

TO: Knowlsey Council
ADDRESS: Planning Department

Design & Access Statement

DATE: 01.06.23
REF: 461.400.001
JOB: 461 Former Post
Office, Derby Rd.

RE: FORMER POST OFFICE UNIT, DERBY ROAD, HUYTON.

Introduction

This Design & Access Statement has been prepared in support of external changes to the shop fronts of the former post office unit on Derby Road.

Client

This unit is under the ownership of Knowlsey Council and they will let the unit to a food and beverage end user. 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. The Post Office will continue to occupy the rear unit with a shared access point provided. The front unit that will be brought back into use through these alterations has been vacant for over 10 years and these works are seen as crucial to getting this unit occupied to continue the rejuvenation of Derby Road.

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 existing shop front and roller shutters will be removed and replaced with a new high quality aluminium double glazed shop fronts with an internal roller shutter and signage integrated into the design. Externally we have prioritised the existing modernist symmetry of the building and have removed later masonry infill panels in order to return to what we deem as the original pattern of the façade. We have designed the unit so as to maximise glazing area wherever possible to increase visibility to the shopfront in order to make the unit attractable to tenants now and into the future with new structural openings on the east elevation increasing visibility along with natural ventilation and daylighting. We have looking to introduce colour and pattern through tiling underneath window openings in order to increase the interest and vibrancy of the unit. The existing stone, masonry and pebble dash finishes will be cleaned in order to sensitively restore the building.

Access

Level Access is provided to the unit through ramped external paving with all proposed restaurant facilities on the ground floor.

Refuse

A new internal bin store is to be created as part of the fit out of the restaurant with doors out on the south west facing side elevation. A designated drop off bay is to be created on the adjacent road as part of a new TRO application being carried out through Knowlsey Council. The client will arrange for their own private waste collection service to collect bins from the premises and return to the premises on collection days. There will be provisions for separate waste and recycling collections.

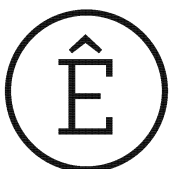
Opening Hours

Opening hours will be as follows:

Monday to Sunday, 11am until Midnight (inclusive of bank holidays).

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.



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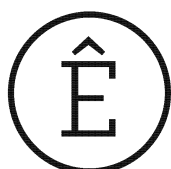
13 Hope Street

Liverpool L1 9BH

Service

All deliveries and collections will be carried out from the south west elevations of the unit where a new services door has been provided. Collections and deliveries will be set down on the vehicular access from Derby Road.

Kind Regards,
Architectural Emporium Ltd.



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