

Design & Access Statement

1242-02-DOC-001

Location
53-55 Derby Road
Huyton
L36 9UQ

Date
29/09/23



Contents

1.	Introduction	03
2.	Huyton Village Masterplan 2017 - 2028	07
3.	The Proposal	09
4.	Conclusion	18



Introduction

1.0 Introduction

1.1 The Brief

This document has been produced by ArchiPhonic on behalf of our client, Onyx Property, alongside submission for planning approval. For the refurbishment of existing buildings, including internal and external works.

The proposal aims to bring disused offices back into use for retail and commercial spaces on ground and first floors, with a refurbished gym on the second floor.

The request was made to solve the following issues in the existing area:

- Provision of high quality, modern, retail and commercial accommodation
- Proposal of an appropriate architectural language which resonates with the existing building and its context.
- Positively contributing to the existing street scene and pedestrian route, reconnecting Derby Road and Lathom Road
- Shop front improvements at ground floor level
- Refurb and fit out of upper floors from offices to gym and commercial space
- In-keeping with new façade developments adjacent, we hope to create a modern and stylish overcladding proposal
- Rationalise arcade / circulation routes
- New upgraded canopy design

It is intended as a positive and helpful tool for the client and interested third parties alike to demonstrate in succinct terms the extent of consideration that has been invested in the design and layout, along with its evolution in regard to opportunities presented by the site, and allow for feedback to be received as part of the design process.



Wider Context



Surrounding Area



The Site

* not to scale

1.0 Introduction

1.2 The Site

Huyton town centre is home to a variety of retail and commercial units, the area is currently undergoing regeneration in line with the Huyton Village Masterplan 2017-2028. Notably the first few phases of shop front regeneration have been completed along Derby Road.

Our site sits in a prominent position connecting Derby and Lathom Roads, with a disused arcade called Lansdowne Way, once acting as a predominant pedestrian route through to the MSCP beyond.

