

DESIGN & ACCESS STATEMENT.

THE POST OFFICE PUBLIC HOUSE.
2 GREAT NEWTON STREET.
LIVERPOOL L3 5RL.

15F/2922

20.11.15

INTRODUCTION / PROPOSAL / CONTEXT.

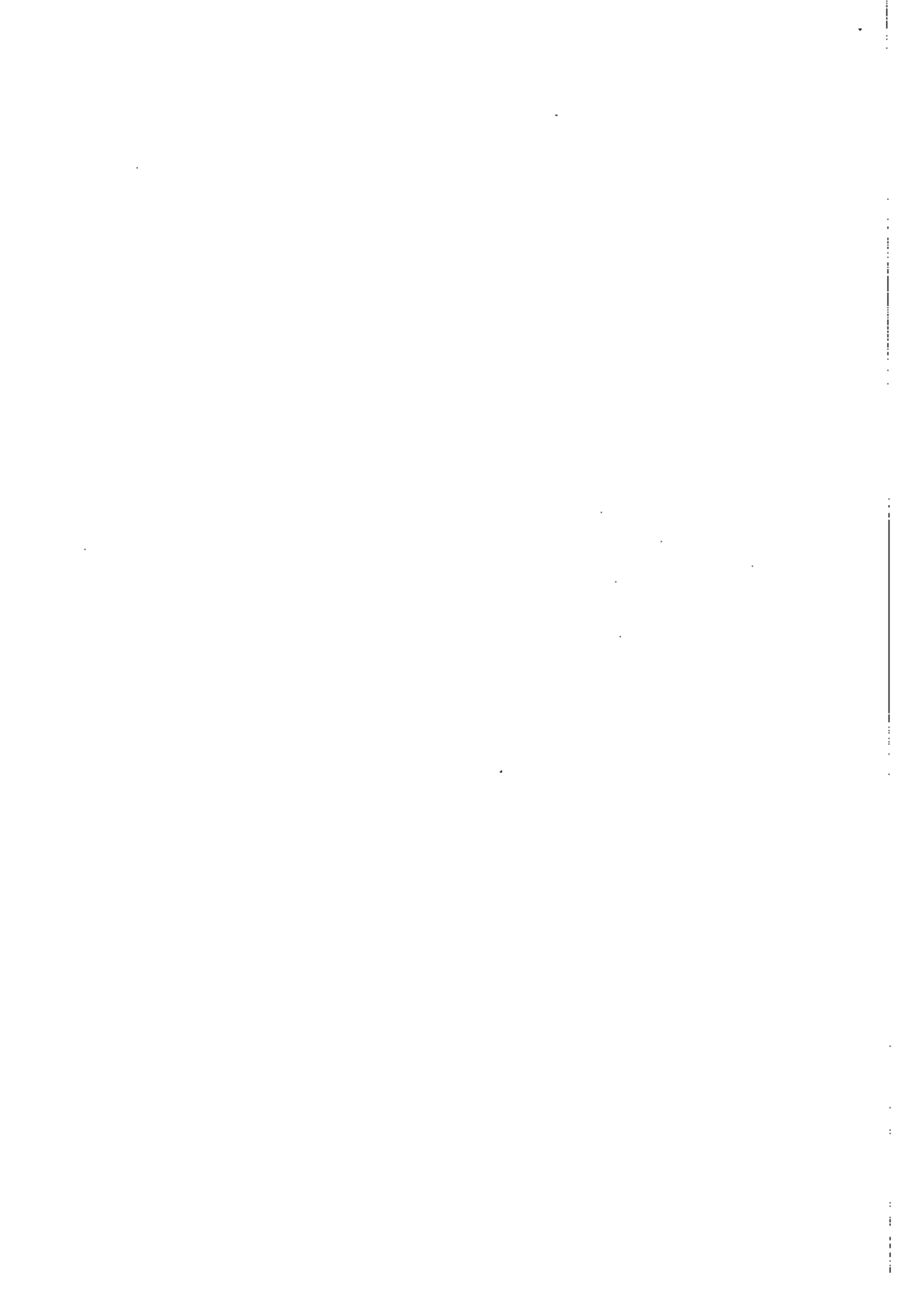
The application premises consist of a Public House at ground floor level and living accommodation at the first and second floor levels.

