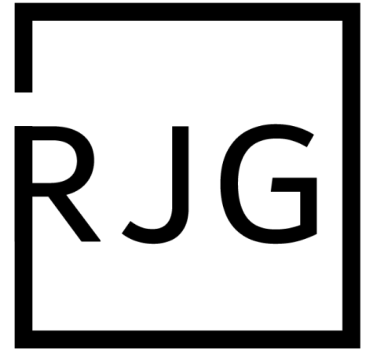




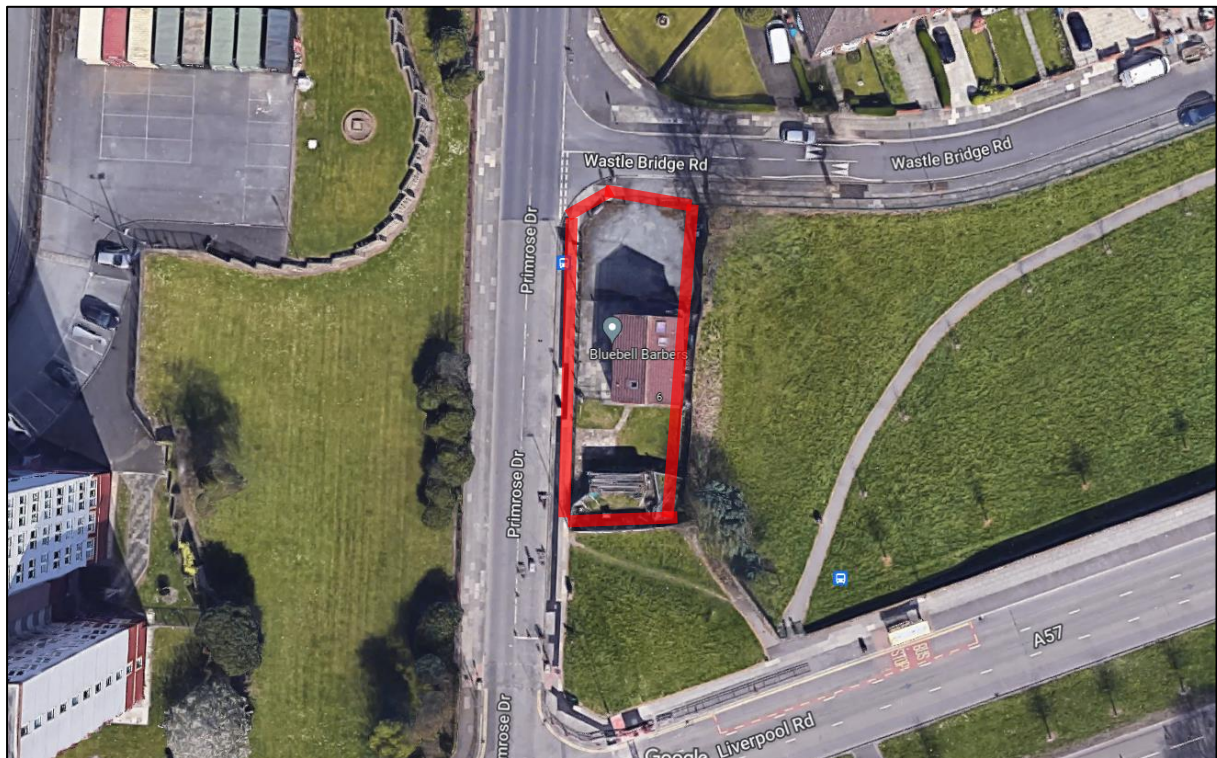
PREPARED BY RJG ARCHITECTURE LTD – 20TH MAY 2022

PLANNING / DESIGN & ACCESS STATEMENT

Full planning application to gain approval for the erection of a side extension to an existing commercial building to create a health and wellbeing centre.