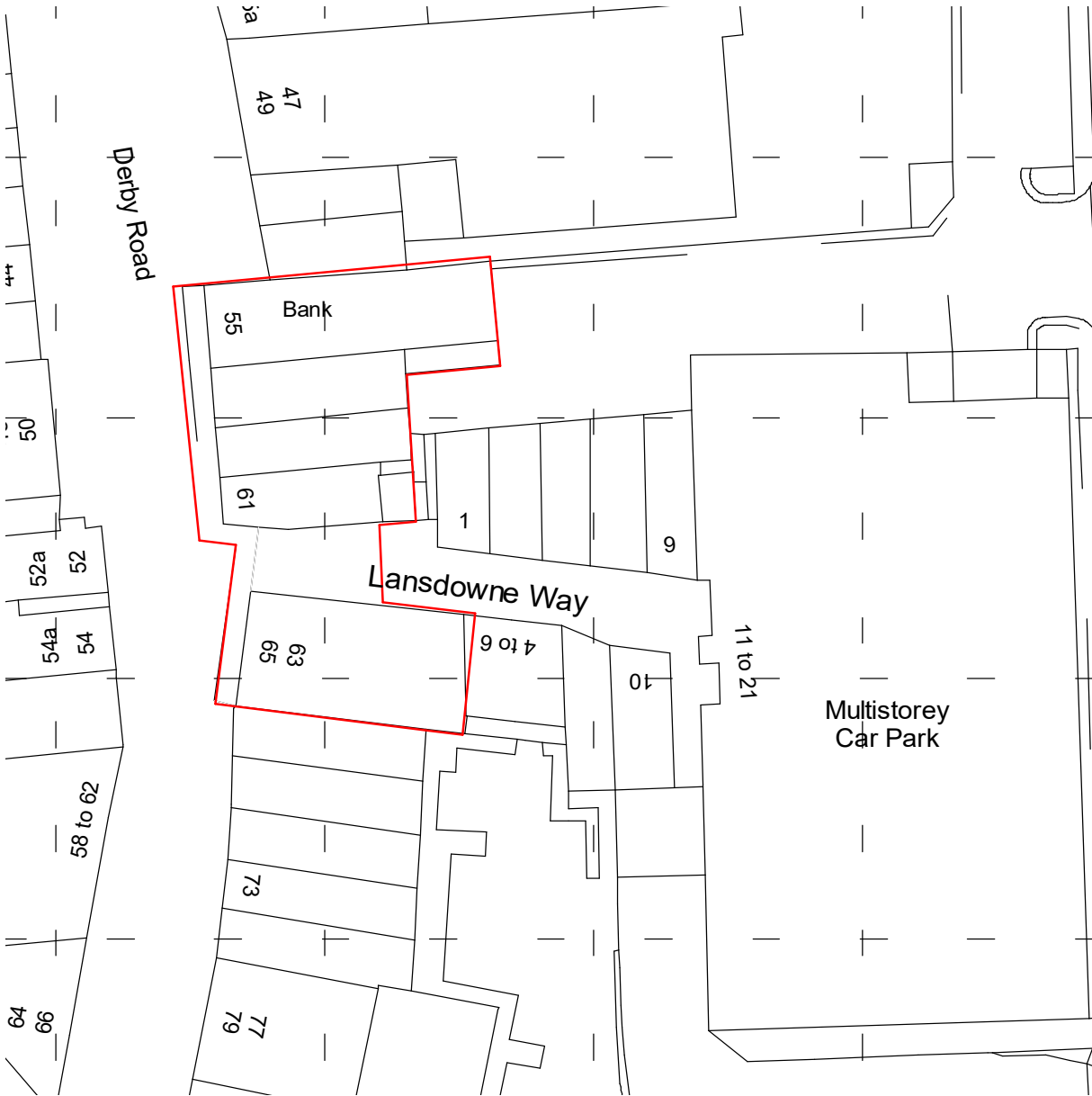
The MSCP and retail units within the arcade have fallen into disrepair and disuse. The project looks to revitalise this important asset and bring back to use the retail space, for office and commercial use over three levels.

This presentation highlights the current and proposed state of both the urban realm and buildings.

The area benefits from excellent regional and sub-regional transport links. The site is located a 5-minute walk from Huyton Station, on the Liverpool-Wigan line and the northern route of Liverpool-Manchester line. Several bus stops are scattered throughout the surrounding streets with many on Lathom Road.

As well as the site being well connected to public transport there is ample parking within the vicinity to support the proposed office and gym use within the multi-storey car park. Additionally if this is to be demolished, ground level parking facilities will be more than sufficient.

We believe that this is an important opportunity to revitalise the street and work to tie-in the other phases of much-needed regeneration, completed on Derby Road.