There are accesses to the pub on Great Newton Street and the corner of London Road & access to the living accommodation is via Great Newton Street.

It is situated in a mixed use commercial area, comprising retail and drinking establishments, offices and wholesale buildings, Universities and also a vastly developing residential area with several new-build student accommodations nearby.

It is ideally situated in a student catchment area, due to the numerous local universities and also its close proximity to the town centre.

The proposal is to change the use of the public house to a shop outlet and also convert the existing rear & upper floors, whilst incorporating a 3 storey extension to the rear, into self contained flats. This would also include the introduction of a mansard roof to the existing building to gain an additional flat.



DESIGN.

The public house would be converted to a shop outlet with its existing entrance to be retained. The existing window openings would be retained but the glass to be replaced with new full pane glass. Roller shutters would be added & the exty. signage would be overhauled & re-used. Staff wc. facilities would be incorporated as would the exty. level threshold retained. Bin storage would be contained within the building.

A 3 storey extension would be constructed to the rear in a render finish to match the existing building.

Sliding sash windows would be incorporated but without the decorative surround.

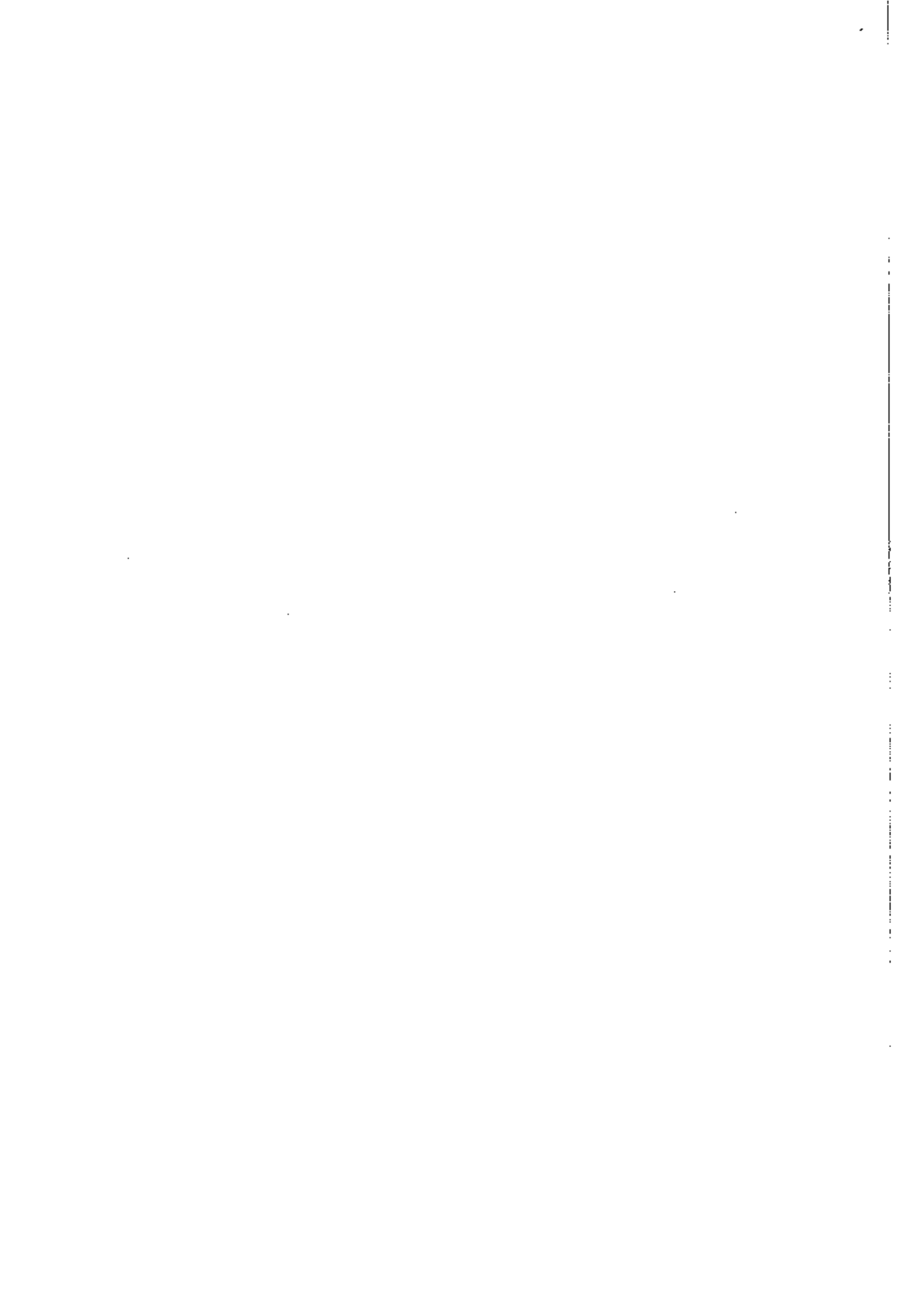
The roof would be of a concrete tile in a slate grey finish to match the slate to the existing roof.

