

DESIGN AND ACCESS STATEMENT RE. THE WHITE HOUSE, 60 BERRY STREET

ASSESSMENT

Physical. The maintenance and improvement to the fabric of the building using appropriate materials and designs will retain the historic character of the property and enhance the overall street scene.

Social. Full occupation and use of the building will be much appreciated by the local community. Empty properties are unsightly and prone to vandalism and deterioration. The location of the property is within a Conservation Area and the building is listed Grade II so the preservation and enhancement of its special historic quality and appearance will be appreciated.

Economic. The expert workmanship and top quality materials used in this change of use and conversion will enhance the value of the property.

The change from an empty Public House to a shop and two separate dwellings will enable the City Council to increase their demand for payments of Council Tax and Business Rates

Planning Policy. The proposed change of use and conversion complies with the City Council's Housing Market Renewal Initiative.

Involvement. Neighbours will be pleased to have a property in good condition and in full occupation.

Evaluation. There is great demand for convenience stores with alcohol sales and for living accommodation in the City Centre.

Design. Careful planning and consideration will result in maximum use of all available space.

USE

The ground floor is to become a convenience store with off licence, accessed by a single front door opening onto Duke Street. The upper floors are to be converted into two flats each flat having its own internal entrance and full compliment of living accommodation for at least two people.

AMOUNT

The total number of persons to occupy the flats will be possibly four. When the property was built the same area would have been for a family of perhaps two adults and one or two children so approximately the same density.

LAYOUT

Please see enclosed plans.

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SCALE

Please see enclosed plans

LANDSCAPING

None

APPEARANCE

The external walls will be repointed and all rainwater goods checked and renewed where necessary. The roof will be retiled where necessary. The best possible materials and craftsmanship will be used in order to fit in with the character of this Conservation Area. The windows are to be replaced in keeping with the building's Grade II listed character.

ENVIRONMENTAL BENEFIT

The use of modern fittings such as secondary double glazing, central heating and loft insulation plus general improvement of wall and floor coverings will improve the energy performance rating.

ACCESS

The building is on the corner of Duke Street and Berry Street so offers good access for emergency vehicles.

The ground floor shop will offer easy access for deliveries.

The staircases to the upper floors are to be well lit with accessible/time delay wall switches and are to have suitable hand rails on the walls.

Excellent bus services run past this building into and out of the city centre. There are also services to wider areas of Merseyside.

CRIME PREVENTION

New front doors will be installed with secure locking systems.

An internal front door will be similarly fitted and secured to each flat.

All windows will be fitted with locks.

BIN STORES

Bins will be stored in the cellar and brought out on days of collection.

CYCLE STORAGE

It is unlikely that cycles would be needed in this area as the public transport is so frequent and reliable. However a folding bicycle could be carried into and stored inside the flats.