01. Location Plan (*not to scale)



02. Views of the existing surrounding context

1.0 Introduction

1.3 Context



01. Huyton high street (Derby Road)



02. Existing neighbouring retail unit



03. Front of property



04. Rear of property





Huyton Village Masterplan

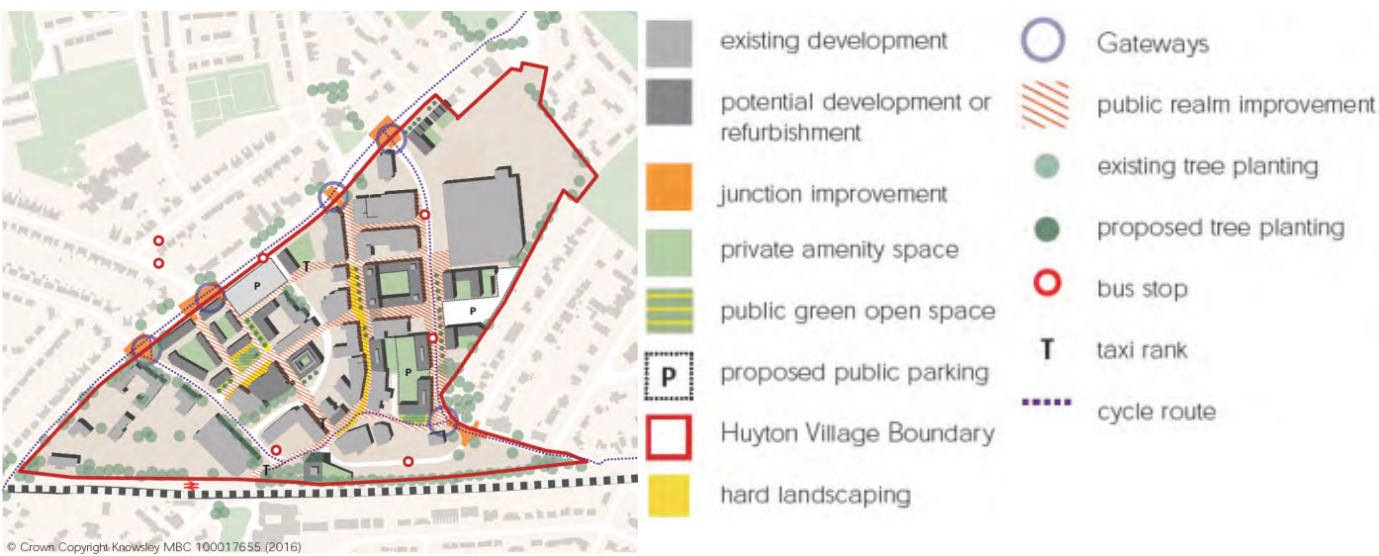
2017 - 2028

2.0 Huyton Village Masterplan 2017 - 2028

Consideration has been taken within the design to answer the strategic objectives outlined within the Huyton Village Masterplan.

There are four key strategic objectives outlined within the masterplan these are listed as:

- Improving routes and connections
- Focusing activity on key streets
- Improving environmental quality
- Strengthening the local economy.



01. From the Huyton Village Master Plan 2017 - 2028 document, figure 14 - Illustrative Huyton Village Masterplan

2.1 Improving Routes and Connections

HV2 point 3 states ‘Improving the quality of pedestrian routes from Derby Road to Lathom Road and to the new civic core.’

The proposal aims to contribute to achieving this objective by reconnecting the two roads by reinstating the pedestrian route located on Landsdowne Way, positively contributing to the existing street scene of Derby Road.

2.3 Improving Environmental Quality

HV4 looks to improve the quality of pedestrian routes and spaces.

The proposal aims to contribute to achieving this objective within the proposed pedestrian route located on Lansdowne Way. The route will entail suitable surface treatments with the addition of greenery at ground and first floor levels, improving the public realm and creating a high quality environment.

2.2 Focusing Activity on Key Streets

HV3 looks to create active streets, where developments avoid blank frontages and strengthen the secondary retail role of Lathom Road.

The proposal aims to contribute to achieving this objective by retaining entrances to existing ground floor retail along Derby Road and proposing entrances to first and second floor commercial to the rear of the building, facing Lathom Road. This will create an active street scene of attractive entrances within a high quality environment.

2.4 Strengthening the Local Economy

HV6 looks to strengthen the retail environment of Huyton Village with retail focused to Derby Road and larger format retail focused to Lathom Road.

The proposal aims to contribute to achieving this objective by proposing shop front improvements to existing retail units on Derby Road. The proposal also looks to refurb and fit out upper floors to a gym and commercial space accessed via the rear, aiding in focusing larger format retail to Lathom Road.



