

DN301/DAS/01

44 Berry Street Liverpool,

ACCESS STATEMENT.

The works comprise the repair and refurbishment of an existing 3-storey building with basement, which is part of a terrace within the Duke Street Conservation Area. The ground floor and basement will be left as a shell for future fit-out for A3 use (coffee bar/cafe/terrace NOT hot food take-away) will associated storage and staff facilities in the basement. The upper floors will contain 5No studio flats, with a new front door provided to the Berry Street frontage.

The existing doorway into the shop has a step up of 120mm from the footway. As the building frontage is directly off the back of footway there is no opportunity to improve this to provide level access. The confined nature of the plan available has led to the available ground floor area being used for the coffee bar/cafe/terrace and shop areas, with storage and staff toilet located in the basement, served by a stair only.

The new doorway to the dwelling will have a step of 70mm to the existing floor level. An existing stair serves the single dwelling above the shop. The stair is mainly original, with a continuous moulded handrail and winders to some landings. The pitch of the stair, landing design, handrail height etc do not comply with the latest standards, however the building has architectural merit and the stair is considered to be an important internal feature which must be retained.

DESIGN AND JUSTIFICATION STATEMENT.

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Shop front.

The existing pilasters will be retained and repaired where necessary. The existing cornice, which is coming away from the wall, will be repaired and refixed, and lead work made good. The existing awning will be retained, although the awning material is likely to require replacement. The existing plywood sign appears to be fairly recent, and will be replaced with a good quality backlit sign.

The existing unsightly shutters with surface mounted shutter boxes will be removed and replaced by new metal lath shutters with a polyester powder coated finish, which will fall outside the glazing. The shutter box will be mounted inside the shop. Separate shutters will be provided for the shop glazing and shop door, so that the pilasters will be visible when the shutters are lowered, and will reduce the overall impact of the shutters (consideration was given to use of internal shutters, however it was felt that the glass would be vulnerable to vandal attack).

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A new doorway will be formed to serve the dwelling over the shop. A central mullion to provide more traditional proportions will subdivide the shop front, and upper panels of glazing will be provided to further subdivide the shop front at a corresponding height to the door fanlights to unify the design. The new door to allow access to the dwelling without having to pass through the shop is located between the existing pilasters, balancing the existing shop door.

New doors to serve the shop and dwelling will be 4-panel timber of traditional design with panel beads – the upper panels to the shop will be glazed.

All new doors, mullions, transoms and glazing bars will be in timber.

All new and existing timber will have a painted finish.

Justification.

The building is located within the Duke Street Conservation Area in a prominent position on one of the main access routes into the City centre. The proposed works will bring back into use a building, which is currently vacant and suffering from neglect, and will therefore improve the area. The improvements to the shop front, which are of traditional design, will positively enhance the Conservation Area.

The eventual proposed ground floor use is appropriate for an area of existing daytime and late night uses.

Denovo Design Limited

Design & Access Statement
11 September 2015