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Design and Access statement for the proposed change of use and new
shop front to form A3-A5 use at 187 Westminster Road L4 4LR

Design Statement.

The application is for the change of use of the existing vacant property, which was formerly an office license into an A3/A5 use which is not at odds with policy S14 of the UDP, where it is clearly identified that Westminster Road is within a "local Centre" under S8 of the UDP, and as it is an established District Centre, under those policies and by definition this application should be considered as being acceptable as it will maintain the vitality and viability of the "local Centre."

S14 goes on to state that approval should be given as long as the proposal would not increase the level of disturbance or nuisance to a level that would be unduly detrimental to the amenities enjoyed by anyone living nearby, and as Westminster Road is an established Local centre where the passage of people is recognised and established it can be said that this proposal will not be detrimental in this way, which can be reinforced by the application hours of between 8.30-23.00 mon-fri including Saturday and Sunday, which would tend to satisfy planning guidance where the established opening hours do not have a perceived nuisance value based around the planning concern of people being subjected to noise and passage of people after a reasonable time in the evening.

In addition to the above points S14 goes on to state the detrimental effects to highway safety, parking and residential amenity, but it can be seen from other similar facilities in the area, that generally the facilities are used by local people without recourse to vehicular movement, and for those that do travel by car, parking is available close to the front of the restaurant, and also parking is readily available in nearby streets where parking is generally not restricted.

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General policy also states that "District centres and Local centres" are identified in part on the basis of the range of shops, services and facilities on offer to their catchment populations. A diversity of uses in district centres is fundamental to their success, including the role of leisure and evening economy, "with direct reference made to A3 & A5 under S14, "the presence of hot food shops, restaurants, cafes, snack bars and public houses can compliment the shopping function of the district centre, and these uses serve to broaden the range of activities within centres, attracting visitors and customers, and thus making a contribution to their vitality and viability.

The design principles of the scheme have been considered to allow for the re use of a vacant and very run down property, and bringing the property back to life purely at ground floor level at the moment as the upper floors are not economically viable to upgrade.

Access Statement.

The application site sits on Westminster Road which as stated above is a recognised District centre, and is a well used highway for private vehicular traffic and is also the subject of very good public transport links, including numerous bus services.

Generally parking for the premises is slightly restricted with parking with limited short stay parking available near the front of the premises, and also within the side roads within the area, and it would be anticipated that a large degree of customers will not have recourse to a car as they will either be passing visitors to the district centre who will have travelled by public transport or who are local residents.

As mentioned above as the application site is an within and near to an established and designated district centre the surrounding movement network is well established and will allow staff and customers safe movement, and access to and around the application site.

Conclusions.

The adopted Unitary development plan and supplementary design guidance clearly demonstrate that this proposal is a satisfactory and compliant scheme under the aims and guidelines covered in the UDP and as such should be considered acceptable accordingly to provide a viable and vital use within the district centre.