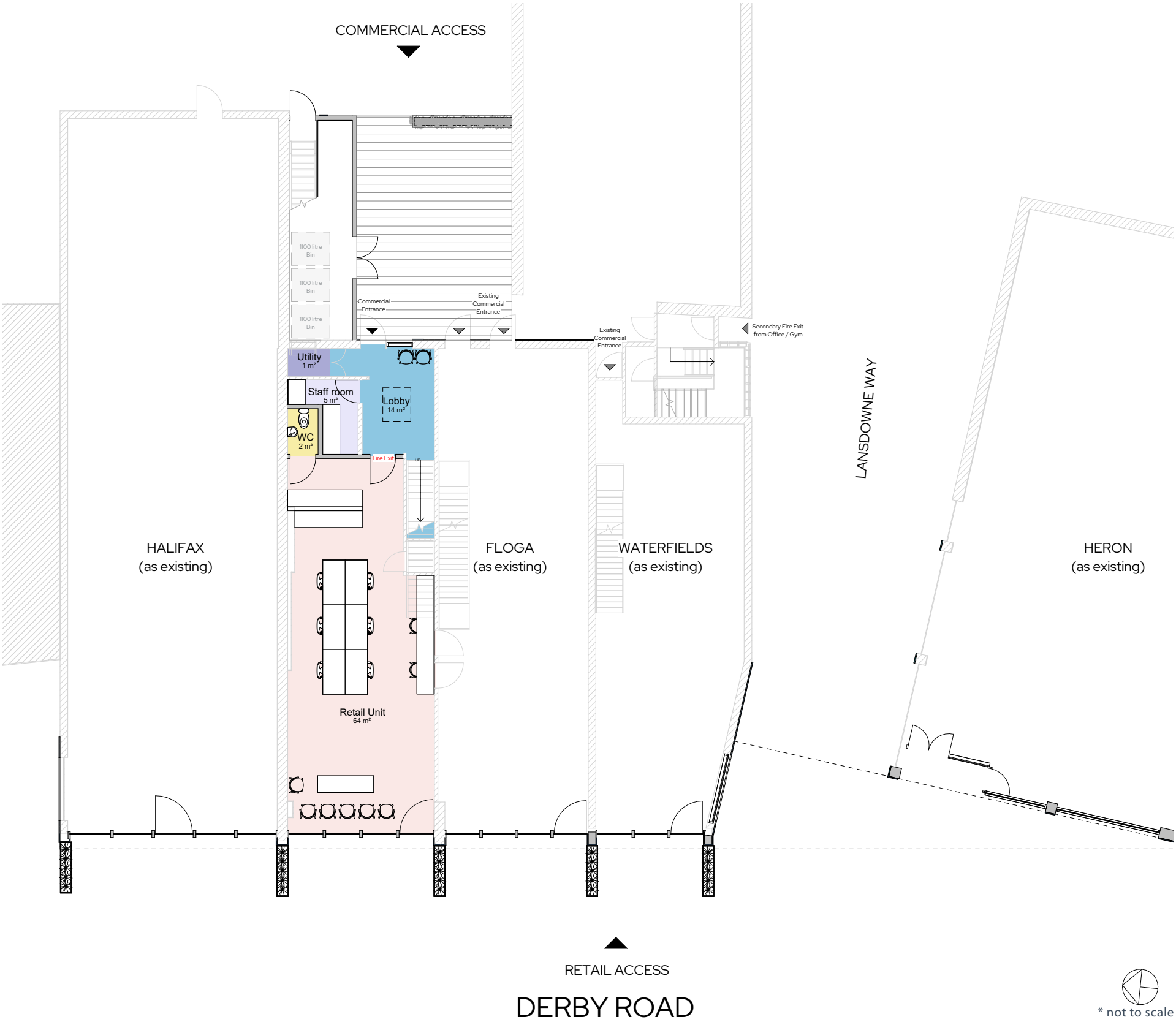
The Proposal

3.0 The Proposal

3.1 Proposed Floor Plans - Ground Floor

The proposed ground floor will remain as existing for the majority with a proposed new retail unit alongside.

Commercial access to the first and second floors above is via the rear, facing Lathom Road.



