

Design & Access Statement

Sovereign Industrial Estate, Wilson Road
Huyton

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Introduction

Application

This Planning, Design and Access Statement has been prepared by AEW Architects on behalf of Davos Property Developments Limited to support a planning application for three industrial units and a retail store with associated access, landscaping, parking and service yards at the former Sovereign Distillery industrial site.

The full description of the development is as follows:

‘Partial demolition, reconfiguration and refurbishment of existing employment floorspace to create 3no. industrial warehouse buildings with ancillary offices (Classes E(g)(iii), B2 and B8) with dedicated servicing and car parking arrangements; erection of 1no. retail unit (Class E) with external display area and dedicated car parking and servicing arrangements; retention and amendment of existing site accesses along with internal estate roads; 2no. substations; landscaping; and associated works’

The Gross Internal Area = 20,053m² / 215,849ft²

Design and Access Statement

This Design and Access Statement has been written in accordance with The Town and County Planning (Development Management Procedure) (England) (Amendment) Order 2015 and is set out in further sections as detailed below:

Site Context - Provides a written and illustrative analysis of the application site and surrounding area.

Design Statement - Describes in terms of the quantum and scale of the proposed uses, the layout of the proposed development, the appearance principles of the development and the proposed landscape strategy.

Conclusion - Summarises and concludes the assessment of the proposed statement.

References

The following guidance documents have, and will be, referred to in the development of the scheme:

Design and access statements; How to write and use them, The Commission for Architecture and the Built Environment (CABE), 2006

The Principles of Inclusive Design, CABE, 2006

Approved Document M of the building regulations: Access to and use of buildings

BS 8300:2009 & A1:2010 Design of buildings and their approaches to meet the needs of disabled people - Code of practice

Context

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Application Site

The application site is located off Wilson Road, Huyton and is the former Sovereign Distillery site.

The site was previously owned by Halewood Artisanal Spirits PLC, a family-owned producer of world-famous artisanal wines, spirits and beers which operated from the site since the year 2000 until September 2022.

The red line boundary plot, totalling 6.6 hectares, is situated within Huyton Business Park which is a well-established and predominantly industrial and trade counter location, strategically situated off the M62/M57 intersection also referred to as Tarbock Island.

Liverpool City Centre is located approximately 9.5 miles to the West of the site, whilst Warrington and Manchester are located 11.5 miles and 25 miles to the East. The estate also benefits from excellent travel infrastructure.

The site currently comprises of the former production, bottling and distribution facility of steel portal frame construction with brick outer skin and cladded elevations. The site is dominated by hardstanding, tarmacked car parking areas and access roads to all the industrial units on site.



Aerial Location Plan view with red line boundary

Immediate & Wider Context

Immediate Context

The site is located within Sovereign Business Park, a location consisting of several industrial units of varying sizes which is being developed into a multi-let estate.

The North East of the site is bounded by Wilson Road, off which the access into the site is located. South of the site is bounded by Cronton Road.

To the north of the site is the remainder of the Sovereign Distillery site that is within the applicants ownership and which successfully gained planning permission for industrial use in May 2023.

To the north-west of the site are existing residential properties.

There are also various retail and leisure amenities in the area, with a Premier Inn, Brewers Fayre, ALDI, fast-food restaurants and PFS situated in close proximity to the south.

Wider Context

The estate benefits from excellent road communications, with good access to the M57, M56, M62, M58, M53 and the M6 motorways.

Liverpool John Lennon Airport is located approximately 7 miles South, with Manchester International Airport located approximately 28 miles South East.

Liverpool Lime Street station and Runcorn station provide regular rail services to London Euston, and also provide links to the North West including Manchester, Preston and Warrington.

The region is further enhanced by the completion of a number of major infrastructure projects which include the Liverpool2 Container Terminal and also the New Mersey Crossing Bridge.



View from Wilson Road towards existing site access NE of the site.



View of the southern elevation of Block A showing dock levellers.



View of Block A single storey office extension to be demolished.



Junction of Block A and Block D within site which will be partly demolished.

Design Statement

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Design Statement

The Brief

The proposed development will see the regeneration of the former Sovereign Distillery site, modernising and improving the site following the closure of the distillery by Halewood.

The scheme will involve part demolition, part refurbishment of existing units and a new-build retail unit to the south-east of the site which will be a catalyst for the wider redevelopment.

The new retail unit will have a prominent position to Wilson Road and its own customer parking with a garden centre and service yard to the rear.

The existing access from Wilson Road will be modified to ensure traffic movements are acceptable.

The existing units will be separated with structural bays removed and re-clad, to allow for a new access road, using the existing junction and parking. New office content will be formed for each of the new units with glazing, contrasting cladding and entrance glazing and canopy. Unit A1 will retain the existing loading dock bays to the south with an additional level loading bay to the east. Unit A2 will retain the existing structure and will be re-clad and have new-level access and dock loading bays on the eastern elevation. Unit B will have new-level access and dock loading bays to the south.

The development will also include all associated external works, including service yards and car parking and landscaping.

The scheme will provide a total area of approximately 16,766 msq / 180,469sqft of Gross Internal Area of Warehouse and 898 msq / 9,665 sqft ancillary Office space, along with 2,389 msq / 25,715 sqft of retail floorspace.

The proposals to refurbish and remodel this site will result in positive improvements and provide the opportunity to enhance the dated parts of this industrial site and provide industrial and retail employment space, which is better integrated with its local environment, with improved parking and circulation areas for each unit.

Each unit is to be serviced with utility connections in full accordance with the mechanical and electrical scope, design and specifications. Electric Vehicle Charging Points indicated are proposed in the base build together with ducting installed ready for future tenant extension.

The following reports have been included in the application submission:

Ecology - A phase 1 habitat survey was undertaken in support of the application. The site generally consists predominantly of hard-standing, buildings, amenity grassland and scattered trees.

Acoustics - A Noise Assessment has been carried out as part of the application. The proposed development is not expected to have an adverse impact on health or quality of life, and proposals are considered to meet the requirements of the NPPF.

Highways - A Transport Statement (TS) and Travel Plan (TP) have been undertaken by Tetra Tech. These reports demonstrate that: the development layout is appropriate to relevant standards for parking, layout and access; the development will be accessible by sustainable travel modes; a safe and suitable access can be provided for all modes; there would be no material traffic impacts on the local highway network and, the proposals accord with national and local transport policies in respect of transport.

Air Quality - Assessments prepared for Phase 1 have previously shown any reduction in air quality resulting from the proposed scheme will be negligible and it is anticipated that this will equally be true for Phase 2.

Tree Survey Report

Coal Mining Risk Assessment

Drainage Strategy & Flood Risk Assessment

Landscaping Scheme

Sustainability & Energy Statement

Phase 1 Desktop Study

Height, Scale & Massing / Use and Quantum

Building Mass & Form

The proposed units are steel portal framed buildings on reinforced concrete foundations to suit ground conditions. This is to create large clear spans over the internal spaces. Building heights are based largely on the existing industrial buildings as the structure is largely being retained. The new retail unit building height is based on industry standards and aligned with the requirements of the intended incoming occupier: Home Bargains .

