

Design and Access statement for the proposed change of use to form A3-
A5 use at 122(124) Stonebridge Lane Liverpool L11

Design Statement.

The application is for the change of use of the existing vacant property, which was formerly an A1 Laundrette into an A3/A5 use which is not at odds with policy S14 of the UDP, where it is clearly identified that Stonebridge Lane Road is within a "local Centre" under S8 of the UDP, and as it is an established local 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 Stonebridge Lane 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 in front of shop, 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 bring it back to an economically viable to shop.

The only real external alteration to the scheme is the introduction of an extract flume to the side of the property, which in real terms is a direct replacement of an existing extract system that was previously in use for the laundrette.

Access Statement.

The application site sits on Stonebridge Lane 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 not restricted with parking with 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 local 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.

The original property has been in existence as premises visited by the general public and disabled access is quite limited as two steps currently exist at the entrance into the shop. To alter this is not practical or particularly possible, and a system which is not ideal but is the only reasonable option is for staff to offer access Assistance should it be called upon, and once into the property reasonable provision for lowered counter access will be made available, and for compliance the staff WC will be made disabled compliant.

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 local district centre.