3.0 The Proposal

3.2 Proposed Floor Plans - First Floor

Located on the first floor a new open plan office has been proposed alongside a single office and two double offices.

WC's will be refurbished and a new staff room has been proposed for the 14 person open plan office.

Office facilities to support a maximum capacity of 19 tenants between all rooms has been provided on the first floor, with operating hours of 8am-6pm.

Schedule of Accommodation

- Cleaner
- Double office
- Kitchen
- Lobby
- Open plan office
- Single office
- W/c
- WC



* not to scale

3.0 The Proposal

3.3 Proposed Floor Plans - Second Floor

The second floor proposes a gym with differing facilities.

Associated WC and shower facilities have been proposed with change/ locker space provided.

Gym facilities have been provided for members of between 20-50, with 20 users expected at one time. Operating hours will be between 6am-10pm.

Schedule of Accommodation

- Change/ lockers
- Cleaner
- four person office
- Gym
- Lobby
- Shower
- Utility
- WC



* not to scale

3.0 The Proposal

3.4 Proposed Front Elevation

The proposal seeks to ensure that the scale and materiality of the development is informed by its context.

3.5 Materials

The proposal seeks to use materials in-keeping with the character of the area and previously refurbished units along Derby Road.

Walls are to be a modern and stylish overcladding proposal. Grey cladding will be used for the upper floors, with a steel blue cladding proposed for the shop fronts. As Halifax and Heron Foods have distinctive brand colours these will be incorporated within the cladding proposal.

Signage is proposed to be of a consistent colour and material, with branding and logo designs of shops incorporated.

A green wall and planting has been proposed at first floor level with additional planters outside the ground floor retail.

Timber cladding has been proposed for the canopy and areas on the upper floors, adding an additional texture and softening the proposal.

Windows and doors are proposed to be aluminium double glazed.

The same materials have been proposed at the rear facing Lathom Road, to create a cohesive strategy and attractive entrance for the upper floor commercial units.



Front Elevation - Proposed - 1:100

3.0 The Proposal

3.6 Energy and Sustainability Statement

The proposal seeks to ensure that the buildings development is sustainable, supported by use of solar panels located on the roof and the addition of planting at both ground and first floor levels.

Use of solar panels have been proposed to help meet the LPA’s renewable energy targets.



1242 - 53-55 Derby Road, L36 9QU

3.0 The Proposal

3.7 Derby Road - Shop Front Improvements



Front Elevation - Shop Front - 1:50

Finishes



Supplier: Sotech
Range: PPC ALUMINIUM - Optimum
Colour: RAL 7045
Use: External overcladding



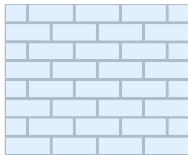
Supplier: Sotech
Range: PPC ALUMINIUM - Fine Textured
Colour: RAL 5002
Use: Halifax sign



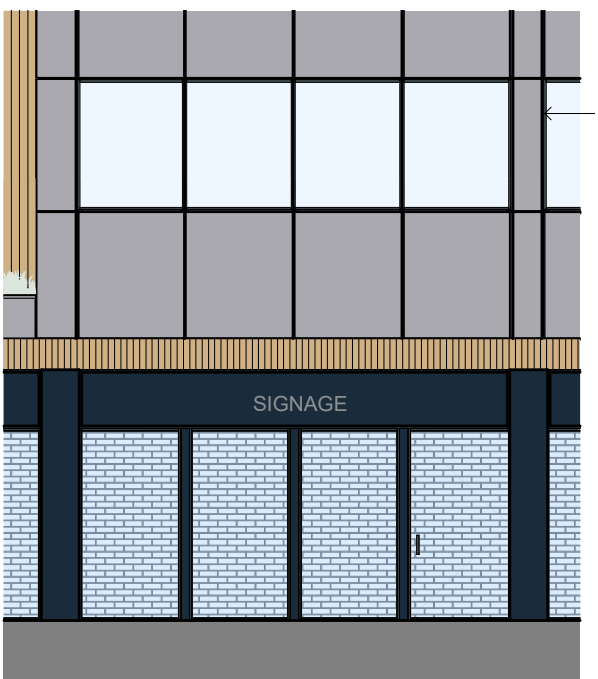
Supplier: Sotech
Range: PPC ALUMINIUM - Fine Textured
Colour: RAL 1016
Use: Heron Foods sign