Unit footprint sizes capture a variety of scales and types of accommodation, providing a blend to offer flexibility.

All retained units are gable ended buildings with the existing pitches being retained. They will have out-board gutters, eaves and verges with external rainwater goods. The proposed retail unit will incorporate a parapeted pitched roof to the store operator's preferred design.

Use and Quantum

The development is designed to accommodate a mix of E(g)(ii) (iii), B2 and B8 employment space, with ancillary E(g) office use along with a Class E retail use unit totalling up to 20,053m² / 215,849ft² GIA.

The site has been designed to accommodate the appropriate infrastructure to support the use of the development. This includes the provision of yards suitable for HGV loading/unloading and car parks for staff and visitors.

The overall development will have a positive socio-economic impact that will benefit the local and wider area by reuse of a previously developed area of land; encouraging inward investment into the local area; increasing expenditure in the local area; creating jobs in both the construction and operational phases and ensuring long term management of the site.

Building Heights

Building	Existing haunch height	Proposed haunch height
Unit A1	+6.89m	+6.89m
Unit A2	+6.89m	+6.89m
Unit B	+6.89m	+6.89m
Retail Store	N/A	+4.000m

Schedule of Accommodation

Unit	Ground Floor GIA	First Floor / Office GIA	Total GIA	Car Parking (Accessible)	Cycle Parking	Motorcycle Parking	EV Charging Point (Enabled with ducting)
Unit A1	6,606 m ² / 71,106 ft ²	343 m ² / 3,692 ft ²	6,949 m ² / 74,798 ft ²	76 (7)	8	2	2 (28)
Unit A2	4,320 m ² / 46,502 ft ²	217m ² / 2,335 ft ²	4,537 m ² / 48,837 ft ²	55 (5)	8	2	2 (17)
Unit B	5,840 m ² / 62,861 ft ²	338 m ² / 3,638 ft ²	6,178 m ² / 66,499 ft ²	61 (7)	8	2	2 (21)
Retail Store			2,389 m ² / 25,715 ft ²	118 (9)	18	10	2 (27)
TOTAL SITE GIA			20,053 m ² / 215,849 ft ²	319 (28)	42	16	8 (93)

Site Layout

The layout includes the provision of service yards suitable for HGV servicing to all units and car parking for staff and visitors broadly in line with Knowsley council car parking standards.

The site has been designed around the proposals to re-use the existing buildings where possible but with modernisation and refurbishment of these units. The layout allows for car parking to be generally located adjacent to each unit's entrance, facing the central access roads. Car parking locations next to the offices allows safe pedestrian routes to unit entrances. It also encourages natural surveillance of the car parks. Accessible parking spaces are provided and located conveniently outside of the office entrances with dropped kerbs to allow for inclusive access.

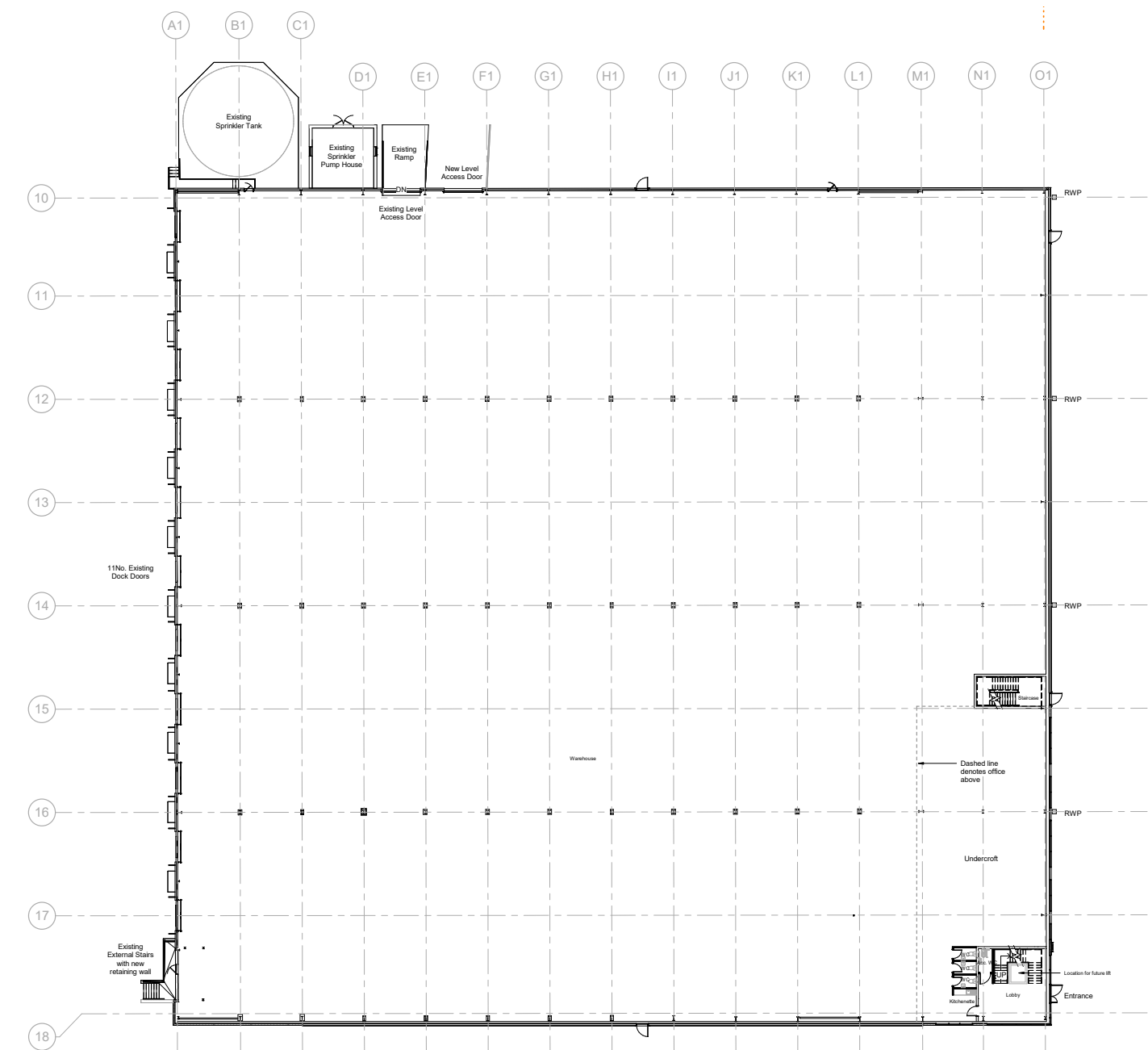
Where practical, the service yards are to be screened by the buildings themselves or by fencing and landscaping to mitigate their impact on amenity and to respond sensitively to the immediate context. Notably all service yards have been designed away, and screened from nearby sensitive receptors including residential housing.

The tree line and shrubbery to the front of the site will be reduced to a low level to allow better views.

