

TO: Knowlsey Council
ADDRESS: Planning Department

Design & Access Statement

DATE: 09.07.24
REF: 581.400.001
JOB: 581 Dos Urbano

RE: UNIT 56 DOS URBANO, DERBY ROAD, HUYTON.

Introduction

This Design & Access Statement has been prepared in support of an application for external changes to the main shop front to unit 56 Dos Urbano which faces onto Derby Road.

Client

This unit is under the ownership of Knowlsey council and they currently let 56 Derby Road to Dos Urbano, which operates as a bar. This client has bought into the vision for Huyton Village as set out in the SPD in looking to 'create a broader mix of evening' uses for the main street and to provide investment into the run-down units. The shop front will be renovated in line with the design intent of other units within Huyton Village these works are seen as crucial to improve the bar's presence along the high street to continue the rejuvenation of Derby Road.

Context

The Huyton Village Masterplan SPD highlights the following key challenges and areas for improvement:

- *'The absence of an evening economy in Huyton Village.'*
- *'Low demand from retailers for units within Huyton Village with some vacant retail units.'*

This proposed development will address the absence of evening economy in Huyton Village and provide a key example for further retailers of the benefits for investing into the area.

External Design Approach

The intention is to leave the existing masonry fabric of the building untouched in order to retain the exposed brick character of this building. The existing shop front and roller shutters will be removed and replaced with a new high-quality aluminium double glazed shop front with roller shutter. The main shop sign will be positioned further up the building helping to reduce the current large expanse of brickwork above, creating height and providing a more inviting and generous shop front in line with our understanding of the original architects' intention.

Signage will remain simple with a new metal aluminium folded fascia sign tray with 'brass looking illuminated' cut out signage above the entrance. External seating will help to further animate the street and achieve a visible nightlife experience.

Access

Level Access is provided through the main entrance door.

Refuse

Bins will be located at the rear of the property and there are no changes proposed to the current arrangements. The client will arrange for a private refuse company to collect bins from the bin store on collection days and return them to the bin store.

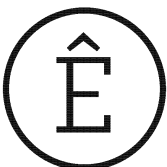
Parking

The town centre has numerous parking opportunities and it is deemed that this development will have no adverse affect on parking. The unit has rear access to be used for deliveries.

Service

All deliveries and collections will be carried out to the rear of the property.

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