Supplier: Sotech
Range: PPC ALUMINIUM - Fine Textured
Colour: RAL 5011
Use: External shop front cladding



Supplier: MobilFlex inc.
Range: 126 Model
Colour: RAL 7045 (or similar)
Use: Internal Shutters

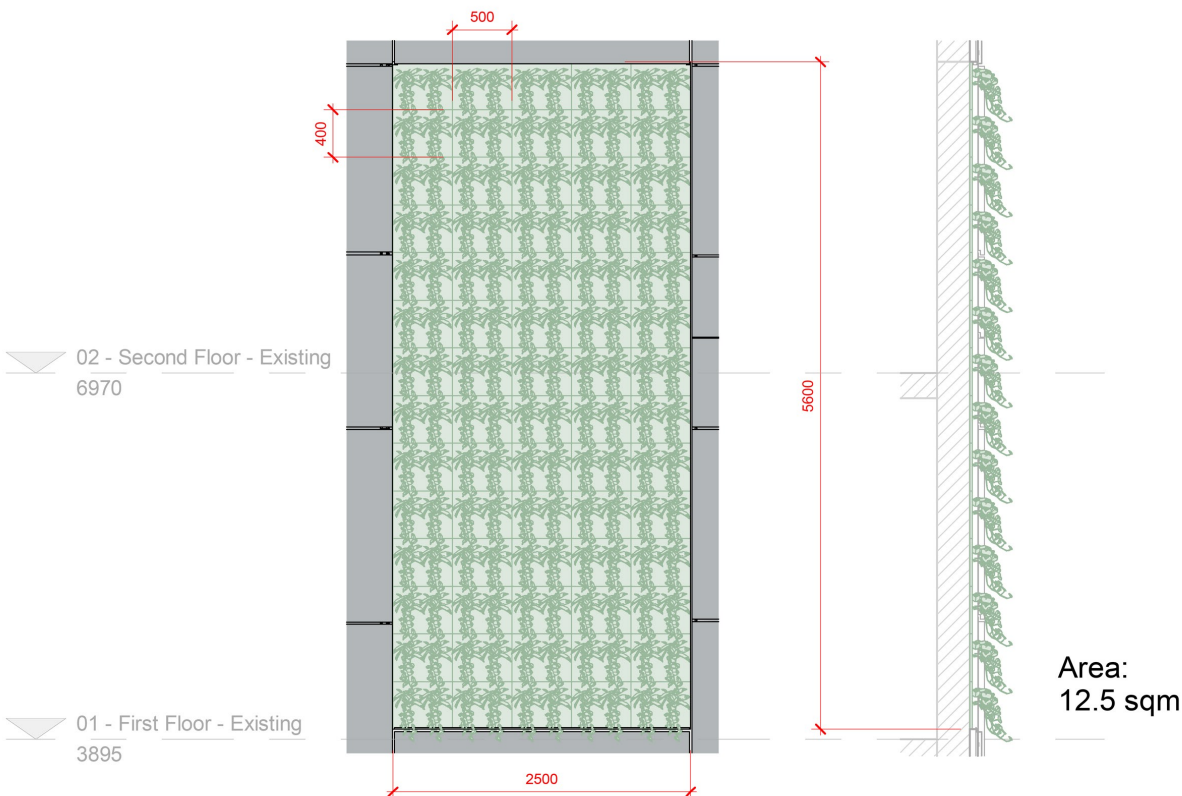


Front Elevation - Shop Front Internal Shutters - 1:50

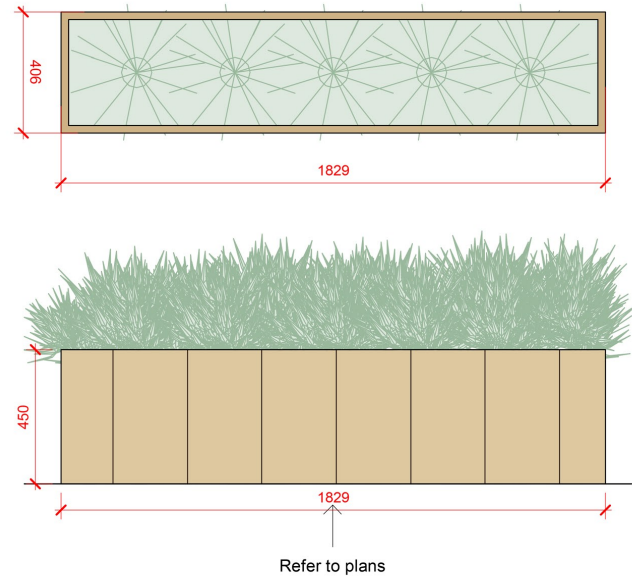
1242 - 53-55 Derby Road, L36 9QU

3.0 The Proposal

3.8 Lansdowne Way - Reconnecting Derby and Lathom Roads

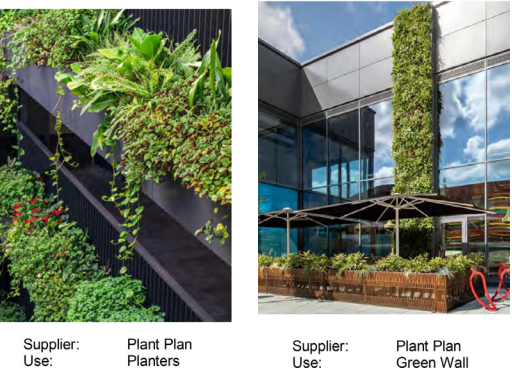


Green Wall Elevation and Section - Proposed - 1:50



Planter Plan and Elevation - Proposed - 1:20

Planting



Supplier: Plant Plan
Use: Planters

Supplier: Plant Plan
Use: Green Wall

Lighting



Supplier: The Lightzey
Range: Minimalist Style Waterproof
LED Wall Light Wall Sconce
Colour: Warm White
Use: Shop Frontage Lighting



Supplier: Prisma Lighting
Range: Dotless LED Strip High
Brightness Waterproof 12W
24V IP65
Colour: Daylight 6500K
Use: Lansdowne Way Roof



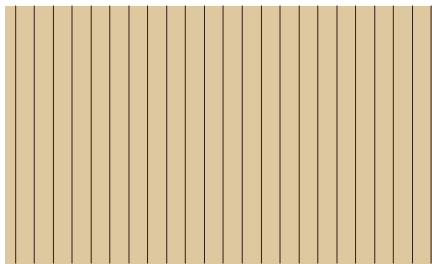
Supplier: Litecraft
Range: Upton
Colour: Black
Use: Commercial Entrance Lighting