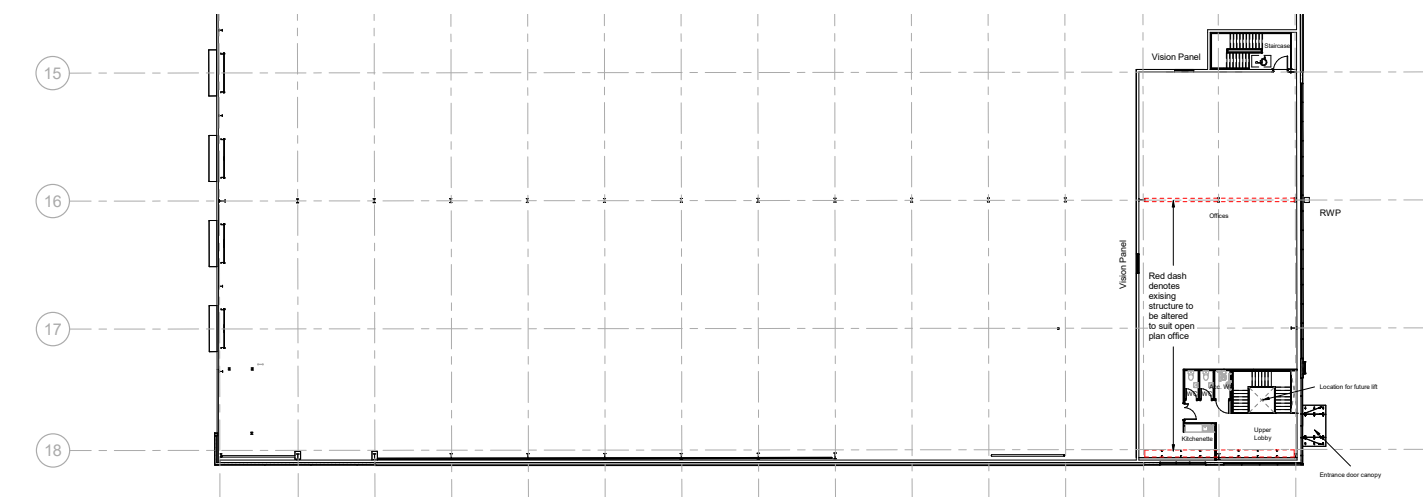


Proposed Site Plan

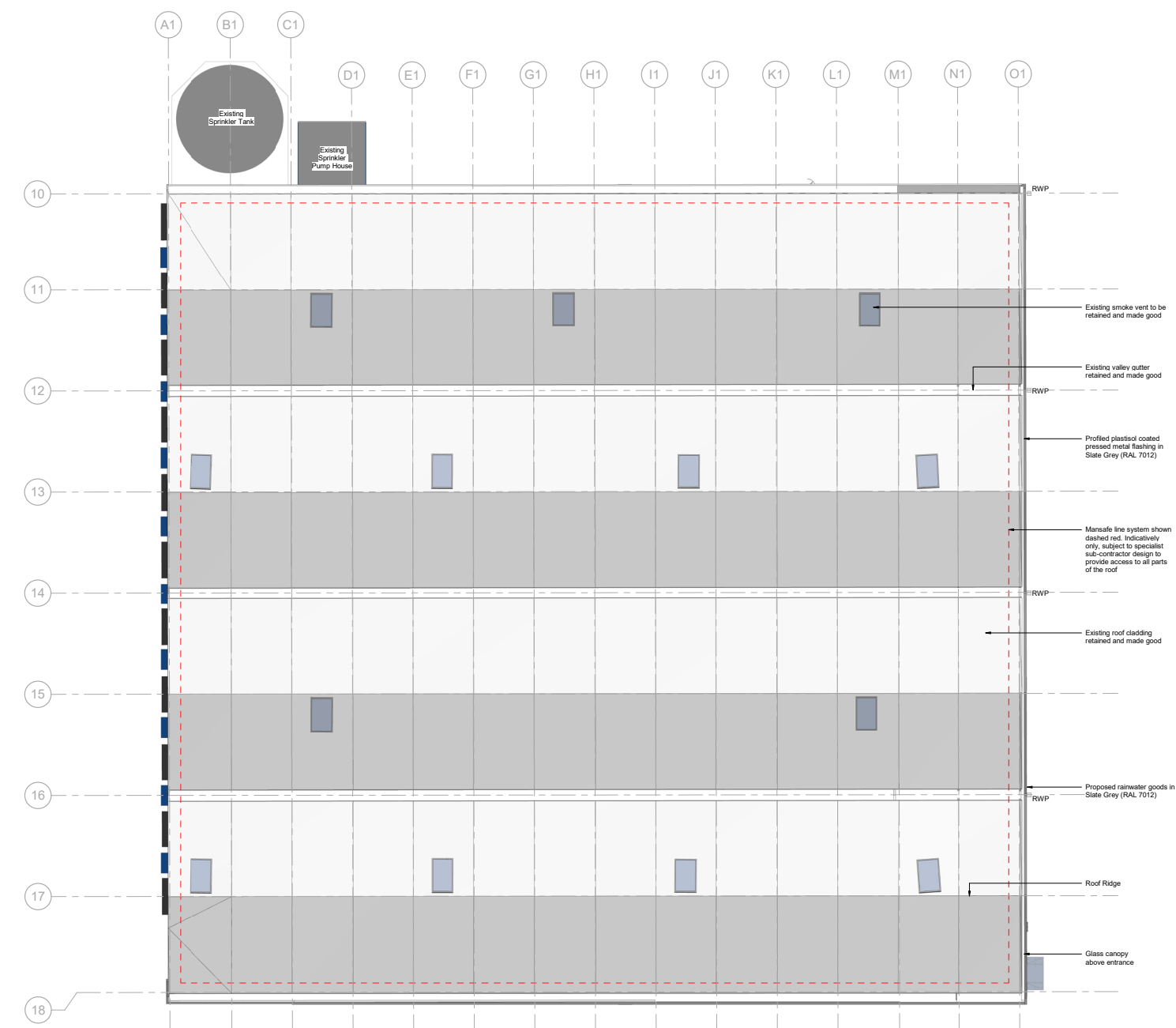
Building Layouts - Unit A1



Unit A1 - Proposed Ground Floor Plan

