



GEO-NEO Architectural

Designs, Constructions, Consultations

& Supervisions

7 Orchid Grove, Riverside Gardens
Liverpool L17 7EY
0151 7278223, 07973931450
Geoneo.uk@gmail.com

DESIGN AND ACCESS STATEMENT

Address: **25 Derby Road, Huyton L36 9UP**

THE SITE



Date : **November 2023**



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1.0 INTRODUCTION

- 1.1. The site is located above 27-29 Derby Road Huyton on the periphery of the Sherborne Square Shopping Precinct of Huyton.
- 1.2 The site occupies the Second Floor of the building and has its own staircase and ground floor Entrance which is at the corner of Derby Road and Centre Way.
- 1.3 The top floor has been used all its life as offices and its last use was Solicitors.
- 1.4 The application site lies in an area with mixed use.
- 1.4 Sherborne Square which is accessed from Derby road and Centre Way is a mixture of retail units and offices, banks and residential accommodation.
- 1.3 Recently almost the whole block in Sherborne Square which is facing Lathom Road, has been Refurbished, having been converted to Residential accommodation in the past.



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2. PROPOSALS

- 2.1 Our Application is for a Prior Approval Change of Use from Offices to Residential on Permitted Development Rights (PDR)
- 2.2 The Office floor space which has been empty for more than a year and which has a floor area of 330.2m² plus the staircases and landings will be converted into 5nos self contained flats.
- 2.3 The Nationally Described Space Standards (NDSS) are observed and each flat will have the required Storage, Bedroom, Bathroom, Living room and kitchen space.



THE GROUND FLOOR FRONT ENTRANCE

- 2.4 All rooms will have natural light and all the flats will benefit of recreation space at the external paved verandas.
- 2.5 The existing fabric of the proposed site will be upgraded to comply with the current Regulations in terms of U values and Thermal Insulation.

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3. DESIGN & CONTEXT, (Development Proposals)



PROPOSED FLOOR PLAN

3.1. The Office space will be converted into 5 nos self-contained flats each with its own private external recreation space.

3.2 Flat No1 will occupy 61.45m² floor area and will be according to Nationally described Space standards a two bedroom 3 persons flat.

3.3 Flat No2 will be 50.2m² and will be used as a 1bedroom 2 people flat.

3.4 Flat No3 having 39.7m² floor area will be a one-bedroom, one person occupancy.

3.5 Flat No4 will have 71.77m² floor area and will accommodate 2 bedrooms with 4 people occupancy.

3.6 Flat No6 with the 62.7m² floor area will be a two bed 3 people occupancy.

3.7 Their internal layout will be central hall which gives access to all rooms with an open plan kitchen living room area.

3.8 All flats will have the required store area and the recommended bedroom and bathroom sizes.

3.9 All flats will have all rooms illuminated by natural light and a spacious outdoor veranda space for recreation purposes.

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4. POLICIES

4.1 Policies associated with this Proposal are:

Class MA –(Commercial, Business and Service Uses)-introduced in 2021 which allows for Class E uses (eg offices) to be converted to residential use (C3).

Knowsley's Replacement Unitary Development Plan including Supplementary Planning Guidance;

S2- policy Diversification of Uses within Existing Centres;

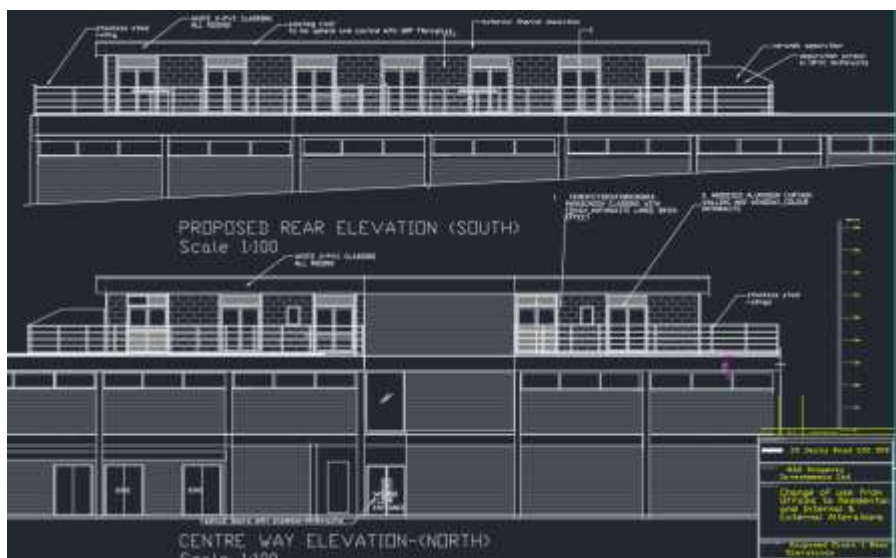
National planning Policy framework;

