

DESIGN AND ACCESS STATEMENT

PROJECT DETAILS

Project: Units 1 & 6 Wilson Road Stretton Way, Huyton, Liverpool, L36 6JF

Applicant: Strang Investments 2007 Ltd c/o Peloton RE

Agent: Woodfellows LLP

Planning Application: Full Planning Application

DESIGN

Use

The site forms part of the Huyton Business estate with various established B1, B2 and B8 uses.

Unit 1 was previously occupied by A stationary company and used for distribution and storage. The unit has been vacant for over three years.

Unit 6 is currently occupied by a storage and distribution company and due to become vacant very shortly.

The proposed flexible uses will remain and the units presented to the open market for new tenants.

Amount

Unit 1 will have part of the under-used existing low eaves structure, raised loading bay and office accommodation demolished. The remaining buildings will be retained and refurbished internally and externally. No additional floor area is to be created. The completed scheme will yield 7,517 sqm (80,913sqft).

Unit 6 will be remodelled with parts of the east, south and north elevation demolished to create a more marketable layout retaining in the order of 1,115sqm (12,000sqft).

Layout

The site is located on an established industrial/trading/distribution estate. The proposed access and layout will remain unchanged with access to the main estate highway being maintained at all locations.

Scale

The alterations will maintain the scale of the units and external areas and be in proportion to the existing units on the estate.

Landscaping

The proposal will not affect any landscaping that is to be maintained.

Appearance

The proposed elevation works will be contemporary in choice of steel profiled cladding, retained and painted brickwork with a silver grey, light grey and off white colour pallet in keeping with the adjacent units.

The proposed fenestration will be a commercial grade dark grey colour uPVC frame and powder coated aluminium.

Externally the forecourt and yard areas will be maintained to existing levels and utilizing existing drainage.

ACCESS

Vehicle and Transport Links

The existing links are in place and will remain unchanged.

Inclusive Access

Access to the existing property will remain largely unchanged. The new doors to the property will be Part M Complaint.

Refuge collection will be unchanged and maintained as per the existing use and dependent upon the individual tenants requirements.

Enclosed – existing photographs



Unit 1 – South Elevation



Unit 1 – East Elevation



Unit 1 – West Elevation



Unit 6 – West Elevation



Unit 6 – East Elevation



Unit 6 – South/East Elevation

