



DESIGN & ACCESS STATEMENT

12 Webber Road, Liverpool, L33 7SW



1.0 INTRODUCTION

This Design & Access Statement has been written by Clayton Architecture in the support of an application for full planning permission for the proposed development at 12 Webber Road, Liverpool, L33 7SW. The proposed development is to re-roof an existing industrial shed and subdivide the building into 3no. units.

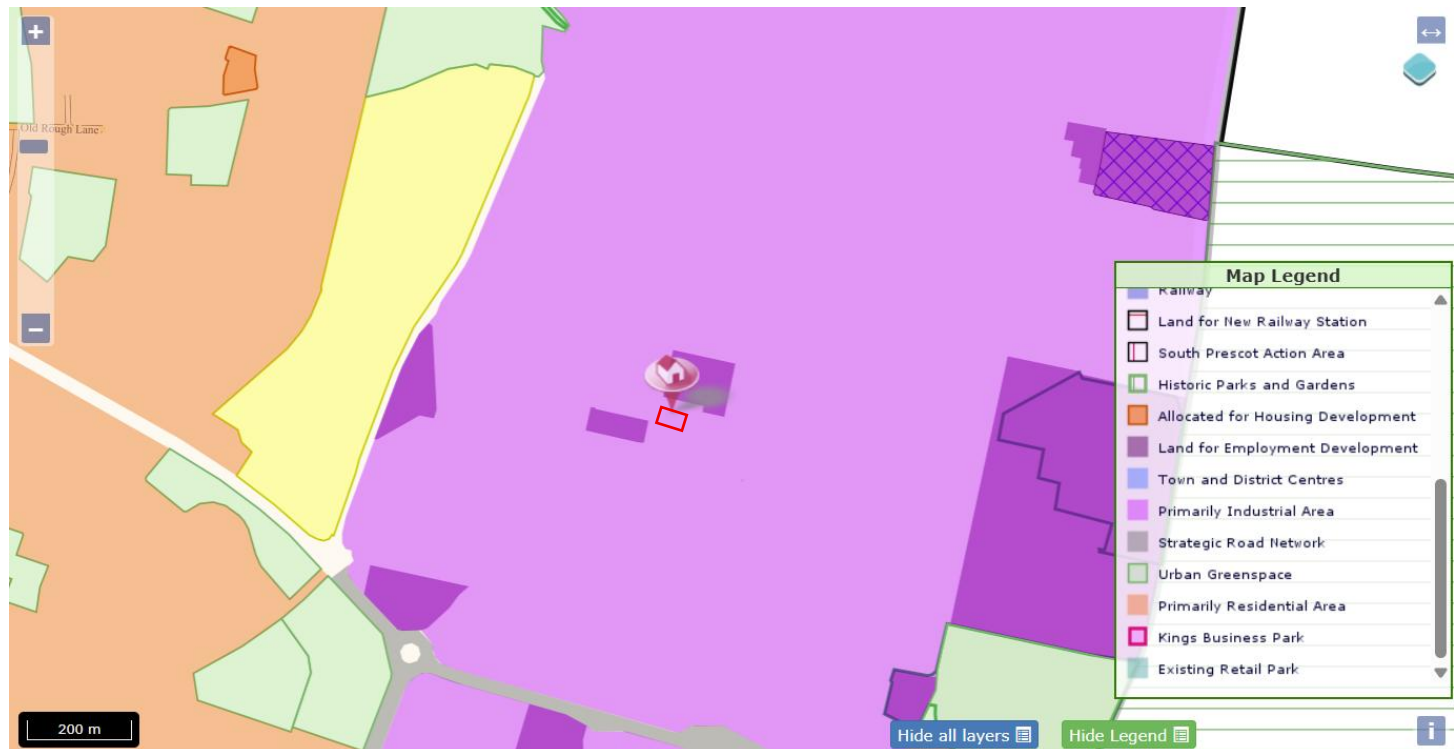
2.0 SITE APPRAISAL

2.1 SITE CONTEXT

The proposed site is situated Knowsley Industrial Estate and is located in a Flood Zone 1. The site would therefore not require a Flood Risk Assessment.

The existing site was previously a gearbox internal manufacturing company called Bold Transmissions, which included the adjoined offices. Since April 2024 the site has been operating, with the adjoining offices, as a ground works company.

(Right) Site Plan illustrating site usage in line with the Knowsley Local Plan



3.0 DESIGN

The proposal will subdivide the existing building into 3 separate units as well as replacing the existing roof. Unit 1 will include the existing office and carpark, while unit 2 and unit 3 will be let out to other businesses.

5.0 ACCESS

Access to the site will be retained as existing, with new shutters and access doors installed for vehicle access and emergency escape for the individual units.

