

Ref 301-01

Design and Access Statement

Lock & Quay

2 Irlam Road, Bootle, Liverpool

L20 4AH

Site Background

The site contains a 3-storey building, currently housing a pub to the ground floor with previously existing apartments/accommodation on 2 floors above. Part of the upstairs site has been vacant for approximately 4 years following a fire, but some rooms have been temporarily used in the last 6 months.

Proposal

The main purpose of this application is to convert & remodel the existing derelict first and second flats into use class C1 and C3a.

The proposal is to remodel and refurbish the existing building to accommodate further residential use consisting of one-bedroom flats and rooms for B&B rental, whilst there will also be a new slated roof, external wall & window repairs to enhance the rear & side elevations.

The ground floor public house will be retained but in the derelict ground floor behind, a new kitchen will be incorporated along with a reception for the B&B residential above.

Externally to the rear of the site there is an existing storage yard with overspill beer garden space beyond.

There are 6 existing car park spaces to the Southeast of the site associated with the building.



Design

The main driver of the scheme is to bring the upper floors into renewed residential use and to upgrade the general appearance of the building.

Access

The ground floor public house already benefits from level access to the main entrance.

Disabled access is currently not possible to the upper floors and to provide a new access lift is not economically possible given the floor area of the building.

Conclusion

The reuse of the vacant areas of the building with additional residential use will enhance the area by taking a redundant building and giving it new purpose.