DQ1- Design Quality in New development

Technical Housing Standards.

4.2. Our scheme and proposals are well within and in line with all the above Policies and Guidelines.

4.3. All requirements of National Housing standards are observed and complied with.



PROPOSED FRONT AND REAR ELEVATIONS



5. PARKING, BICYCLE STORE

5.1. The Application Site is situated on the periphery of a Shopping Precinct with all local bus routes and bus stops within walking distance.

5.2 There are Taxi ranks in the Precinct and nearby area.

5.3. The proposals include and 5 nos. secured covered and safe bicycle stands inside the property to encourage green travel.

6. CONCLUSION

6.1 The proposal is in line with Planning Policies and Local UDP policies.

6.2 The scheme is in line with Government guidelines and requirements.

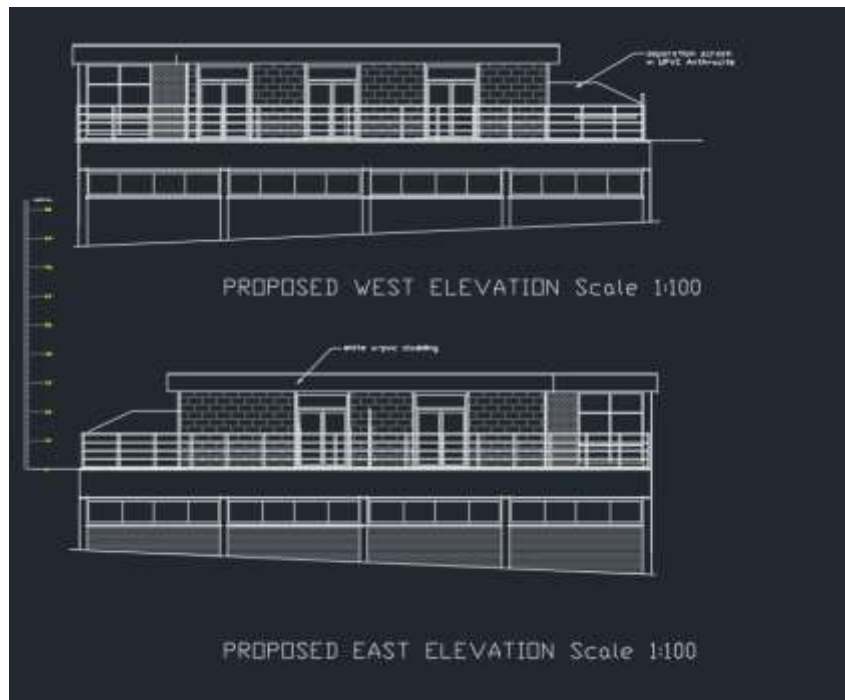
6.3. The proposed external wall insulation and rainscreen cladding in Anthracite colour and large brick design will complement the anthracite brick external walls of the building as well as the Shopping Precinct as a whole.

6.4 The conversion of the ex office space into residential is in line with recent conversions in the area and to the Building facing Sherborne square and Lathom Road.

6.5 The proposal will provide high quality and class Living accommodation to a number of local people.



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Director.

E-Mail address: geoneouk@btinternet.com

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Director:
George Neophytou
Architectural Consultant



Secretary:
C. Neophytou, Engineer
Registered in England No.3624412

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