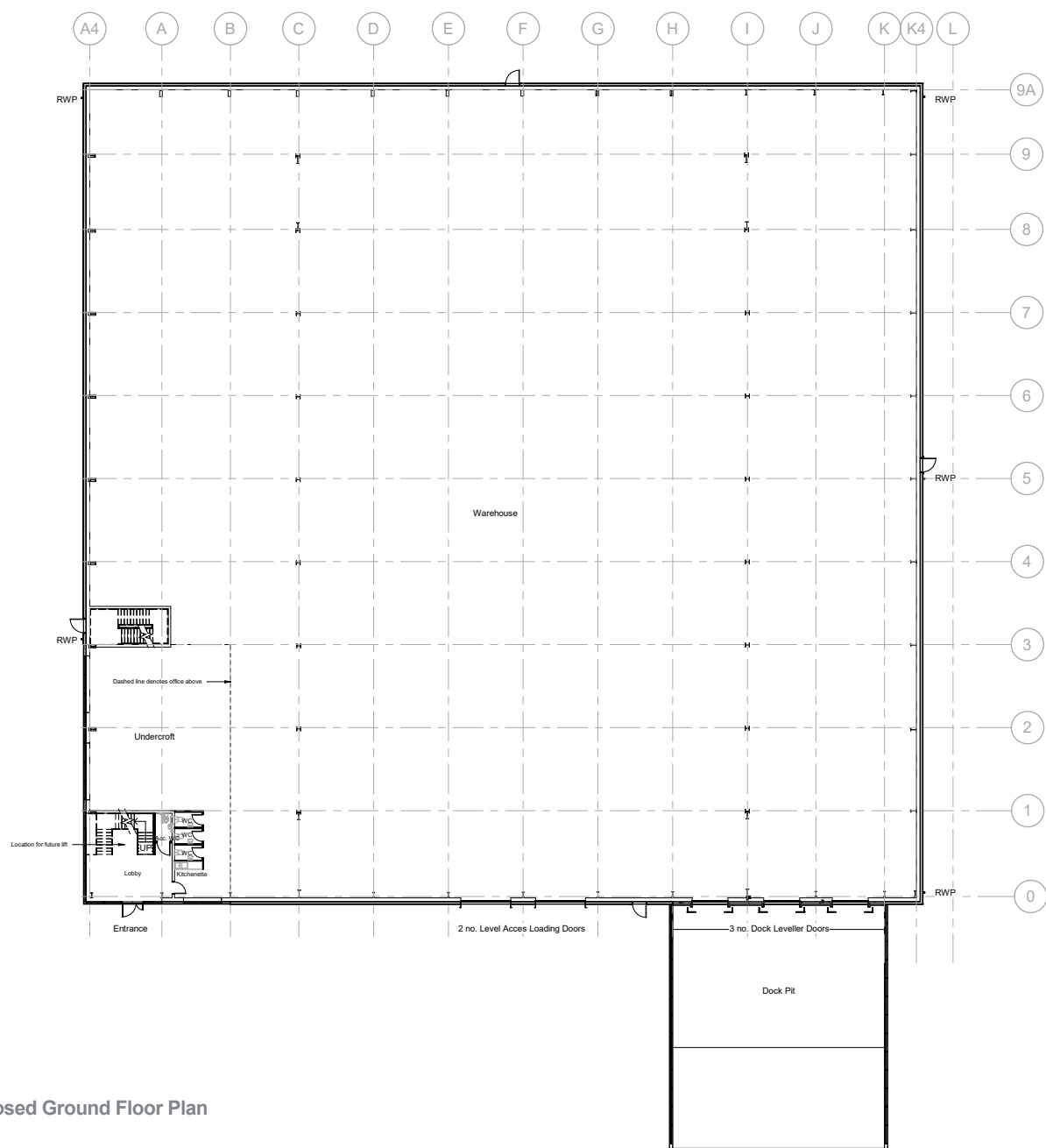


Unit A1 - Proposed First Floor Plan

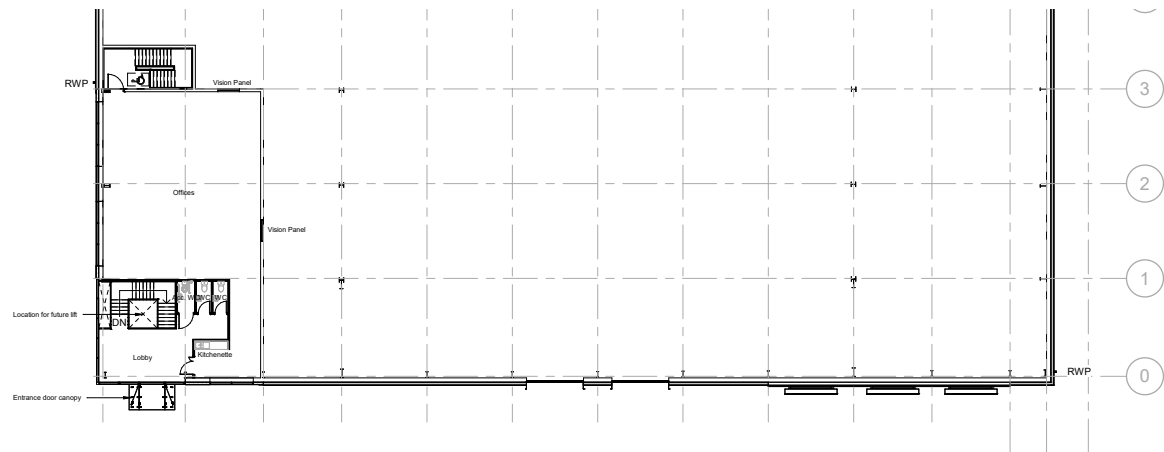


Unit A1 - Proposed Roof Plan

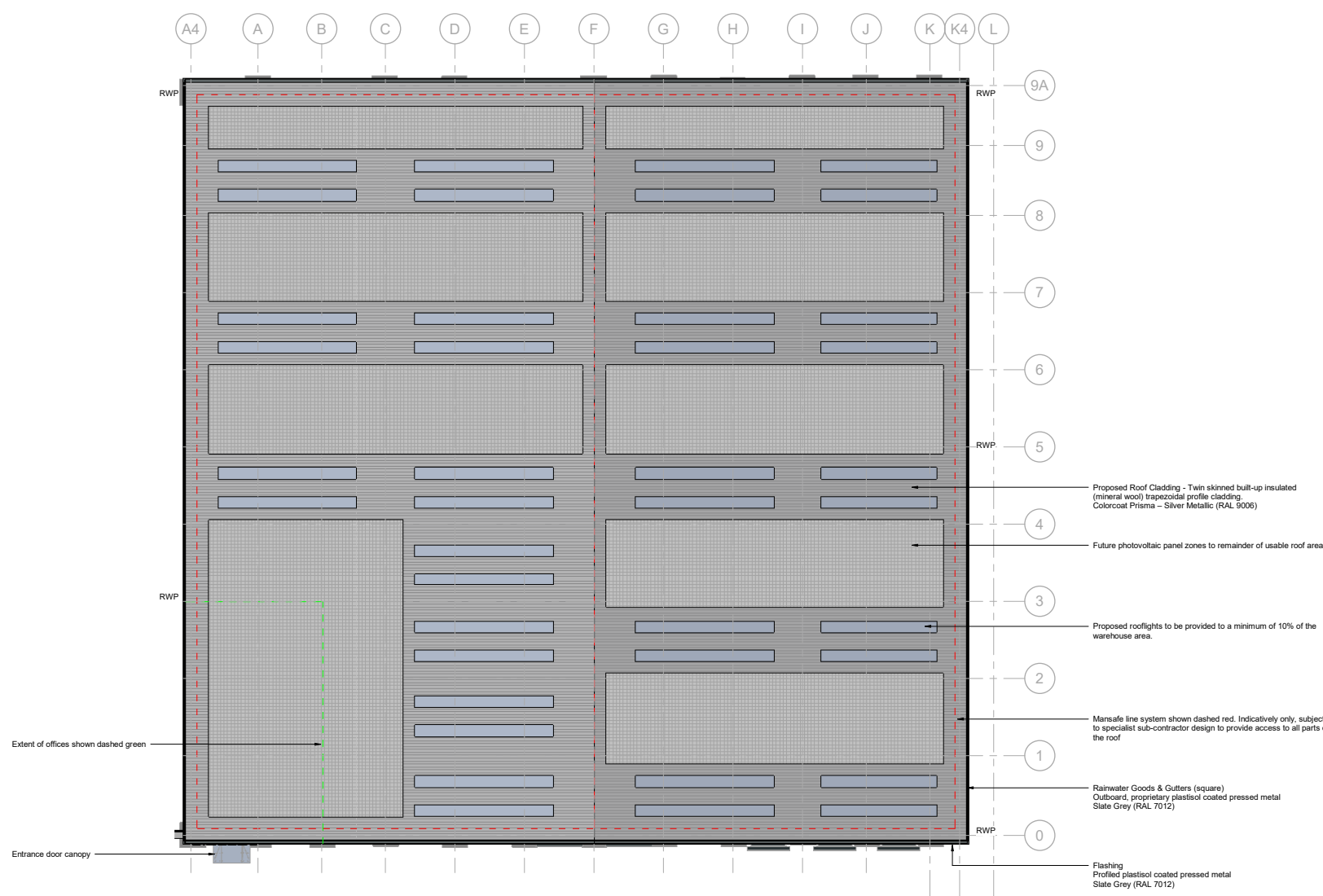
