

Proposal for refurbishment and recladding former Link Road Depot and associated site works

at

Former Link Road Depot, Link Road, Huyton LA36 6AP

Design and Access Statement



Prepared by Damson Consultancy Ltd, Chartered Architects on behalf of Link Developments (NW) Ltd

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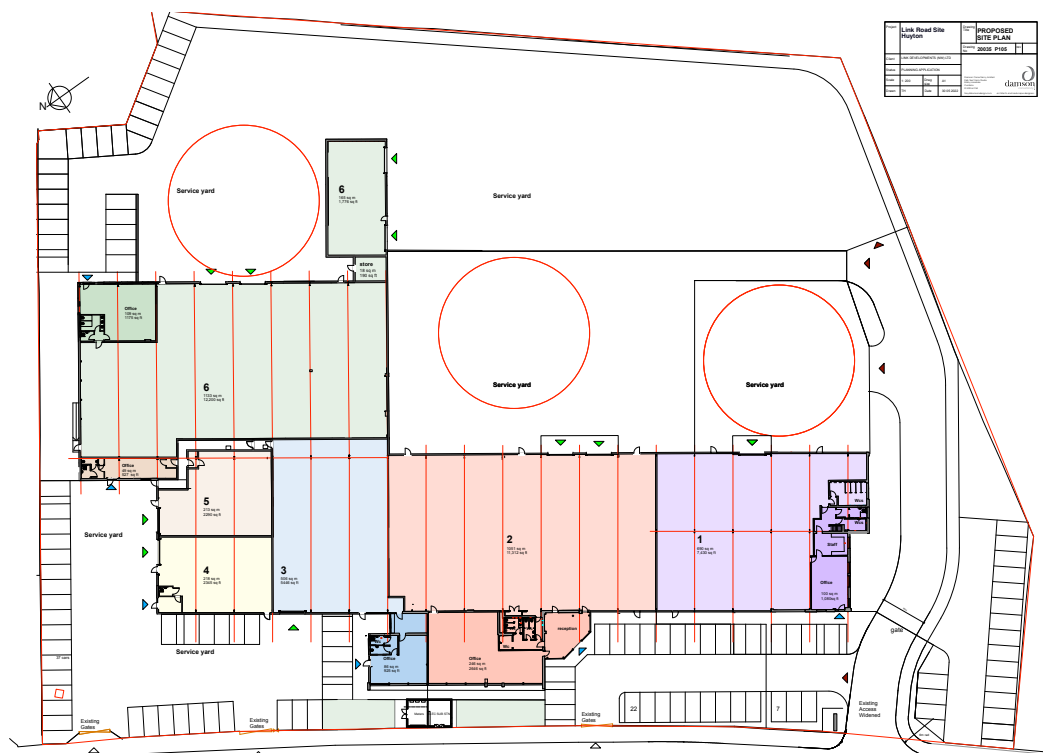
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1.0 BACKGROUND

- 1.01 This Design and Access Statement is prepared by Tony Hills of Damson Consultancy Architects on behalf of the property owners and Applicants Link Developments (NW) Ltd
- 1.02 This Design and Access Statement in compliance with the requirements of The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013 and in accordance with guidance published by CABE.
- 1.03 The design and access statement shall:
- (a) explain the design principles and concepts that have been applied to the development.
 - (b) demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account.
 - (c) explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account.
 - (d) state what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation; and
 - (e) explain how any specific issues which might affect access to the development have been addressed.
- 1.04 This Design and Access Statement is to support the Detailed Planning Application for the Refurbishment, alterations to layout, and recladding existing Link Road Depot buildings, part demolition, external reconfiguration of existing site and carparking and alterations to site access road along with new electric substation and meter room. Use classes B2, B8 and E(g).
- 1.05 The site is located on the east side of Link Road, Huyton
- 1.06 The site was a former Council Depot site and has been let to a number of businesses falling into use classes B1 (now E(g)), B2 and B8. There is no proposal to change the use classes of the existing building group.
- 1.07 The present building group has been subdivided into 11 different tenancies and the internal layout reflects historic uses. There is a labyrinth of passages and small rooms which do not lend themselves to present day requirements for industrial, office and storage space.
- 1.08 However the structure is a simple portal frame steel structure with a mixture of metal and brick cladding along with windows and loading doors. Therefore, the building lends itself to stripping out all the non-loadbearing internal partitions and creating modern open plan employment space. The whole building group will then be re-clad in profiled metal cladding with new roller shutter doors to suit the new layout.
- 1.09 There is an electric substation within the building which is far from satisfactory. The present internal arrangement does not comply with current safety standards. The proposals include a new external substation accessed

directly off Link Road with adjacent meter room. The existing internal substation would then be demolished.

- 1.10 Some demolition of the single storey extensions to the north-west of the site is proposed. This improves the external circulation and allows service access to the north-west units.
- 1.11 The external yards have historically been divided up into a jigsaw of smaller yards and carparks. The proposals include the complete stripping out of the internal yard fencing and subdividing the rear areas into separate yards associated with each tenancy. External hardstanding will remain and be repaired as required.
- 1.12 The proposals also include improving the site access road so it can be two way. This involves increasing the radius of the site exit and widening the access road. The other access points onto Link Road remain as existing.
- 1.13 It is proposed to create 6 lettable units on the site with a variety of unit sizes all with some office content. The unit sizes have been advised by local Commercial Estate Agents.



Plan shows proposed subdivision of the site

- 1.14 Drawings and reports accompanying the Detailed Planning Application:

Design and Access Statement

Drawings:

20035 P103 Existing Site Plan.pdf

20035 P104 Strip out and demolition.pdf

20035 P105 Proposed Site Plan.pdf

20035 P106 Elevations- Front and RH Side.pdf

20035 P107 Elevations- Rear and LH Side.pdf

2.00 DESIGN COMPONENT

2.1 Site Location and Context

- 2.1.1 The site is the former Link Road Depot on Link Road Huyton.
- 2.1.2 Site plan from Google Earth rotated to orientate to the submission drawings shows the random parking and existing yard separation. The proposals will reconfigure all external areas.



2.2 Use

- 2.2.1 The current use of the site is as employment tenancies Use Classes b1, B2 and B8. Much of the building is vacant.

2.3 Amount

- 2.3.1 There is 5330 sq m of internal space at present. It is proposed to demolish 734 sq m of poor-quality space to the north-west corner and enable that space to be used to service the units.

2.4 Layout and Proposed Works

- 2.4.1 The layout will improve and rationalise the internal space offered to potential tenants.
A range of unit sizes are being proposed each with some office space and sanitary facilities.

2.5 Scale and Appearance

- 2.5.1 There is no change in scale of the building. the appearance will change by being reclad in profiled steel sheeting with contrasting doors and trim.

3.00 ACCESS STATEMENT

- 3.01 The site is not level but the proposals will achieve level access to each unit.