevations as in the case currently for the existing shop fronts. Secure access doors will be fitted particularly to the rear of the premises including the side access gate with security lighting at the rear to cover the rear passageway. Internally the premises will be fitted out with the required level of security and safety systems required by the licensing authority in association with the alcohol/drinks licensing conditions.

ACCESSIBILITY:

The premises are located within a row of similar shop premises with living accommodation fronting onto Highburst at the corner of Mersey Road. The shops serve local residents and are situated centrally within a very popular residential neighbourhood which also encompasses local educational establishments. Highburst Road is a main route for vehicular traffic and public transport buses into and out from the City Centre and towards Speke. Mersey Road leads to the local Railway Station linking the south of the city to the centre and beyond. It is envisaged the new restaurant may become a centre for good cuisine and therefore attract some travelling clientele for which communications and transport will be vital, although there will be minimal parking available, some vehicles can be accommodated roadside nearby.

Access into the new restaurant premises will be via the existing entrance door at N°376 with the existing door at N°380 removed. There is a nominal raised threshold however, this should not compromise access for wheelchairs. A suitable rear exit door is to be provided for means of escape and for access to bin storage in the rear passageway with a clear route through to the side gate onto

Mersey Road.

The proposed internal arrangements for the premises may well vary slightly, however, the main restaurant dining area will cater for up to 80 persons with suitable numbers of sanitary accommodation fittings including a fully fitted disabled w.c.. The internal layout and design will take into account all current recommendations and standards to accommodate disabled persons.

To erect sktines ext at side/rear of 376 AR;

New shop links to
front side,
and
exterior
floral
rear.

To erect 5/5 story exts at side/rear of 376/380 AR, all in
Use Class 13, ~~exterior~~

Connection with the use of the premises as a restaurant
~~between~~ to erect part 2 story / part single storey ext at side/rear of 380 ~~ext~~
in connection with provision of access to first floor flat access, and erect 2m

fence to sides and rear.