



Design and Access Statement

No.60 St Marys Road, Liverpool L36 5ST

Client Name: Mr Radcliffe

Project Address: No.60 St Marys Road, Liverpool L36 5ST

Project Title: Change of Use of Dwelling to Form Disability Day Centre

Date: 07.10.2022

Agent: LK Architecture ltd



Existing Site

No.60 St Marys Road is a semi-detached property located in Huyton, Liverpool. The property lies under the Authority of Knowsley Metropolitan Borough Council.

This building is not situated in Local Conservation Area and has no TPOs situated on the site.

The building does not have any historical significance and it not listed in The National Heritage List for England.

Location Plan below not to scale but to use as a reference.



Image 1- Location Plan (nts)



Image 2: Front elevation of No.60 St Marys Road, Liverpool.



Image 3: Rear elevation of No.60 St Marys Road, Liverpool.

Proposal

The property will be purchased by our client and their proposal is to change the use of the building to be used as a Disability Day Centre by Young Adult Respite Service (YARS).

YARS Day Centre provide a safe environment for young adults with disability and by working together they encourage them to meet friends, engage in exciting activities, gain qualifications and crucial life skills.

On average 30 people will be using the facility per day. They will be dropped off by taxis and mini buses on site via the front driveway or with the use of St Agnes Club car park.

The facility will be used from 8am to 4pm with 6 staff members on site with no over-night stays.

Please find the supporting letter and car park arrangement letter from Father Anton Fernandopulle.

Access and Parking

There are good transport links in around the area, with a short distance to the Huyton shopping park and several bus routes in close proximity.

Site plan below shows the property in relation to other buildings within close proximity. The building sits very much alone on its own large plot.

The building has a large front driveway and side access for vehicles. Moreover, our client has sought permission from St Agnes Club opposite the road to use their car park space for daily use.



Image 4: Site Plan (nts)

Parish of St Agnes & St Aidan



82, Huyton Hey Road,
Huyton,
Liverpool,
L36 5SQ

Phone 0151 489 3085
E-mail: agnesaidan@rcaolp.co.uk
Registered Charity: 232709

Parish Priest: Fr. Anton Fernandopulle

16th September 2022

To whom it may concern

The Young Adult Respite Service have approached me regarding the purchase of a house on St.Mary's Road for the delivery of a day centre service for young adults with learning disabilities.

I understand that they may require an area for dropping off/picking up those who are attending. I am happy to confirm that I give my permission for the use of the St.Agnes Club car park for this purpose.

Sincerely

Fr. Anton Fernandopulle

Applicant Statement

YARS DAY CENTRE
11 Emelia Drive
Merseyside
L34 1AX
Email - info@yars.org.uk
Telephone 07403199954

Young Adult respite Service (YARS)

“Developing independent living, personal and social skills through a wide range of physical and educational activities, in a needs led and person centred environment.”

Young Adult Respite Service C.I.C (Y.A.R.S) was created in 2017 to support the personal and social development of disabled young adults across Merseyside. Our aim is to provide disabled young adults (aged 18 – 35) with an opportunity to meet like-minded people in a safe environment, whilst developing friendships, confidence, independence and engaging in new and exciting activities. In addition to this, providing much-needed respite for parents/carers.

YARS DAY CENTRE works in partnership with referral agencies and parent/carers to discuss and access young adults needs, devising a detailed action plan for each individual, regularly measuring outcomes and reviewing progress, in line with our mission statement.

The foundation of YARS DAY CENTRE is built on 4 pillars, we believe these, combined with our mission statement will be crucial in supporting disabled adults in YARS DAY CENTRE. These include:

- Health
- Lifestyle
- Social and personal development
- Aspirations

In January 2022 YARS DAY CENTRE reached full capacity in our current provision (Old School House), this meant halting any new referrals and creating an ever-growing waiting list of disabled young adults desperate to join our service.

We immediately started working with several different Knowsley Council employees to acquire a suitable building via rental or a CAT, after many meetings and discussions it became evident that there is a real lack of surplus buildings readily available within the borough and we were advised to start searching for our own building.

After viewing 15 plus properties, we eventually found a lovely house at 60 St Mary's Road, Huyton, a 2 minute walk from our current provision. We immediately fell in love with the building and seen its potential to be utilised as our new home for YARS DAY CENTRE. We were overjoyed as this would allow us to expand our service reduce our waiting list and work with many more people in desperate need of our service.

After having an offer accepted, a MIP approved we are excited for our future, we have also received support from many parents/carers, Head of Adult Social Services, Knowsley Community College, Flourish, Father Anton (St Agnes), Karl Hart (CEO OSH) and most recently Andrea Cooper (Head of Stronger communities), all of whom are extremely supportive of YARS acquiring 60 St Marys Road, allowing us to provide essential support and respite for many more isolated and excluded disabled young adults from Knowsley.

Kind Regards

Thomas Radcliffe
Managing Director Young Adult Respite Service