SITE ADDRESS:

Bluebell Barbers
Primrose Drive
Huyton
L36 3SX



Application site edged in red

INTRODUCTION

This statement has been prepared for on behalf of Josh Culley to create a health and wellbeing centre, to be situated within a proposed extension to his commercial premises on Primrose Drive.

The application as submitted in full is supported by existing and proposed floors plans, elevations, site block plans and a location plan.

SITE OVERVIEW

The site is located along Primrose Drive in Huyton, next to Wastle bridge Park, just over 1km away from the M57 junction.

The plot comprises a 2-storey commercial building, positioned centrally on the site, which operates as a café at ground floor and barber at first. There is a large forecourt to the North providing off street parking, and a shipping container and storage area sectioned off to the South. The North and West boundaries (road facing) have a 1-metre-high metal fence, the East and South boundaries (park facing) have a 2.4m high metal fence. There are also some concrete bollards positioned toward the northern perimeter and used to create separation between the parking forecourt and building.



PROPOSAL

To create the health and wellbeing centre It is proposed to build a 12m wide 2 storey side extension, with a shallow forward projection, to accommodate 2 studios, 2 changing rooms, a w.c and reception area. The new addition will be built using materials to closely match the existing property, such as white UPVC windows, red brickwork and red interlocking tiles.

Both businesses that currently operate from inside the premises are under the management of Josh and his parents; Josh operates the barber shop and his parents the café. Josh is motivated to open a health and wellbeing studio following the recent bereavement of his brother. After a short closure of the café due to the circumstances, the re-opening aims to focus on health food that would complement the wellbeing studio.

The health and wellbeing centre will provide a studio on both floors, that will be used for mainly 1 to 1 personal training sessions and life coaching. There will occasionally be group classes with a maximum number of 3 clients at a time.

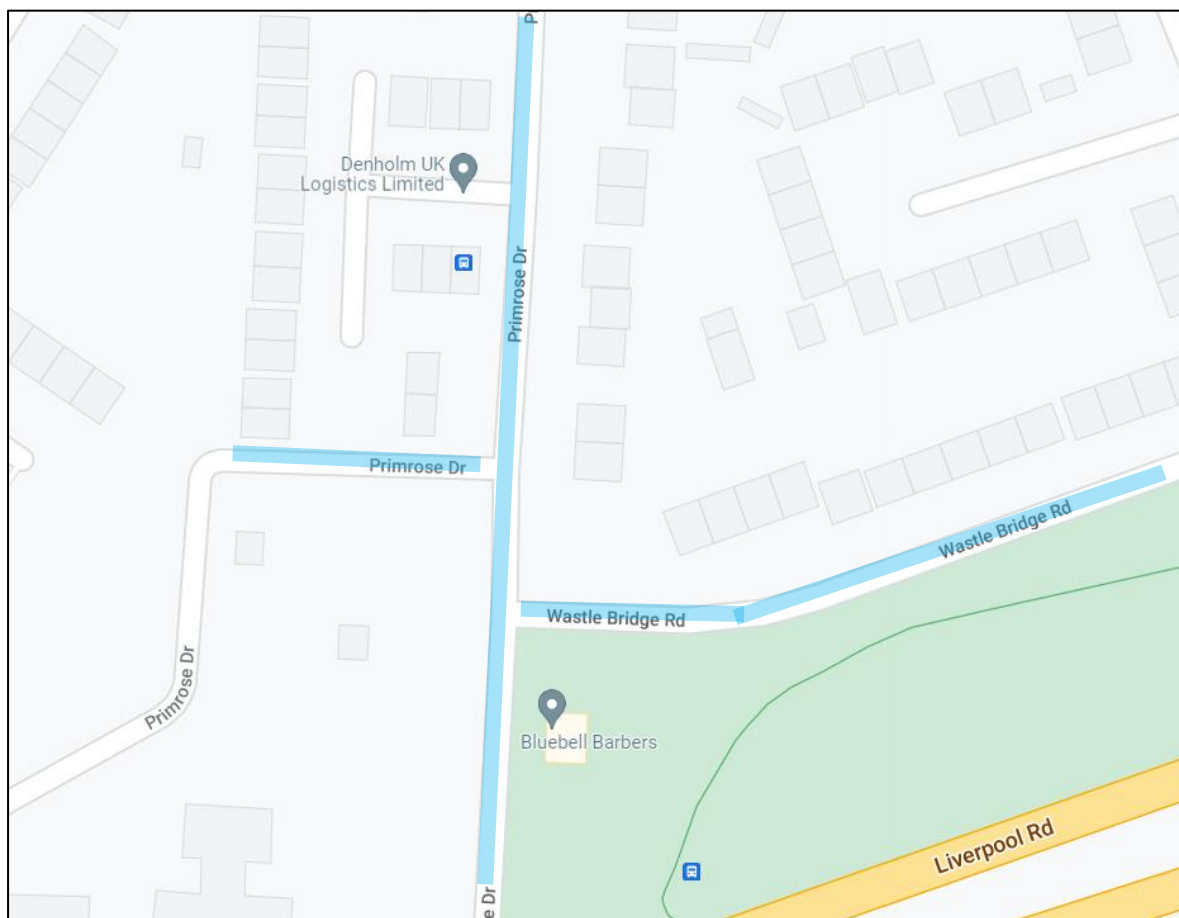
The addition of the new venture will create direct employment for 4 fully qualified personal trainers. The café also plans to employ 2 part time staff, following the expected increase in customers.