The extension is to be sub-servient in size to the exty. building.

The existing pub access to Great Newton Street would be retained to provide access to the first flat which would consist of a 4 bed flat, all en-suite and a communal lounge / kitchen area. The existing level access would result in all beds being disabled accessible.

The rear of the extension would contain an enclosed cycle storage & bin-storage facilities.

The existing access on Great Newton Street would be retained to gain access to the upper floors.



The first floor level would provide 2 further flats. Flat 2 would be a 3 bed flat (all en-suite) and a communal lounge/kitchen & Flat 3 would contain a 4 bed flat (all-en-suite) & a communal kitchen/lounge area.

Automatic opening windows, in-case of fire, would be provided on the rear wall on all floors, and would open inwards.

The second floor would replicate the floor below resulting in 2 further flats: (1HP 3bed flat & 1HP 4bed flat again all with communal lounge/kitchen areas.). Some new windows on 6moot Newton Street would be re-opened - to match existing.

The existing roof of the building would be adapted to create a mansard roof, faced off in slate, & a 5bed flat would be achieved. Dormer windows would be constructed with a code 4 lead finish & would house sliding sash type frames.

An internal boxed leaded gutter would be created. The overall height of the buildings roof would be retained. Bed 5 to Flat 6 in the new roof would have its own access, due to the internal layout of the staircase. Its access could not be reached by the main entrance to Flat 6.

The mansard style roof & dormer windows would replicate the building on the next row of shops on London Road. The size and scale of the extension would be discreetly complimentary to the original building.

LANDSCAPING.

No landscaping is to be provided as the site does not have the sufficient capacity to accept it.

ACCESS.

Access to the ground floor flat & new shop are fully accessible for disabled persons, due to the entry level thresholds being retained.

In terms of public transport, the site is already located on the edge of the city centre, although bus services along London Road would lead you to the heart of the city.

Train stations, universities, shops etc, are all within walking distance.

The project would provide ideal student accommodation due to its proximity.

A management plan would be incorporated to ensure all bins emptied on the given day and under no circumstances ever be left outside of building.

After consultations with planners after a pre-app enquiry, every effort has been made to incorporate the necessary design changes.

It would result in a well sited, well designed residential accommodation and conversion of a building, which over the years has been left in a poor state of repair.

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TRANSPORT ASSESSMENT.

The conversion and extension of the Post Office Public House offers accommodation for students and professional people alike on the cusp of the city centre.

Access to all bus routes and convenient train stations are a walking distance away & the need for cars is not a necessity.

Due to its proximity to the town centre, no parking spaces are to be provided to the site, culminating no changes to footpaths or highways.

An enclosed cycle store is to be provided.

Due to the new cycle scheme around town, there are also bikes for highlighting the need to move around the city conveniently and there are various stands around Liverpool. The nearest one to this scheme is actually London Road.

Therefore the transport assessment to this site results in no inconvenience to potential suitors and the general public alike.

