

POVEN DEVELOPMENTS LTD

DESIGN & ACCESS STATEMENT

THE QUEENS ARMS PUB
39 BLACKLOW BROW
HUYTON
L36 5XE

January 2021

INTRODUCTION

The application site comprises The Queens Arms Pub, including large flat above and area of rough parking to the rear, accessed off Pinnington Place.

The pub is a 'local' pub and is immediately adjacent to Huyton railway station.

The building is presently vacant following departure of previous tenant prior to Christmas.

The intention is to refurbish ground floor to create a bar /bistro with extended garden area, and convert large apartment and loft space, and create small 1st floor extension to create 4 no. 1 bedroomed apartments.

2. DESIGN

2.1 Use

The proposal is for the conversion and extension of first floor to create 4 no. 1 bedroomed apartments, utilising the existing roof void.

The area of rough parking to the rear is to formally laid out to create 4 parking spaces and form an extension to the existing small beer garden.

2.2 Area

The area of the existing first floor flat is 126 m².

The proposed floor area of the redevelopment to the upper floors is 203 m², which includes the first floor extension at 37 m² and utilising 40 m² of the loft space.

The area of the existing external area to be reconfigured is around 88 m².

Around 35 m² of this area is proposed to be new beer garden/courtyard.

2.3 Layout

each apartment comprises of an open plan living room/kitchen, with bathroom and separate double bedroom. Apartments two and three are duplex apartments, with bedroom formed within spacious roof void. The apartments will have use of the existing flat roof deck for external amenity purposes.

2.4 Appearance

The external appearance will largely remain the same to the main body of the building. Rooflights to the side elevation will be created for the roof void bedrooms. The design of the extension above the flat roofed rear outrigger will replicate that of the existing building, set back from the main elevation to minimise impact, with render walls and tiled roof to match.

The wall between parking area and beer garden is to be constructed from reclaimed brickwork, with acoustic fence panels between the brick piers.

The garden/courtyard to be paved with stone flags.

Car parking area to be delineated as shown with reclaimed setts with tarmac infill.

3 Access

3.1 Transport Links

The site is located off the existing road & footpath, where public transport services are readily available. The property is immediately adjacent to a railway station and a very short walk through the subway will lead to Huyton bus terminus.

Access for emergency vehicles is unaffected.

There is rough parking to the rear of the property which appears to never be used, once this is properly formed this will allow one space per apartment.

3.2 Inclusive Access.

There is level access at the main front entrance to the apartments, although access to the upper floors is by staircase and there is insufficient space to provide lift access.

There is to be level access to the proposed beer garden the ground floor leisure unit.

3.3 bathrooms to each apartment are to comply with current building regulations.

4. Conclusion

The proposed development is considered acceptable/sustainable in its location adjacent to the town centre use group.

The ground floor leisure use is to be reinvigorated, and the outdoor garden area will assist with this.

The four apartments to the upper floors are felt to be highly sustainable due to its location adjacent to railway station.