

# DESIGN AND ACCESS STATEMENT – 109 LODGE LANE L8

1	<b>TYPE OF APPLICATION</b> FULL APPLICATION
2	<b>LOCATION OF PROPOSED DEVELOPMENT</b> 109 LODGE LANE LIVERPOOL L8 0QS
3	<b>DESCRIPTION OF PROPOSED DEVELOPMENT</b> CHANGE OF USE OF INTERNET SHOP TO HOT FOOD CAFÉ/BISTRO WITH FUME EXTRACT DUCT TO REAR ELEVATION & NEW SHOP FRONT
4	<b>DATE OF PREPARATION</b> 12 <sup>th</sup> MARCH 2015
5	<b>DATE OF ANY AMENDMENTS</b> 15 <sup>th</sup> MAY 2015
6	<b>APPLICANT</b> MR ABDUL BASIT , 109 LODGE LANE LIVERPOOL L8 0QS
7	<b>AGENT</b> RICHARDS DESIGN, 85 MELROSE DRIVE , WINSTANLEY, WIGAN, WN3 6EG CONTACT NAME : MIKE ALLEN, TEL: 01942-216499, "E" MAIL : mike_allen@blueyonder.co.uk
8	<b>ASSESSING THE CONTEXT OF THE SITE</b> <p>THE SITE IS CURRENTLY AN INTERNET SHOP OCCUPYING A CENTRAL POSITION IN A ROW OF THREE STOREY TERRACED PROPERTIES IN LODGE LANE WHERE THE GROUND STORIES ARE EXCLUSIVELY COMMERCIAL &amp; THE UPPER FLOORS RESIDENTIAL</p> <p>IT IS A GROUND FLOOR SHOP PREMISES WITH TWO RESIDENTIAL FLOORS ABOVE. A REAR ACCESS DOOR LEADS TO A REAR YARD AREA.</p> <p>THERE IS A STAFF TOILET &amp; BIN WASTE DISPOSAL AREA TO THE REAR..</p> <p>THERE IS ACCESS TO A REAR ENTRY PASSAGE LEADING DIRECTLY TO ASPEN GROVE FOR THE REMOVAL OF REFUSE BINS.</p> <p>THE SECURITY OF THE PASSAGE IS BY A LOCKED GATED ACCESS AT THE CHANGE OF DIRECTION OF THE PASSAGE TO WHICH ALL OCCUPIERS OF THE PREMISES HAVE KEYS.</p> <p>THERE ARE MIXED COMMERCIAL &amp; RESIDENTIAL PROPERTIES ADJACENT TO &amp; ABOVE THE PREMISES.</p> <p>THERE ARE NO CAR PARKING FACILITIES DEDICATED TO THE SHOP BUT THERE IS AMPLE CAR PARKING IN ADJACENT STREETS &amp; OPPOSITE.</p> <p>IT IS LOCATED IN A MAIN STREET WHICH IS PREDOMINANTLY COMMERCIAL PREMISES WITH ANOTHER HOT FOOD OUTLET NEXT DOOR.</p> <p>THERE IS SOME ON ROAD PARKING FOR THE BENEFIT OF DELIVERIES, UNLOADING &amp; LOADING OF VEHICLES IN FRONT OF THE SHOP.</p> <p>THERE IS A SHOPPERS CAR PARK NEARBY.</p> <p>THE CONDITION OF THE PROPERTY IS GOOD BUT A MORE MODERN APPROACH IS REQUIRED BY THE OWNER TO KEEP HIS INTERNET SERVICE AVAILABLE &amp; PROVIDE A CAFÉ ENVIRONMENT FOR THE MULTI CULTURAL RESIDENTS OF THE AREA .</p> <p>HOT FOOD OUTLETS IN THE AREA IS NOT UNCOMMON BUT THIS IS PREDOMINANTLY A DIFFERENT TYPE OF IN HOUSE FOOD CONCEPT CURRENTLY OPERATIONAL IN BELGIUM.</p> <p>THE PREMISES IS NOT INTENDED TO BE LICENSED</p>