Building Layouts - Unit A2



Unit A2 - Proposed Ground Floor Plan

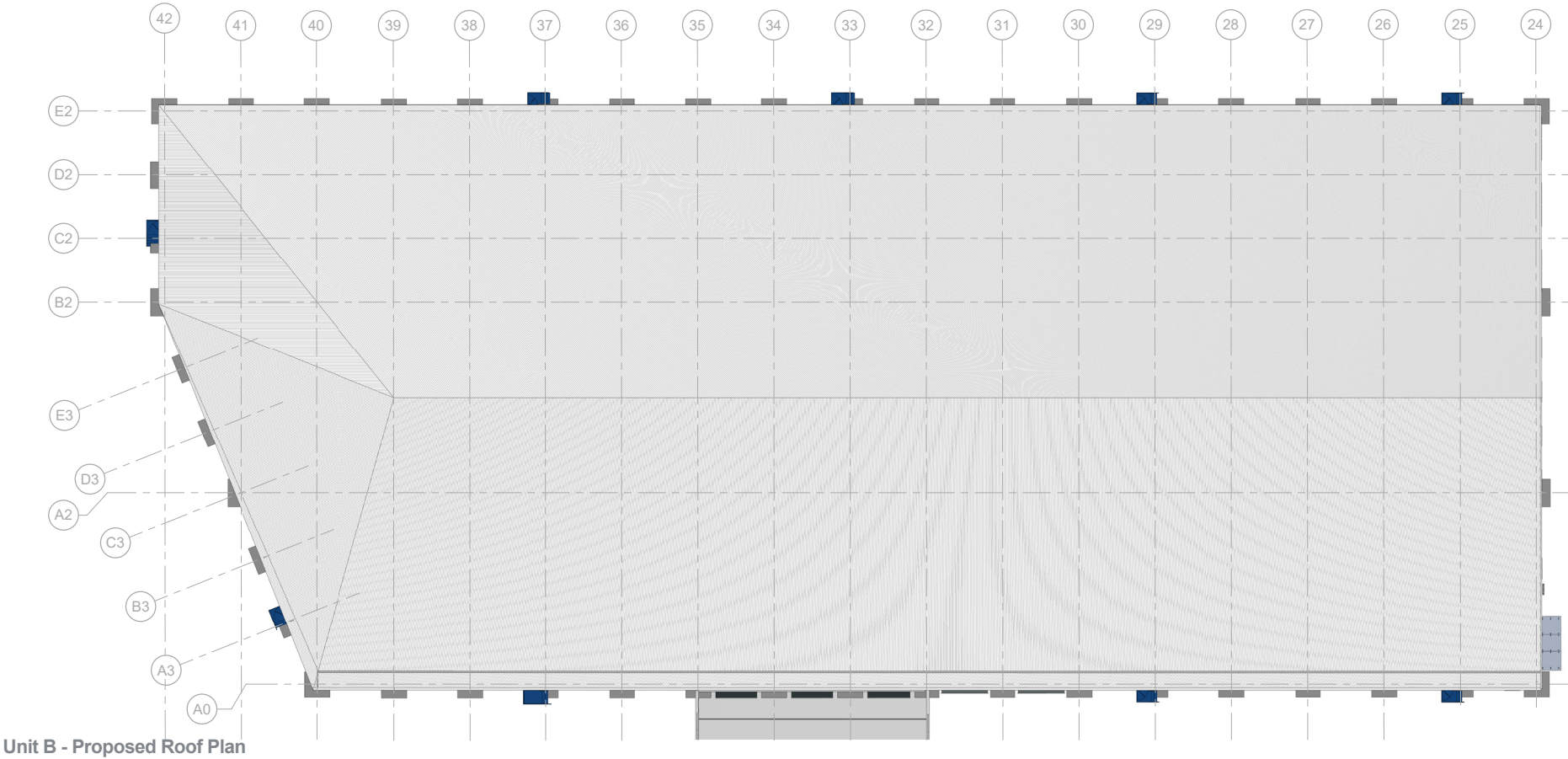
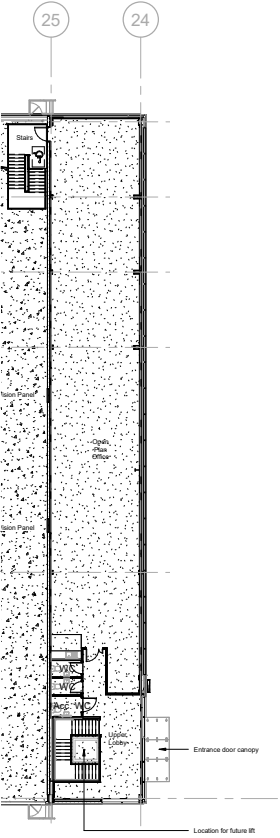
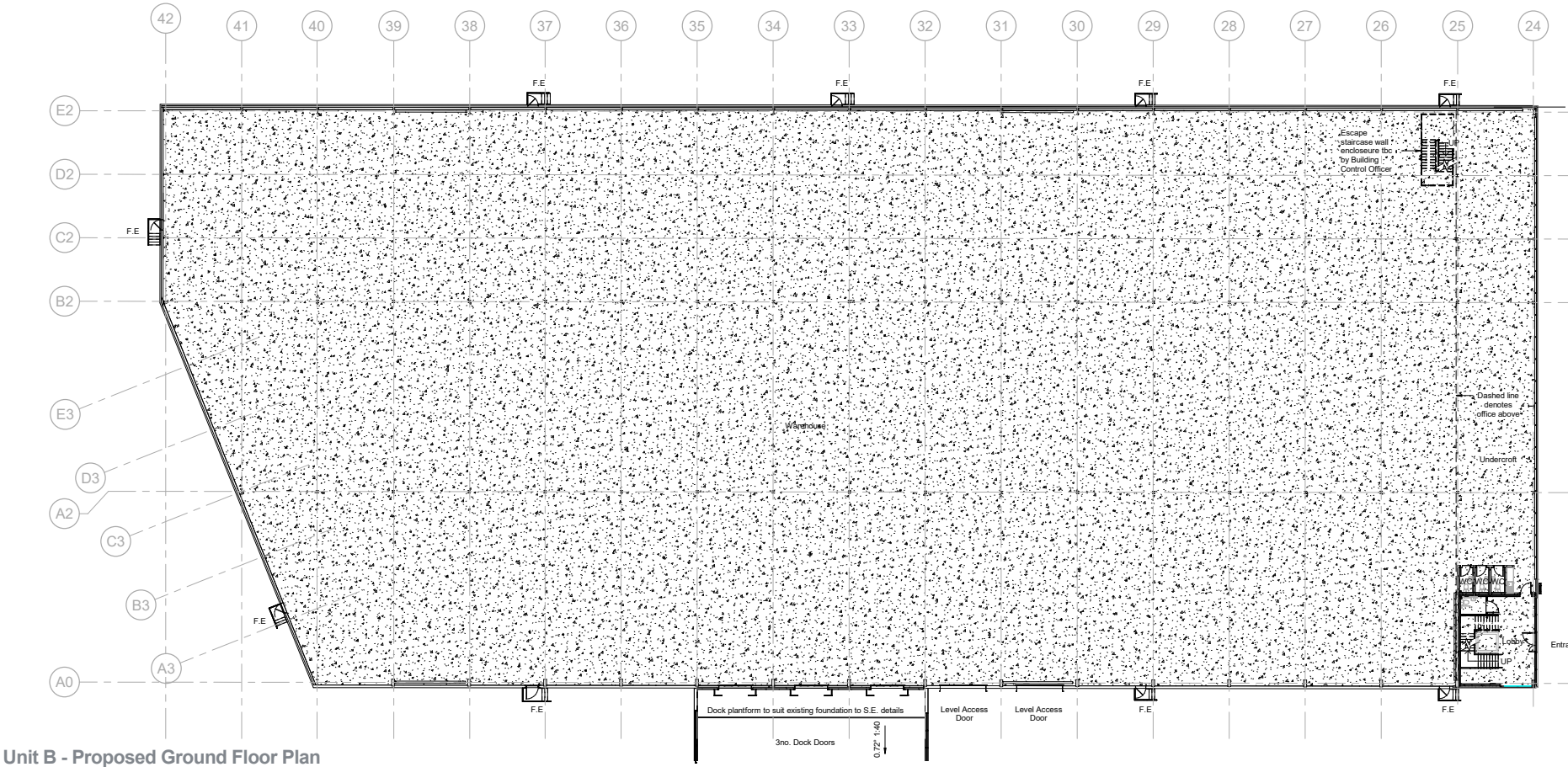


