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Design and Access Statement

53 Houghton Street, Prescott, L34 5RS

1. Introduction

This Design and Access Statement supports the proposal to convert an existing commercial garage into a fully functional and profitable off-licence shop. The development aims to optimize the use of the existing space while ensuring compliance with all relevant planning, legal, and operational requirements for a retail business. The proposed conversion will enhance the commercial offering in the area, providing local residents with increased convenience and accessibility to essential goods.

2. Site Context

The site is located at 53 Houghton Street, Prescott, L34 5RS, within a mixed-use urban environment comprising both residential and commercial properties. The existing structure is a commercial garage that will be repurposed into a retail unit catering to the needs of the local community. The area benefits from well-established transport links and pedestrian access, making it an ideal location for a small-scale retail operation. The proposed development will contribute positively to the local economy while maintaining harmony with the surrounding built environment.

3. Design Proposal

- **External Alterations:** The conversion will involve minimal external modifications to maintain the existing character of the area. The shopfront will be upgraded with modern, high-quality materials to improve the visual appeal and ensure durability. Signage will be installed in accordance with local planning regulations, ensuring it is both clear and aesthetically appropriate for the setting.
- **Internal Layout:** The internal configuration will be optimized for retail efficiency, incorporating well-organized shelving, a strategically positioned checkout counter, and adequate storage facilities. The layout will be designed to facilitate smooth customer flow while maximizing the use of available space. The proposed floor plans illustrate these arrangements in detail.
- **Materials & Finishes:** The materials and finishes selected for the shop will be of high quality, ensuring longevity and ease of maintenance. Flooring will be



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durable and slip-resistant, and lighting will be designed to create a welcoming retail environment.

- **Shopfront Specification:** The new shopfront will be constructed using premium-grade aluminum framing with powder-coated finishes for durability and a contemporary appearance. Laminated safety glass will be installed to enhance security and provide clear visibility into the retail space. The shopfront will be supplied by [Manufacturer Name], ensuring compliance with industry standards for quality and sustainability.

4. Accessibility

- **Pedestrian Access:** The entrance will be designed to ensure easy and unobstructed access for all customers, including those with mobility impairments. A level threshold will be provided to facilitate wheelchair entry, and automatic doors may be considered to enhance accessibility.
- **Vehicular Access & Parking:** Adequate parking provisions will be made available for customers, with designated spaces for disabled individuals. The parking layout is detailed in the floor plans to illustrate ease of access and circulation within the site.
- **Refuse Collection & Waste Management:** A designated refuse storage area has been incorporated into the proposed floor plans to facilitate efficient waste disposal and recycling. The waste collection point has been strategically positioned for easy access by local authority waste services while minimizing visual impact and disruption to neighboring properties. Scheduled waste collection services will be arranged with the local authority to maintain cleanliness and compliance with environmental regulations.
- **Compliance with DDA (Disability Discrimination Act):** The development will fully comply with DDA requirements, ensuring inclusivity and ease of access for all customers, regardless of physical ability.

5. Security & Safety



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- The shop will be fitted with state-of-the-art security measures, including high-definition CCTV surveillance, motion-sensor lighting, and reinforced entry points to deter unauthorized access.

- Fire safety measures, including smoke detectors, fire extinguishers, and emergency exit signage, will be installed in compliance with relevant building regulations and health & safety guidelines.

6. Sustainability Considerations

- Energy-efficient LED lighting will be installed throughout the premises to minimize energy consumption and operational costs.
- The heating and cooling system will be designed to optimize energy efficiency while ensuring a comfortable shopping environment.
- A robust waste management system will be implemented, with designated recycling bins to promote environmentally friendly practices. The placement of these bins has been indicated on the floor plans for clarity and ease of use.

7. Operating Hours

The proposed operating hours for the off-licence shop are as follows:

- **Monday to Sunday: 07:00 - 23:00**
These hours have been selected to balance customer convenience with local community considerations, ensuring minimal disruption to neighboring properties.

8. Conclusion

The proposed conversion of the existing garage into an off-licence shop represents a valuable addition to the local retail infrastructure. The design prioritizes functionality, accessibility, security, and sustainability while ensuring full compliance with planning and operational requirements. This development will enhance the commercial viability of the area, providing residents with a convenient and well-managed retail facility that aligns with the broader objectives of local urban planning and economic development.



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The proposed floor plans further detail the site layout, demonstrating careful consideration of all operational aspects, including waste collection, parking, and customer circulation.