The proposals include a secure covered bike store to the South of the plot near the new entrance. The bin store will be to the rear of the café as per the existing arrangement.

ACCESS

The site benefits from good quality transport links, being located on Primrose Drive: one of the main roads in Knowsley. As mentioned earlier, the site is positioned 1km away from the M57, and is also 1.6km from Huyton train station. There is a bus stop adjacent to the site providing multiple transport connections in Knowsley, St. Helens and Liverpool. The bus numbers are as follows: 10, 10A, 10B, 530 and 839.

The existing plot accommodates up to 5 car parking spaces. It is proposed to remove 3 bollards, which will increase the onsite parking to 6. Parking is also available on surrounding rounds including Wastle bridge Road and Primrose Drive. Images illustrating potential parking spaces can be seen below:



Available parking shown in light blue line, to correspond with images below.



Primrose Drive estate parking (left) Wastle Bridge Road parking (right)



Primrose Drive parking

NPPF & LOCAL POLICIES

The strategic goals outlined in ¹ *Knowsley Economic Regeneration Strategy 2012* aim to promote the conditions for sustainable business growth by enabling *'More young people and adults to become self-employed and start successful enterprises in the private and third sectors'*. Josh is an entrepreneurial individual, evidenced by managing a successful barbershop that has proven popular with locals. He is keen to expand his enterprise, with the addition of a health and wellbeing facility to promote and improve mental health in the local community.

The KERS2012 aims to give *'Adults the resources and support to enable them to manage their own health and wellbeing and have a good quality of life'*. By providing this facility in the local community it will give residents the opportunity to improve their own mental wellbeing.

Planning Policy Statement 4 states in BC10 paragraph B *'the accessibility of the proposal by a choice of means of transport including walking, cycling, public transport and the car, the effect on local traffic levels and congestion (especially to the trunk road network) after public transport and traffic*

¹ http://www.knowsley.gov.uk/pdf/PG32_KnowsleyEconomicRegenerationStrategy2012.pdf

management measures have been secured.' The site benefits from a range of high-quality transport links making it easily accessible by train, bus or car. Cycling will also be strongly promoted given the venture type being in the health and wellbeing category.

Paragraph D. *'refers to the impact on economic and physical regeneration in the area including the impact on deprived areas and social inclusion objectives.'* Mental health awareness is increasing growing in importance, especially following the Covid-19 pandemic, and therefore implementing a health and wellbeing centre, in an easily accessible location complies with this paragraph of the PPS4. Paragraph E. relates to the impact on local employment, following the development, the business will employ at least 6 staff members.