Unit A2 - Proposed First Floor Plan

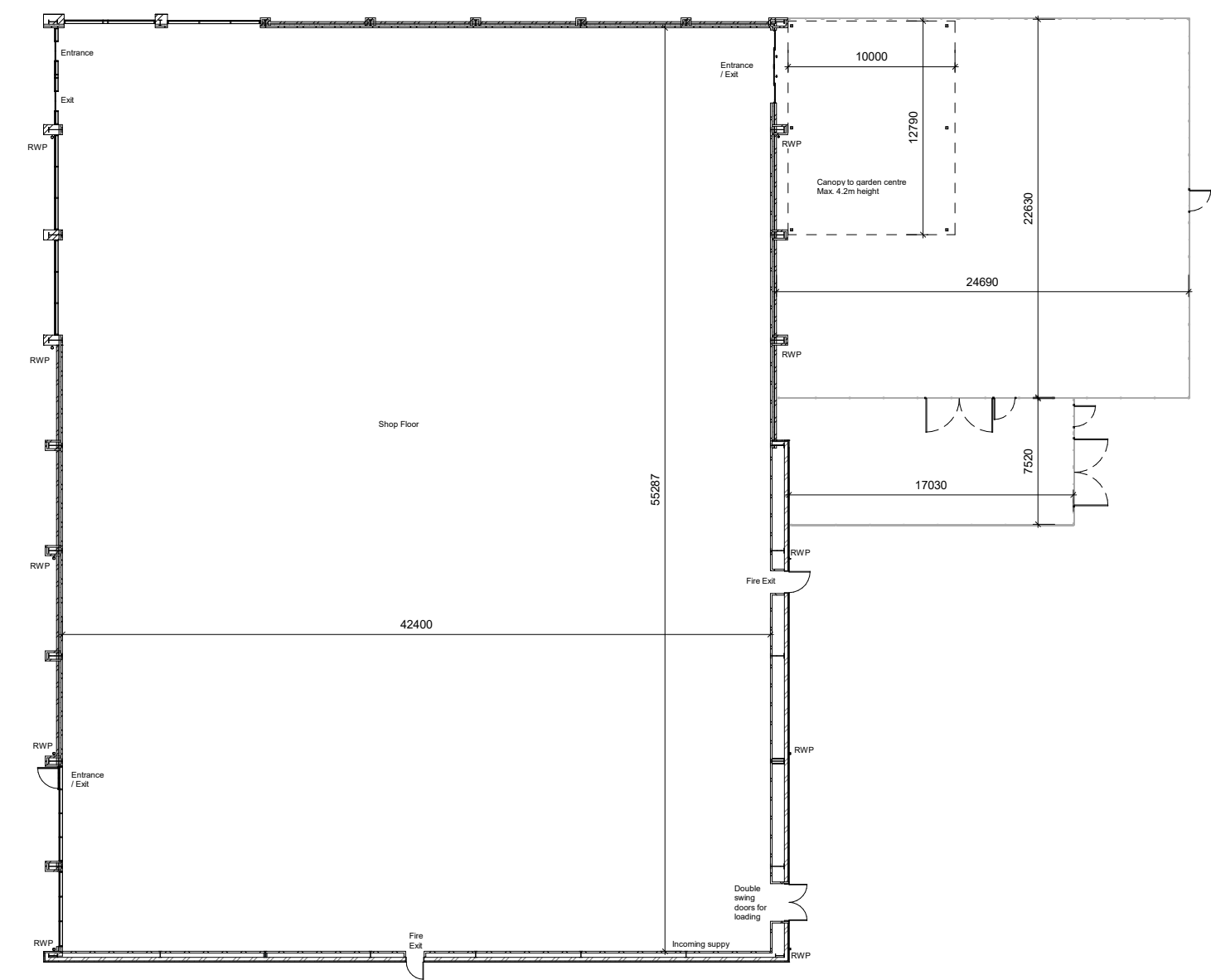


Unit A2 - Proposed Roof Plan

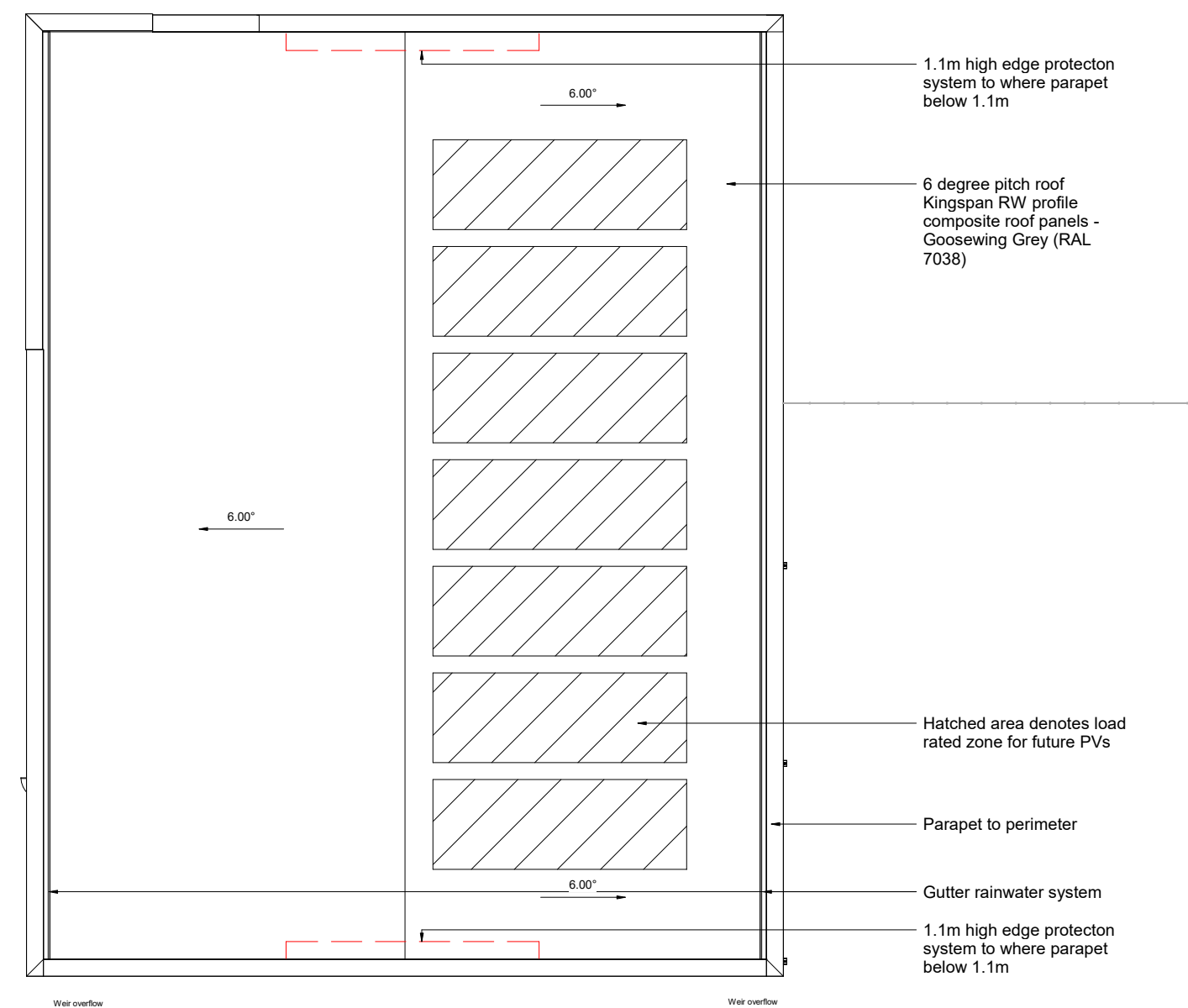
Building Layouts - Unit B



Building Layouts - Retail Unit



Retail Unit - Proposed Ground Floor Plan



Retail Unit - Proposed Roof Plan

Appearance

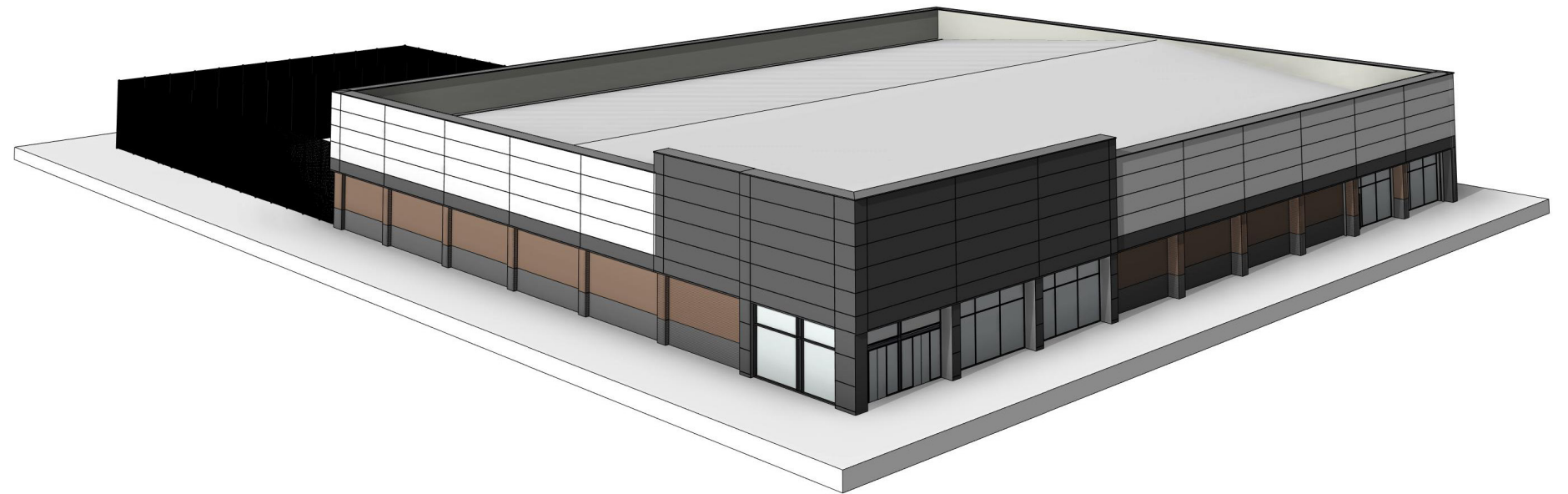
The development will comprise of steel portal framed units with robust external metal clad envelopes to ensure durability and security. The external envelopes will predominantly be built-up profile metal cladding to warehouse areas, with composite cladding panels to feature areas and mezzanine office elements. The office elements are generally located at the prominent corners of the units to maximise the visual impact and unit identity when entering the site along the main spine road.

The colour palette proposed is various tones of grey which provides an interesting and contemporary aesthetic. The cladding colours reflect and complement other units within close proximity of the site.

The proposed appearance of the new retail building aims to provide a contemporary, and coherent development. It will use a palette of complementary materials, which includes anthracite and silver metallic cladding panels along all the elevations with a combination of red/brown facing and blue/grey brickwork on the north and east elevations. The proposed design also includes glazing around the main entrance on the north and east elevations.

