

Date 25 August 2023

Design & Access Statement

Proposed Demolition of Huyton Hey Building

at

Huyton Hey Road,
Huyton,
Knowsley,
L36 5YH

Design & Access Statement

Introduction

This statement has been prepared to support the full planning application for the Demolition of Huyton Hey Building, Huyton Hey Road, Huyton, Knowsley, L36 5YH.

The full planning application looks for the approval to demolish the existing 4 storey building, which has been left in a state of disrepair. The building has been vacant since June 2023.

The removal of the building will allow for further re-development of Huyton Town Centre as part of the regeneration plans over the coming years.

Main Building

Huyton Hey Building, Huyton Hey Road, Huyton, Knowsley, L36 5YH.

Currently comprising of a 4-storey building across 4 floors, which offered office space for private business for the local area.

The building is constructed using concrete, with, insitu-concrete floors, concrete staircases, and concrete roof structure.

Most of the external windows and doors are UPVC with aluminium entrance doors to service areas and vehicle areas.

The building currently has electric, gas and water supplies serving the main building, which are in the process of being isolated and disconnected.

Site

The property is situated at Huyton Hey Road within the vicinity of Huyton Town Centre.

The main building site is enclosed by a low-level brick wall with steel railings in places, set back from the building. The site has a low-level tarmacked covered car park area which is accessible from the front of the building. The site is secured by a barrier to the front of the building.

There is an electrical substation located on the site which serves the building and neighbouring properties including part of the town centre.

The site is accessible via Huyton Hey Road.

Operating times

The building is currently vacant.

Access

The site is accessible via Huyton Hey Road. Construction traffic will be managed via the Traffic Management Plan at the time of the works as not to impact the town centre, local businesses, public or residents.

Security

The existing site also operates a cctv security system which covers all the sites access and car park areas. Existing CCTV equipment is to be decommissioned and new security system is to be installed off site.

The Proposed Demolition

The demolition of the building will be done in a coordinated manner to minimise disruption to the town centre, local businesses, residents and public. The site will be hoarded off from public access for the duration of the demolition with all construction vehicles, machinery and welfare being contained within the site hoarding. Construction traffic will be managed via a full construction management plan which will be issued before any works commence.

Once the building has been demolished the concrete slab will remain in-situ. The hoardings will remain in-situ, providing a safe and secure environment until times of redevelopment.

Summary

The demolition of the Huyton Hey Building is an important factor in allowing the area to be regenerated as part of the redevelopment of Huyton Town Centre and the surrounding areas.

This report is to be read in conjunction with the following planning information and Heritage Statement, submitted as part of the demolition planning application.

- A-001 PROPOSED PLAN
- A-002 SITE LOCATION PLAN
- A-003 FRONT ELEVATION A
- A-004 REAR ELEVATION C
- A-005 SIDE ELEVATIONS B AND D
- ECOLOGICAL APPRAISAL
- FLOOD MAP PLANNING