

Design and access statement for the proposed single storey rear extension at
252 Aigburth Road Liverpool L17

Design Statement.

The property currently exists as ground floor self-contained shop with a three bed flat above, and is in need of degree of repair and upgrade to allow for current market renting acceptable conditions. Hence the proposal to extend the property to give a larger kitchen/dining area, which is also more compliant for means of escape in case of fire, as currently the exit from the first floor passes through the kitchen, which is not an ideal or acceptable condition.

The building is situated near the corner of Larkfield Road and Aigburth Road Liverpool L17, where the area is predominately residential area, but forms part of a local district centre along Aigburth Road.

The surrounding area around the proposal is a predominately residential, with a presence of retail/commercial uses and is on the outskirts of the city and is within an established area, and as such the low impact extension will not have any adverse effect nor will it form an undesirable element within this area.

The relative density of the proposal and its existing uses will not compete with the neighbourhood services within the area as the proposal is within an established area, And local services and amenities are readily available.

The layout of the proposal takes its form from allowing all habitable rooms to have recourse to acceptable levels of light and ventilation, and taking into account its orientation this will not cause any unacceptable level of overlooking.

The scale of the property will only be slightly altered to the rear, with the introduction of a small kitchen extension, and due to the building orientation and interaction with adjoining properties this level of alteration will not have any real impact when viewed from any adjacent property, and as such allows the proposal to still sit comfortably within its surroundings.

Landscaping does not form part of the proposal as such, as no external areas exist around the property other than the existing rear court yard area that will be made accessible for refuse and cycle storage.

Access for refuse storage will be made available to all residents of the flat and the shop via the communal yard area to ensure that no off site refuse storage exists until the days of collection.

Cycle storage will be made available within the hall area, which will allow for secure and convenient storage.

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21/3/16.

Access statement

The application site sits near the corner of Larkfield Road and Aigburth Road and is within the district centre that exists along Aigburth Road, which gives the site clear access to the existing public transport links with numerous bus services, available within a short walking distance, and good links to vehicular movement.

Pedestrian access is readily available to local amenities and services with easy access to the local district centre, and the above mentioned public transport links giving access to more outlying amenities.