

Design and Access Statement

53 Houghton Street, Prescott, L34 5RS

1. Introduction

This Design and Access Statement accompanies the proposal to convert an existing **non-residential commercial garage** into a fully operational and profitable off-licence shop. The development aims to maximize the potential of the existing space while ensuring full compliance with all relevant planning, legal, and operational requirements. This conversion will enhance the local commercial offering by providing residents with greater convenience and improved access to essential goods.

2. Site Context

The site is located at **53 Houghton Street, Prescott, L34 5RS**, within a mixed-use urban environment characterized by both residential and commercial properties. The existing structure is a **commercial garage with no residential use**, which is proposed to be repurposed as a retail unit serving the local community. The site benefits from established transport links and pedestrian accessibility, making it well-suited for a small-scale retail operation. The proposed development will contribute positively to the local economy while remaining in harmony with the surrounding built environment.

3. Design Proposal

- **External Alterations:** The conversion will involve minimal external modifications, preserving the existing character of the area. The shopfront will be upgraded using high-quality, modern materials to enhance visual appeal and durability. Signage will adhere to local planning regulations, ensuring clarity and aesthetic suitability for the setting.
- **Internal Layout:** The internal space will be designed for maximum retail efficiency, featuring well-organized shelving, a strategically positioned checkout counter, and sufficient storage facilities. The layout will facilitate smooth customer circulation while making optimal use of the available space.
- **Materials & Finishes:** High-quality, durable materials will be used throughout, ensuring longevity and ease of maintenance. Flooring will be slip-resistant, and lighting will be designed to create an inviting retail atmosphere.
- **Shopfront Specification:** The shopfront will feature premium-grade aluminum framing with powder-coated finishes for durability and a contemporary aesthetic. Laminated safety glass will be installed to enhance security and ensure clear visibility. All materials will comply with industry standards for quality and sustainability.

4. Accessibility

- **Pedestrian Access:** The entrance will be designed for unobstructed, inclusive access, incorporating a level threshold for wheelchair users. Automatic doors may be considered to further improve accessibility.
- **Vehicular Access & Parking:** Adequate parking provisions will be available for customers, including designated spaces for disabled individuals. The parking layout will ensure ease of access and circulation, as outlined in the accompanying floor plans.
- **Refuse Collection & Waste Management:** A designated refuse storage area will be incorporated into the floor plans for efficient waste disposal and recycling. The waste collection point will be easily accessible for local authority services while minimizing visual impact and disruption to neighboring properties.
- **DDA Compliance:** The development will fully comply with the requirements of the **Disability Discrimination Act (DDA)**, ensuring accessibility and inclusivity for all customers, regardless of physical ability.

5. Security & Safety

- The shop will incorporate advanced security measures, including high-definition CCTV, motion-sensor lighting, and reinforced entry points to deter unauthorized access.
- Fire safety measures will be implemented in full compliance with relevant building regulations and health and safety guidelines. This will include smoke detectors, fire extinguishers, and clearly marked emergency exits.

6. Sustainability Considerations

- Energy-efficient **LED lighting** will be installed throughout the premises to reduce energy consumption and operational costs.
- The heating and cooling systems will be designed to optimize energy efficiency while ensuring a comfortable shopping environment.
- A comprehensive waste management system will be implemented, including designated recycling bins to promote sustainable practices.

7. Operating Hours

The proposed operating hours for the off-licence shop are as follows:

- **Monday to Sunday:** 07:00 – 23:00

These hours have been selected to provide convenience to customers while minimizing potential disruption to nearby residential properties.

8. Conclusion

The proposed conversion of the existing non-residential garage into an off-licence shop offers a valuable addition to the local retail infrastructure. The design emphasizes functionality, accessibility, security, and sustainability, while fully adhering to planning and operational requirements. This development will contribute positively to the commercial viability of the area, providing local residents with a convenient, well-managed retail facility that aligns with broader urban planning objectives and economic development strategies.

The accompanying floor plans detail the site layout, with careful consideration given to all operational aspects, including waste management, parking, and customer circulation.