

**306 Greenhill Road
Liverpool L18 9SZ**

Design and Access Statement

Design and Access Statement for: 306 Greenhill Road Liverpool L18 9SZ

29th July 2011

General

The existing building is a two storey traditional brick and pitched roof, slate roof tile end terrace building, ground floor is a Fruit and vegetable shop with toilets and yard at the rear. Upper floor is a flat. Shop front facing Greenhill Road and Melbreck Road. The site is situated in the Allerton area and is predominately a residential area.

The next door (no:304) is an off licence and (no:302) is a Post office, (no: 300) is a barber shop. (no: 125) Melbreck Road is a hairdresser and (no:123a) is a butcher. Opposite on Melbreck Road is a convenience Stores/newsagent and café.

The proposal is to change Ground floor shop unit into a hot food takeaway shop (A5) with a kitchen at the rear. Existing Shop front timber windows and door will be replaced with UPVC double glazed units with external roller shutters protected the premises. There will have a minor alteration to the internal layout. The kitchen extract duct and chimney will be located the rear of the building. Please refer to the Proposed floor plan and Proposed Rear elevation.

The Building Approach

Pedestrian access around the surrounding streets is generally wide approx. 2 metres to 3.5 metres and is generally level along the shop front pavement with dropped kerbs at junction of Melbreck Road.

Transport

The nearest bus stop is located north of the shop at Mather Avenue about 9 minutes walk. Bus routes no: 86 to Garston and Liverpool City Centre. The nearest rail station is West Allerton Rail station which is only (0.8 miles) 3 minutes driving and 15 minutes walking distance. From Greenhill Road to Liverpool city centre is 5.2 miles 17 minutes driving.

Parking

There are off street parking spaces available along the shop front and along Melbreck Road.

Entrances

Entry to the shop is off Greenhill Road. it is secure and controlled, and entrance of the proposed shop front is situated at Greenhill Road with proposed levelling the entrance step to provide a level access for people with disability. Delivery, loading and unloading will be at the rear of the shop through a secure metal gate.

Any large areas of entrance glazing will have visual manifestation and will be to the appropriate safety standards of Building Regulations Part N.

Waste storage and collection

The waste bins will be stored at the rear yard and will arrange with commercial waste collection contract.

Horizontal Circulation

Horizontal access to the front part of the building is levelled. Access to the proposed shop

unit will be levelled with a ramp.

Entrance door for the proposed shop unit is 900 mm clear to achieve above the Building Regulations minimum requirements.

Ironmongery is easy action, operable with a closed fist, colour contrasted from the door and located at 1000mm AFL to centreline of handle.

Door closer pressure is not greater than 30 N from 0° (the door in the closed position) to 30° open, and not more than 22.5 N from 30° to 60° of the opening cycle. Where appropriate, door closers will incorporate a delay check to allow sufficient time for a disabled person to pass through.

Counter areas are incorporate dropped sections of counter suitable for wheelchair users. No toilets will be required for customers. Staff will use the toilets located at the rear.

Means of Escape

The maximum travel distance is less than 5 metre within the shop unit, therefore the entry door located Greenhill Road can be used as an entrance and fire exit for customers.

Signage

Text is colour contrasted against background. Clear symbols and directional arrows will be used wherever possible within the building.

The Disability Discrimination Act 1995

Employment

Employers are required to make reasonable adjustments to procedures and premises so that disabled job applicants and employees are not at a substantial disadvantage compared to non-disabled people.

Goods, Facilities and Services

It is unlawful for providers of goods, facilities and services deliberately not to provide a service, to make it impossible or unreasonably difficult to use a service, to provide it to a lower standard or on discriminating terms.

Premises

Requirement to remove physical barriers since October 2004.

Or provide a reasonable alternative method of making the service available to disabled people.

The Disability Discrimination Act 2005

Includes:

A new positive duty on public authorities to promote equality of opportunity for disabled people, in common with race and gender.

Protection for more people diagnosed with the progressive conditions of HIV, MS and cancer, from the point of diagnosis rather than from the point of manifestation as previously.

Removes the requirement that mental illnesses must be "clinically well-recognised."