

DESIGN AND ACCESS STATEMENT

For

**1 TREVOR ROAD /
1 ECCLESTON ROAD
LIVERPOOL**

PROPOSED WORK

CONVERSION TO FORM 2 FLATS

Issue Date: 15 January 2015

THE PLAN CENTRE 13 ST STEPHENS RD, HIGHTOWN, LIVERPOOL
TEL: 0151 2036236

INTRODUCTION

This Planning Statement supports a planning application for the change of use of former hair salon to 2No. residential units.

The report demonstrates that the reuse of the now vacant shop unit for residential use is entirely appropriate with regard to the Development Plan

DESIGN PRINCIPLES

The key design principle for the conversion was to work with the existing building, limiting the removal of structural walls and alterations to the elevations.

USE

The current ground floor is vacant but was formally used as a hair salon which is set in a residential area. The proposed conversion is to form social rented accommodation, including 2No. single bedroom flats / studio units.

Whilst the property requires some cosmetic refurbishment and structural alterations, only modest internal reconfiguration is required in order to convert it to a residential use. The existing and proposed layout plans are included in the application submission.

AMOUNT

The size of the original main building supports the conversion to 2No. ground floor flats. The conversion work has been undertaken without the need for any extensions.

LAYOUT

See application drawings

APPEARANCE

The design principles of the conversion is to retain the character of the original property.

ACCESS

The property is in a highly sustainable location, in close proximity to local shops and services as well as easy access to public transport links.

It is not proposed to provide any off street parking. Additional parking would be minimal.

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