

DESIGN & ACCESS STATEMENT

GATE 2 ACCESS & ADDITIONAL LAND AT HARDWOOD SALES LTD, ELLIS ASHTON ST, LIVERPOOL L36 6BN

REVISION -
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1.0 INTRODUCTION

1.1 This Statement is submitted on behalf of Hardwood Sales Ltd in support of their application to reconfigure the existing vehicular access to the east of the site onto Ellis Ashton Street, to create a two-way access point (exit from the main Hardwood Sales site, and an entry/exit point to an area of vacant land previously used for storage) to allow this to be utilised for further business/employment opportunities.

1.2 This statement accompanies a full planning application for the proposals to reconfigure a site access point known as Gate 2 and subdivide an area of land to be utilised for further storage and business uses.

1.3 This statement is to be read in conjunction with the following documentation:

Aspire Design Studio drawing numbers

21-1073 A(00)-40 Rev - Site location plan

21-1073 A(00)-41 Rev A Site plan as existing

21-1073 A(00)-42 Rev – Existing site plan extract

21-1073 A(10)-41 Rev A Site plan as proposed

21-1073 A(10)-42 Rev – Proposed site plan extract

1.4 The purpose of this statement is to communicate to the Local Planning Authority and other interested statutory parties the process that has led to the development proposals and the design principles in a structured manner within the local physical, economic and social context.

This statement will also serve to demonstrate an integrated approach that will deliver inclusive design, and address a full range of access requirements throughout the design process.

This statement is not does not serve to be a 'Scope of Works' or Outline Specification document and should not be treated as such for any purposes outside of Planning.

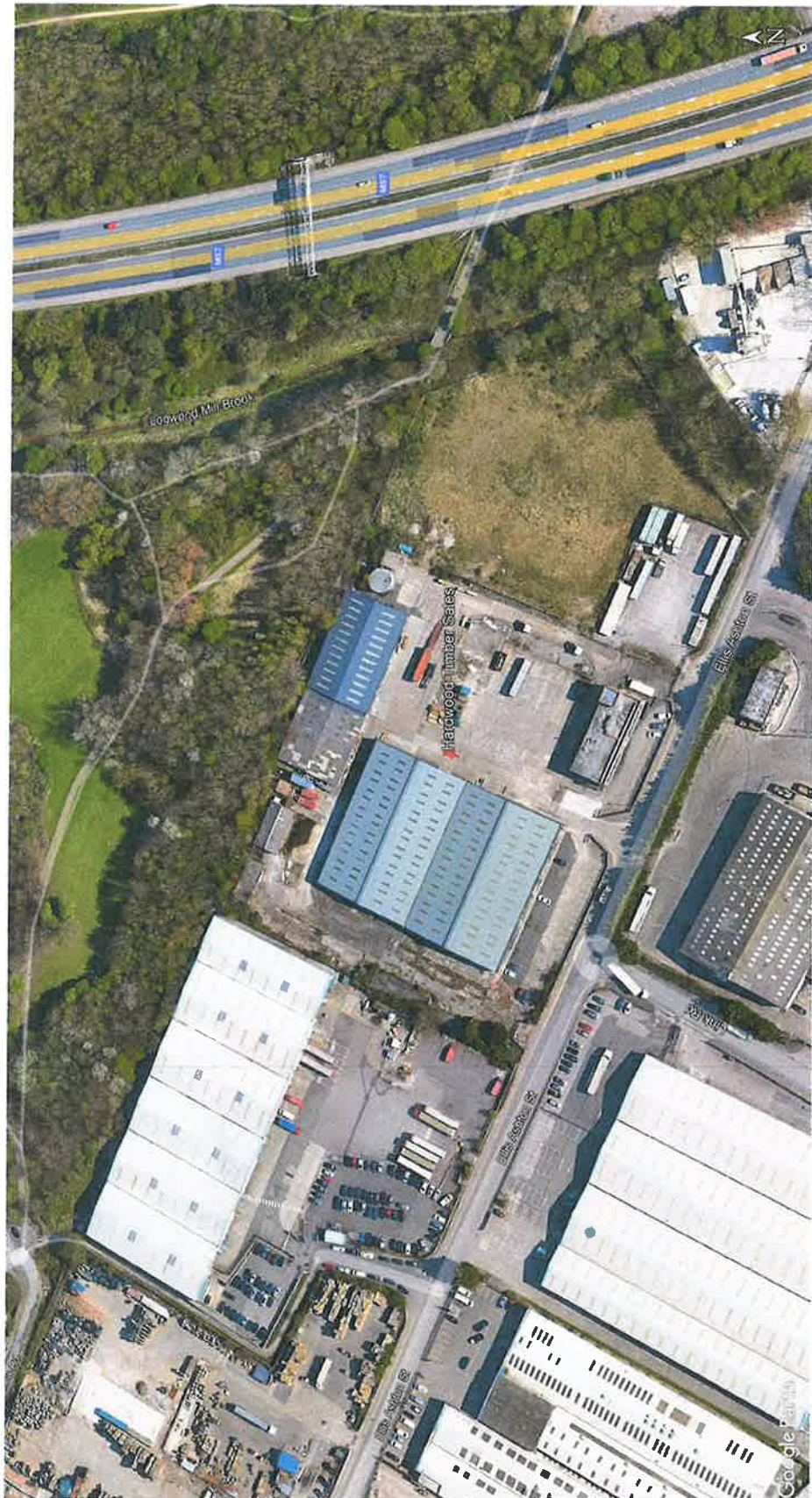
1.5 In preparation of the proposals, this Design and Access Statement, the following documents have been used for guidance:

'Design and access statements. How to write, read and use them', 2006 published by the Commission for Architecture and the Built Environment.

Knowsley Replacement Unitary Development Plan

Knowsley Local Plan: Core Strategy January 2016

National Planning Policy Framework



2.0 BACKGROUND

Hardwood Sales have been operating for 15 years and have operated from the Ellis Ashton Street site for nearly 10 years. They are an importer of hardwood timbers from around the world, and having grown considerably over the last 10 years, now also offer on site milling, timber treatment facilities, amongst many other expanding services from the site.

It is this continued growth and exploration of additional business opportunities which has led to the applicant to seek to further develop land under their ownership. The area of land in question was partially designated as staff parking (this has subsequently been relocated elsewhere within the site), with the remainder as brownfield land. It is located off an existing access point (Gate 2) onto Ellis Ashton Street which operates as an exit only from the main Hardwood Sales site, and an entry/exit point from the car park area. The car park area is currently used for storage of trailers/containers, and the brownfield land whilst being relatively flat and previously used for storage, is now fenced off and is not used at all due to lack of formal access point.

This application seeks to reconfigure the existing Gate 2 vehicular connection with Ellis Ashton Street into a single entry/exit junction, which connects to the one-way exit route from the main Hardwood Sales site, and also an entry/exit point to a new area of land which would be sub-divided into 3 open air gated enclosures for use as storage and for small business opportunities which compliment the industrial zoning of the area.

3.0 DESIGN AND APPEARANCE

3.1 Context / Use

The vehicular access and parcel of land lie to the east of the site, fronting onto Ellis Ashton Street. The double width vehicular access provides a one-way exit route for the main Hardwood Sales operations, and an entry/exit point to what was originally a staff car park.

The vacant area of brownfield land sits behind the parking area fronting on to Ellis Ashton Street, is slightly land-locked, and is surrounded by fencing with limited access from the main Hardwood Sales site. The site has a fall from the northern/rear of the site to the rear of the parking area and sits slightly lower than the access/circulation road within Hardwood Sales. The site has been cleared of its former uses and was used as storage space for a period of time, although it has become overgrown with weeds over the years due to lack of consistent use.