3.0 The Proposal

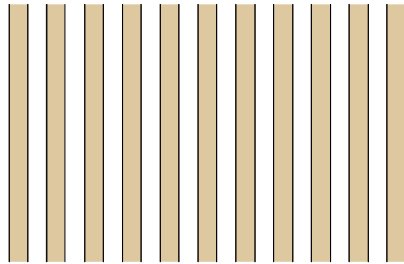
3.9 Lathom Road - Commercial Entrance



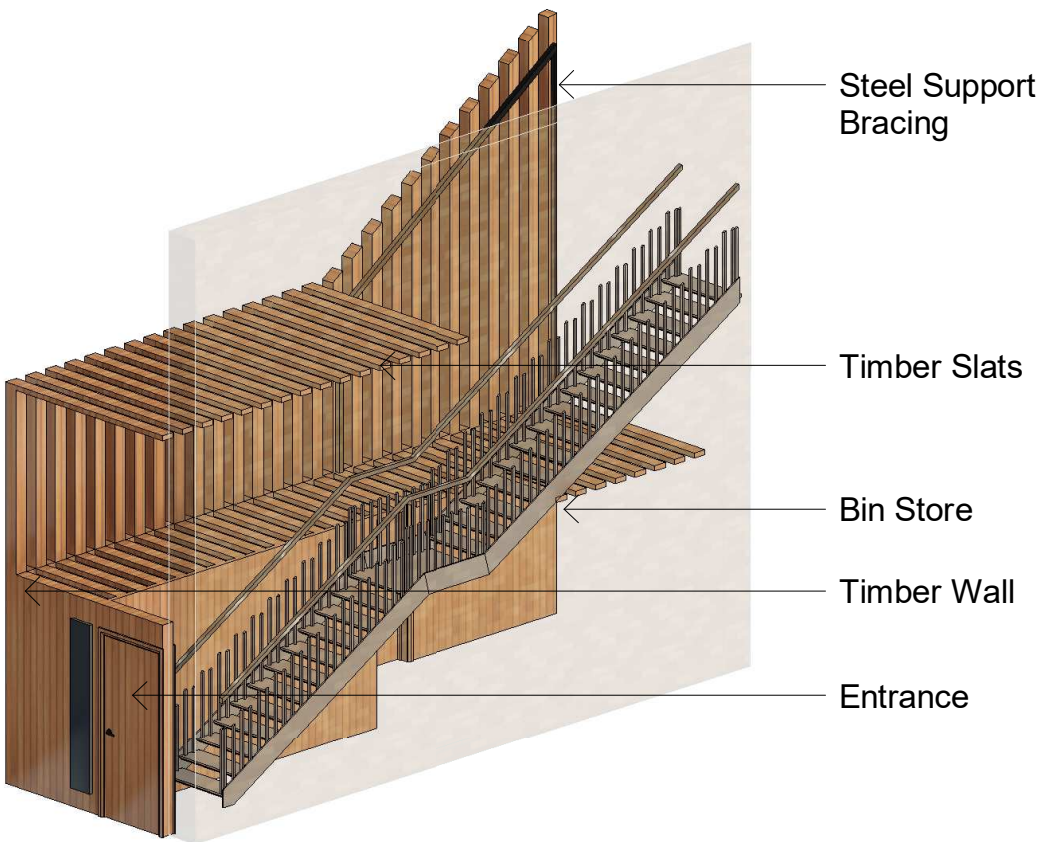
Finishes



Supplier: NeoTimber®
Range: Deluxe Composite
Colour: Teak
Use: Cladding



Supplier: TBC
Range: Fabricated Powder Coated Aluminium
Colour: RAL to match Timber
Use: Structure around rear external stair



Bin Store - Proposed - 1:100



Conclusion

4.0 Conclusion

In conclusion, this document sets out the proposal for planning approval for the refurbishment of existing buildings, including internal and external works.

The proposal aims to bring disused offices back into use for high quality, modern, retail and commercial accommodation on ground and first floors, with a refurbished gym on the second floor.

The proposal hopes to positively contribute to the existing street scene and pedestrian route, through appropriate architectural language which resonates with the existing building and its context.

Shop front improvements at ground floor level will be in-keeping with new façade developments adjacent, through a stylish overcladding proposal and upgraded canopy design.



For any enquiries relating
to this project please contact:
Abbie Green



+44 (0)151 345 7600



info@archiphonic.co.uk



www.archiphonic.co.uk



Unit 256, Slater Studios,
9 Slater Street, Liverpool, L1 4BW