Rec 20/5/15

<b>9</b>	<b>DESIGN PRINCIPALS &amp; CONCEPTS APPLIED TO THE PROPOSAL</b>
	<p>THE OPENING HOURS FOR THIS ESTABLISHMENT WOULD BE MAINLY FOR THE MID DAY &amp; EVENING TRADE. THE CAFÉ WOULD PROVIDE A NEW TYPE OF FOOD SERVICE WITHIN THE AREA. THE MAJORITY OF TRADE WOULD BE FROM PEDESTRIAN ACCESS. THERE ARE HOWEVER A NUMBER OF UNRESTRICTED PARKING AREAS LOCATED CLOSE TO THE PREMISES .</p> <p>THERE ARE NO FACILITIES OR SPACE AVAILABLE TO HAVE ANY SORT OF INTERAL TRUNKING FOR EXTRACTION &amp; VENTILATION PURPOSES. IT IS THEREFORE PROPOSED TO USE AN INSULATED STAINLESS STEEL FUME EXTRACTION SYSTEM EXTERNALLY FIXED TO THE REAR ELEVATION. IN ORDER TO PROVIDE AN EFFICIENT EXTRACTION SYSTEM IT IS PROPOSED TO UTILISE A MODERN CARBON FILTRATION SYSTEM FITTED TO THE COOKING EQUIPMENT HOODS &amp; FOOD COOKING AREAS. THIS SYSTEM WOULD EXTRACT VIA THE DUCTWORK TO ABOVE THE ROOF LEVEL OF THE BUILDING. THE EMISSIONS WOULD BE CLEAN AIR FREE FROM ANY POLLUTANTS. SOUND BAFFLE SYSTEMS WOULD BE USED IN THE EXTRACT DUCTWORK TO MINIMISE NOISE.</p> <p>THE EXTERNALLY FIXED DUCTWORK WILL BE AT A HEIGHT OF APPROX 2.3 METRES SO AS NOT TO CAUSE ANY OBSTRUCTION TO PEDESTRIANS USING THE REAR OF THE BUILDING.</p> <p>IT IS PROPOSED TO CHANGE THE EXISTING SHOP FRONT &amp; PROVIDE SECURITY SHUTTERS FIXED TO THE FRONT OF THE BUILDING</p>
<b>10</b>	<b>PHILOSOPHY &amp; APPROACH TO CREATE AN ACCESSIBLE DEVELOPMENT</b>
	<p>PEDESTRIAN ACCESSIBILITY TO THE PREMISES IS GOOD IN THAT, ALTHOUGH THE PREMISES IS SITUATED ON A BUSY ROAD THERE IS CAR PARKING CLOSE BY. THE PROPERTY IS SITUATED IN A MAIN STREET LOCATION &amp; EASILY ACCESSIBLE FOR PUBLIC TRANSPORT .</p>
<b>11</b>	<b>KEY ACCESS ISSUES</b>
	<p>THERE IS LEVEL ACCESS INTO THE CAFÉ/BISTRO FROM THE PAVEMENT.</p> <p>UNISEX DISABILITY TOILET FACILITY IS PROVIDED</p>
<b>12</b>	<b>VEHICLE &amp; TRANSPORT LINKS</b>
	<p>THE PROPERTY IS SITUATED IN A MAIN STREET LOCATION AND IS ACCESSIBLE TO ALL MAIN BUS ROUTES IN &amp; AROUND LIVERPOOL.</p>
<b>13</b>	<b>COMMITMENT TO MAINTAINING THE ACCESS STATEMENT</b>
	<p>THE ACCESS STATEMENT WILL BE MAINTAINED AND UPDATED IF NECESSARY AS THE DEVELOPMENT PROCEEDS AND WILL BE GIVEN TO THE END USER ON COMPLETION OF THE PROJECT</p>
<b>14</b>	<b>DESIGN STANDARDS &amp; GUIDANCE USED TO PREPARE THE DESIGN &amp; ACCESS STATEMENT</b>
	<p>DESIGN STANDARDS USED ARE:</p> <p>BUILDING REGULATIONS 2000 APPROVED DOCUMENT M 2004 EDITION</p> <p>BS 8300:2001</p> <p>PART 5 "SOURCES OF INFORMATION" OF THE DRAFT S.P.D. ON ACCESS FOR ALL</p> <p>LANDSCAPE DESIGN</p> <p>PROVISION OF OPEN SPACE IN NEW HOUSING DEVELOPMENTS &amp; FINANCIAL CONTRIBUTIONS</p> <p>THE GOOD FENCING GUIDE</p> <p>DCLG CIRCULAR 01/2006</p> <p>THE PLANNING SYSTEM &amp; CRIME PREVENTION ODPM/HOME OFFICE 2003</p>