The proposal is to reconfigure the access to Ellis Ashton Street into a single two-way access point, which would serve the one-way exit route from the main Hardwood Sales site via a barrier control exit point set-back from the main road, and a revised access to the parking area/brownfield site which would be combined into an open-air plot for further business use. The majority of the site will be divided into 3 lots which would be divided by chain link security fencing with gated access into each plot. The front of this combined area would be for parking and goods vehicle manoeuvring.

The main space can then be utilised for ancillary uses in relation to the main business, or offers secure space for other third-party businesses to carry out suitable business operations/have secure storage (B1, B2 & B8 uses) for their business activities etc.

The site lies within the primarily industrial area of Knowsley on the Huyton Business Park, as identified within the UDP policy E3 with the brownfield element of the site identified as a Sites Allocated for Employment Development under policy E2. The whole of the site is controlled by policy Policy CS4: Economy and Employment of the Local Plan.

Policy EC2 specifically identifies the site for development of employment uses under the UDP. Coupled with policy EC3 the intention is for this land to support existing employment/business uses to provide further employment opportunities or provide new employment opportunities.

Policy CS4 of the local plan seeks to encourage employment opportunities within the area through the support of existing businesses, encouraging new business opportunities, supporting start-up businesses etc.

The reconfiguration and clearance of the land offers multiple opportunities. The secure plots offer additional land for Hardwood Sales to compliment their existing business operations on their main site, providing additional secure storage space etc. In addition though, the owners have previously been approached by other businesses looking for secure storage/compound space to support their existing businesses, or to allow start-up business opportunities from an open yard type environment where a building space is not required.

3.2 Amount

The car parking area will be reconfigured to provide 18 parking spaces, and also manoeuvring/turning space for HGV vehicles.

The space allocated for business uses (B1, B2 & B8) equates to 7,100sqm and would be split into 3 secure lots, accessed via security gates.

3.3 Layout

The current double width vehicular access point will be narrowed to 7.5m in width to accommodate two HGV's passing each other. The existing pavement will be extended to return into the site to provide safe pedestrian passage, with dropped kerbs and tactile paving crossing points formed. Upon pulling into the revised vehicular access there will then be a turn to the right/east, giving priority access to the reconfigured site area. The existing parking area will lose some of the delineated parking bays to create a HGV access/manoeuvring space with white thermoplastic markings to define this area. From this area the sub-divided hardstanding space will be accessed via double security gates creating a clear opening width of 6.5m to enable HGV access.

The exit route from the Hardwood Sales main site, will be 6.5m in width and one-way only. This is set-back into the site away from the newly formed access to prevent any obstructions to waiting vehicles.

3.4 **Appearance / Materials**

The vehicular access point will be formed with concrete edging kerbs to delineate the road edge, with infill of the pavement to be tarmac to match tie in with the existing pavement. The exit route from the main Hardwood Sales site will be controlled by security gates to improve security of the site.

The perimeter security fencing will be maintained, and the new internal sub-division fencing will comprise 2.1m high chain link fencing with double security gate access points. This area will be surfaced with planings to create a suitable free draining hard standing for storage purposes.

Parking spaces will be marked out on the site with white thermoplastic paint, which will also be used to delineate the vehicular routes and turning areas within the parking area.

4.0 **SUMMARY**

The scheme has been developed, to ensure that it complies with the following statement;
(Planning Policy Statement 1: Delivering Sustainable Development (ODPM 2005))

“Good design ensures attractive, usable, durable and adaptable places and is a key element in achieving sustainable development. Good design is indivisible from good planning. Planning authorities should plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes. Good design should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted.”

The proposals will create a safer access on to Ellis Ashton Street from the Hardwood Sales site, whilst also opening up additional land for further employment uses. The revised access creates a secure exit point from the main site, and also improves security to the site. The additional internal access point opens an area of underutilised brownfield land for use by both Hardwood Sales and also additional businesses who require secure hard standing land for storage or other business uses which don't require a permanent building structure.

This will help to maintain the ongoing business presence and growth of Hardwood Sales, providing continuing and expanding employment opportunities.