

TO: Knowlsey Council
ADDRESS: Planning Department

Design & Access Statement

DATE: 23.06.21
REF: 471.400.001_Rev A
JOB: 471 Former
Briarthouse Unit

RE: UNITS 58 – 62, DERBY ROAD, HUYTON.

Introduction

This Design & Access Statement has been prepared in support of an application for the external changes to the main shop fronts to units 58-62 facing onto Derby Road along with the creation of a pavement café.

Client

Units 59 - 62 will become a restaurant/bar run by the same client who has recently developed 'Eton Place' at unit 71 Derby Road and 'El Pueblo' at units 64/64a. 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 vacant units. This clients work to date on Derby Road sets a good precedent for the standard of development he will undertake and the offer in line with the current evolution of the high street.

Context

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

- *'The absence of an evening economy in Huyton Village including leisure uses and family friendly restaurants.'*
- *'Low demand from retailers for units within Huyton Village with some vacant retail units.'*

This proposed development will address both of the above issues by providing a family friendly restaurant within a vacant unit and provide a key example for further retailers of the benefits for investing into the area

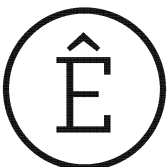
External Design Approach

The intention is to leave the existing masonry fabric of the building untouched in order to retain the exposed brick character of this building. Thorough cleaning will take place across the façade removing any vandalism and renewing the shop font. 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 and awnings integrated into the design. 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 3 new non-illuminated projecting signs to help animate the street. External seating will help to further animate the street and achieve a visible family friendly restaurant experience.

Internal Alterations

Internal alterations are proposed to provide facilities suitable for the change of use. New sanitary facilities are to be provided to comply with current regulations with a new kitchen being fitted in order to make the unit fit for purpose. A ventilation extract will penetrate the flat roof providing the only alteration externally to the roofscape and rear of the unit.



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Access

Level Access is provided through the main entrance door and an Accessible WC is provided.

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.

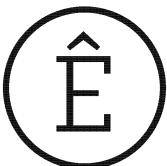
Pre-Application Advice Response (Received 23.03.2021 from Laura Bailey – our response in green)

Hi Luke / Michael

Laura managed to discuss the proposed shop fronts with colleagues yesterday and the main points raised are outlined below.

Brighthouse:

- The green wasn't like much – suggested a pastel colour similar to El Pueblo next door. **This has been revised the being white in response.**
- No external shutters, potentially OK with internal ones **We have shown for internal roller shutters here in response.**
- All really liked the proposal of 3D signage, said it will add interest to the street scene
- Planners liked the retention of the 3 units rather than 1 long window or unit, keeps the street scene consistency
- Liked the narrow glazing bars and asked if the upper floor glazing could match the lower floors as has been done on El Pueblo next door **We have matched the glazing used at the first floor of El Pueblo here.**
- Potential provision of a canopy again to create an outdoor seating area **We have included for two canopies in response**
- Potential of an extra doorway? Mainly raised due to Covid and current use of one-way system **We have not acted on this feedback due to the perceived temporal nature of the pandemic and the need for the design to suit the long term situation rather than respond to short term considerations.**
- James mentioned a logo which has previously been created for the steakhouse, could this be included? **We have shown an interpretation of the logo required.**



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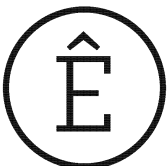
That captures the main points and some similar themes on both around colours and shutters. Something Clare Appleyard suggested was to ensure that the boundary for the outdoor seating areas are shown on the planning applications to make sure they can stay permanently rather than just through a temporary agreement.

I've asked them to send any other comments if they think of anything else.

Thanks,

Laura Bailey
Principal Regeneration Officer
Major Development Team

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