

44 Duke Street – Liverpool L1
Design and Access Statement - Proposed Change of Use
Rev 1 – 17 October 2015
Ref. EBC00301.DAS01Rev1.PD



Applicant: Frenson Limited

Introduction, Description, Context

This Design and Access Statement has been prepared on behalf of the applicant *Frenson Limited*, in relation to the Planning Application for the change of use of 44 Duke Street, Liverpool L1. The property lies within the Duke Street Conservation Area.

The existing building is vacant. It is brick built, and has been re-roofed using natural slate in recent years. It occupies a mid-terrace position on the southern side of Duke Street. It is believed that this building dates from the late 19th century, and presumably replaced a mid 18th century merchants house. The property is arranged over three floors, and there is also a basement and an attic. The building has been disused for many years, although it has provided occasional informal gallery and exhibition space at certain times. The building was in commercial use before it became vacant.

The front elevation is in common brick with pressed red brick arches and moulds over the windows. There is a high-level panel with terracotta moulded framing that was presumably provided to define an area for signage. The rear elevation also is in common brick. The roof is pitched with slate coverings.

The properties along this lower part of Duke Street are varied in use, size and age. There are retail uses, restaurants, cafes, residential, offices etc. The main city centre retail area; Liverpool One, is a short distance away at the bottom of Duke Street.

The applicant is applying for change of use to A1 Retail.

The following section describes the proposed alterations, as well as design and accessibility.

Design : Design Brief, Alterations and Repairs, Appearance, Change of Use

(To be read in conjunction with drawings EBC00301-001, 300, 301).

The design brief was to obtain consent for change of use to retail. The applicant will then provide a useable 'shell', that a prospective tenant will subsequently fit-out.

The proposed alterations (which will be carried out by the tenant), include:

- Improvements to the front elevation by removing external shutters and grilles at ground floor level, and relocating physical security to the inside face of windows and doors.
- Modifications to the floor level at the front entrance to improve accessibility.
- The provision of enclosed staff cycle parking, refuse and recycling storage, in the yard area.

The proposed use is A1 (Retail).

Accessibility, Deliveries, Refuse and Recycling

Accessibility

The proposed works will improve accessibility to the ground floor. There are currently three steps at the front door, with a total rise of 540mm, although the steps have uneven risers and are a trip hazard. There is insufficient space inside the front door to provide a compliant ramp, due to the location of the stair (a ramp at this location would have a slope of more than 1 in 5). An external ramp is not possible as it would need to be built on the footpath which is part of the public highway, and would reduce the footpath width significantly. The solution is therefore to provide steps with even risers, but to locate two of the three steps inside the building at the edge of a lobby space, where it will be possible to install a handrail. This also allows staff to provide assisted access to a wheelchair user, via the use of a doorbell and mobile ramp.

No new vehicular access is intended, and no new parking is provided (there are existing on-street meter parking spaces on Duke Street and the surrounding streets; all of which are in close proximity). Duke Street is also a bus route to/from the south of the city; and Liverpool One bus station is 0.2 miles by foot (via Duke Street). Taxis are widely available on Duke Street and Hanover Street, and the nearest train station is Liverpool Central (0.3 miles by foot).

No fit-out is carried out in this type of building by the owner/applicant. The fit-out will be the responsibility of the tenant. We would expect that the tenant would provide an accessible WC at ground floor level. The timber floor structures can be modified relatively easily to incorporate a platform lift, should the tenant trade from the upper floors as well as the ground floor.

Deliveries

Deliveries will be directly from Duke Street, as with all other similar premises on the street.

Refuse / Recycling

The location of the refuse and recycling store is shown on the application drawings. Refuse and Recycling will be brought out onto Duke Street at the time of collection, and stored within the curtilage of the property at all other times.