

Design and Access Statement

THE OVEN ECCLESTON STREET PRESCOT MERSEYSIDE

1. What are the features on the existing site?

- Buildings – size, age, style, condition (further detailed information should be provided in the historic environment section if appropriate).
- gardens, landscaping and other open areas.
- boundaries – walls, railings, fences or other means of enclosure.
- immediately adjoining buildings and sites.

NOT APPLICABLE

2. Please provide details of how access issues have been addressed

The 'access' component should deal with both interior design and management issues to demonstrate not just compliance with the design details in the Access Design Guide SPD, but also how the applicant intends to meet their duties under the Equality Act 2010 (which incorporates the Disability Discrimination Act 1995).

Where relevant, this should include:

- Approaches to and around the site, including transport links
- Car-parking, setting down points, location of dropped kerbs (if required)
- All entrances, including visibility
- General horizontal/vertical circulation and layout arrangements

- Appropriate use of surface materials
- Facilities within the building including WC provision, circulation within units and explanation of accessibility standards through all public parts of the building
- Way-finding and signage
- An assessment of means of escape

NOT APPLICABLE

3. Please provide details of the layout of proposed development

- Relationship of buildings, routes and spaces.
- Safety and security.

NOT APPLICABLE

4. Please provide details of the scale/appearance of the proposed development

- Height, width, length, materials, detailed design.
- Relationship to surrounding development.
- Relevant local and national policies and guidance.

NOT APPLICABLE

5. Please provide details of the landscaping in the proposed development

When choosing trees and plants the following factors should be considered:

- Suitability – is the ultimate size appropriate for the space the plant will have, it is important to avoid conflict with buildings. Large vigorous trees too close to structures will require expensive and regular pruning. Will the species choice be tough enough to survive the site conditions?
- Interest – Does the plant for example display any of the following features – attractive bark, flowers, interesting foliage and autumn colour? Sometimes trees which bear fruit are not suitable for heavily used areas.
- Sustainability – is there sufficient soil depth available and has irrigation and drainage been supplied where planters have been specified? Trees and plants grown in the ground will live longer and need less maintenance than those grown in planters. Where there is subterranean development a metre depth of soil must be provided over the structure.

NOT APPLICABLE

6. Please provide details of how Heritage Assets issues have been addressed

- Describe the assets affected – listed buildings, conservation area, archaeology etc.
- Define their significance (in the case of buildings in conservation areas, their contribution to the character or appearance of the area).
- Assess the impact of the proposals on the heritage asset, including reference to national and local policies and guidance.
- If the impact is harmful to the significance of the historic asset, set out the public benefits which justify the proposal.

THE EXISTING '0'S FRONTAGE WILL BE REMOVED INCLUDING THE CANOPY
AND BE REPLACED WITH A NEW TIMBER FACADE IN KEEPING WITH A
VICTORIAN DESIGN IN KEEPING WITH THE HERITAGE OF ECCLESTON.
STREET COLOURS WILL BE GENERALLY GREEN AGAIN VICTORIAN
INCLUDING SURROUNDS WINDOW FRAMES AND DOOR
AN ELECTRIC ROLLER SHUTTER FOR SECURITY WILL BE FITTED AGAIN IN A
COLOUR TO MATCH THE MAIN DESIGN