

DESIGN & ACCESS STATEMENT
FOR PROPOSED DEVELOPMENT AT:
UNITS A-C BECKETT CLOSE, LIVERPOOL, L33 7DF

INTRODUCTION

This Design & Access Statement applies to the proposal development at the above mentioned properties.

It is intended to undertake a full refurbishment scheme which includes recladding of the rear elevation and roof of the units complete with formation of new shopfront openings to the front elevation, internal refurbishment including new internally located offices and sanitary provisions.

DESIGN PROCESS

The premises in their existing form are part of an established industrial park located on the outskirts of Liverpool, a short distance from the East Lancashire Road.

At present the Units are worn and run down with a number of existing leases coming to expiry. The proposed plans are designed to enable the units to be let more readily and accommodate and appeal to the needs of prospective Tenants whilst improving the energy efficiency and visual aspect of the estate.

As such it is intended to remove the existing asbestos cement roof sheets and old wall cladding to the rear elevation and re-clad along with a full internal refurbishment. As part of the plans we intend to provide a new shopfront to each of the units to improve access and appearance.

The re-cladding of the existing roof coverings is being undertaken to both remove the asbestos containing cement, improve the thermal properties, and to tie in the appearance of the units with that of the surrounding properties.

The area contains a number of businesses within the same use class order; therefore this development will not have an adverse affect on the people in the locality of the building as the works proposed are in keeping with the surrounding properties.

It is anticipated that the re-development of the units will increase the lettability and in turn create a number of jobs for the surrounding area.

The following existing and proposed drawings should be read in conjunction with this statement:

- DWG MP 01106615_001 Existing
- DWG MP 01106615_002 Proposed
- DWG MP 01106615_003 Demolition
- DWG MP 01106615_004 Ceiling and Lighting Plan
- DWG MP 01106615_005 Proposed Site Plan
- DWG MP 01106615_006 Location Plan
- DWG MP 01106615_007 Existing Site Plan

USE

The proposed development will not have any effect on the use class of the property.

LAYOUT

The proposed layout of the demise and site gives full consideration to the current Building Regulations in particular Part M (Access) and Part B (Fire Safety).

APPEARANCE

The proposed appearance is designed to tie in with the surrounding units and provide a uniform look across the site.

The identity of an incoming tenant is unknown, therefore material alterations to the front elevation or erection of signage will be dealt with by a separate application for advertisement consent and/or full planning permission.

ACCESS

The proposed main access point for pedestrians is provided by ramped access from the estate car park.

Public access arrangements will not be affected by this proposed development.

Disabled toilet provisions have been provided within the units.

Car parking provisions are not affected by this development and will remain as existing.