

Design and Access Statement

53 Houghton Street, Prescott, L34 5RS

1. Introduction

This Design and Access Statement supports the proposal to convert an existing non-residential commercial garage into a fully functional off-licence shop. The aim is to optimize the space while ensuring compliance with all relevant planning, legal, and operational requirements. This development will enhance local convenience and accessibility for residents.

2. Site Context

The site, located at 53 Houghton Street, Prescott, L34 5RS, is in a mixed-use area with both residential and commercial properties. The existing structure is a commercial garage with no residential use. The conversion will transform the space into a retail unit, contributing positively to the local economy while blending with the surrounding environment.

3. Proposed Development and Change of Use

The proposal involves changing the use from a commercial garage (sui generis) to a retail unit (Class E) for an off-licence shop offering convenience goods. Key features include:

- **Internal Modifications:** Retail layout with shelving, storage, and a checkout area.
- **External Alterations:** Minimal changes, with a modern shopfront and appropriate signage.
- **Accessibility:** A level entrance for wheelchair access.
- **Security & Safety:** CCTV, reinforced entry points, and fire safety measures.

4. Design Proposal

- **External Alterations:** Minimal changes to maintain the building's character. The shopfront will feature durable materials and comply with local planning regulations.
- **Internal Layout:** Optimized for retail efficiency, with organized shelving and a clear customer flow.
- **Materials & Finishes:** High-quality, durable, and low-maintenance finishes, including slip-resistant flooring and effective lighting.

5. Accessibility

- **Pedestrian Access:** Easy access for all, including wheelchair users, with a level threshold.
- **Parking:** Parking is limited and is available on the street only.
- **Waste Management:** Refuse collection will be managed within the site boundary. A dedicated area inside the premises will store waste and recycling bins, with a door to move them outside on designated collection days.

6. Operating Hours

The proposed hours of operation are:

- **Monday to Sunday:** 07:00 - 23:00

These hours balance customer convenience with minimal disruption to the local community.

7. Conclusion

The proposed conversion of the commercial garage into an off-licence shop will enhance local retail options while maintaining harmony with the surrounding area. The design prioritizes accessibility, sustainability, and security while adhering to all planning requirements. This development will support local economic growth and improve convenience for nearby residents.