As the intended occupier Home Bargains' policy is to erect buildings of substance utilising quality sustainable materials that will enhance the local area and retain their appearance over the passage of time. The material selection for the proposed store is from a modern palette consisting predominantly of the following:

- Facing Brickwork: colour and tone to complement surrounding buildings;
- Insulated Metal Cladding panels;
- Curtain Wall Glazing;
- Feature entrance area, incorporating dedicated signage zones; and
- Insulated Roof Cladding Panels.

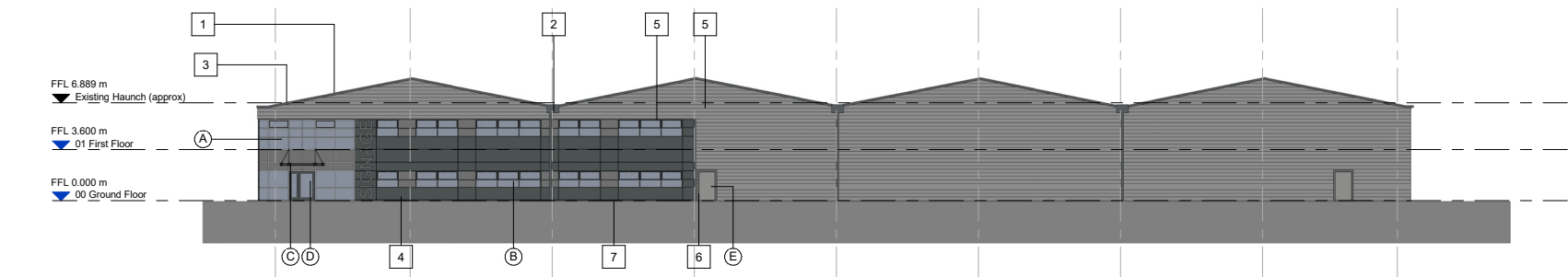


Proposed Retail Unit - North-East View

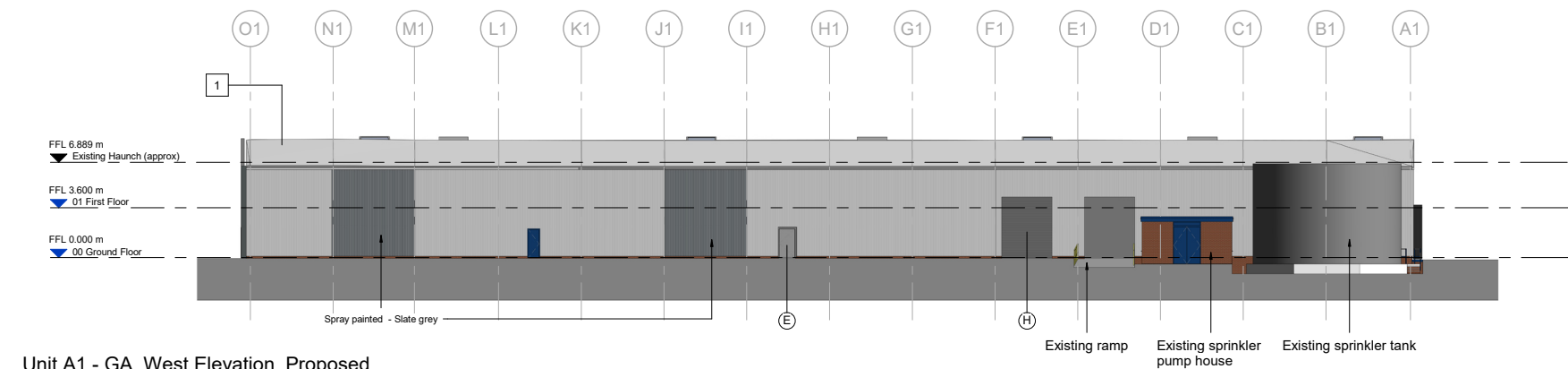


Proposed frontage perspective of typical Unit design

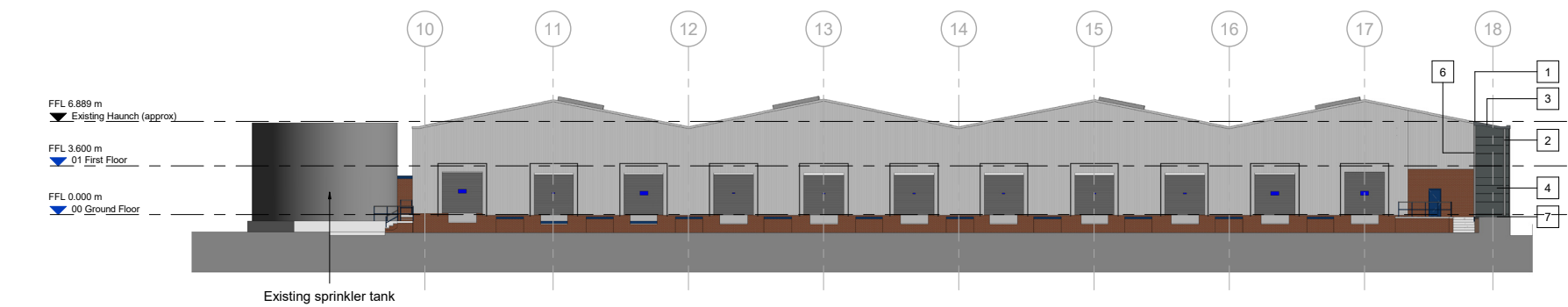
Appearance - Unit A1



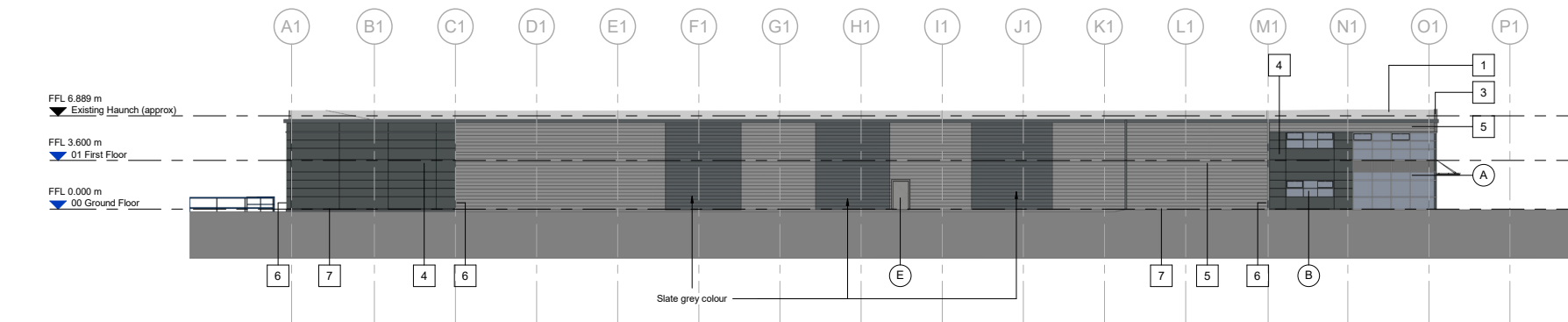
Unit A1 - GA North Elevation Proposed
Scale @ 1 : 200



Unit A1 - GA West Elevation Proposed
Scale @ 1 : 200



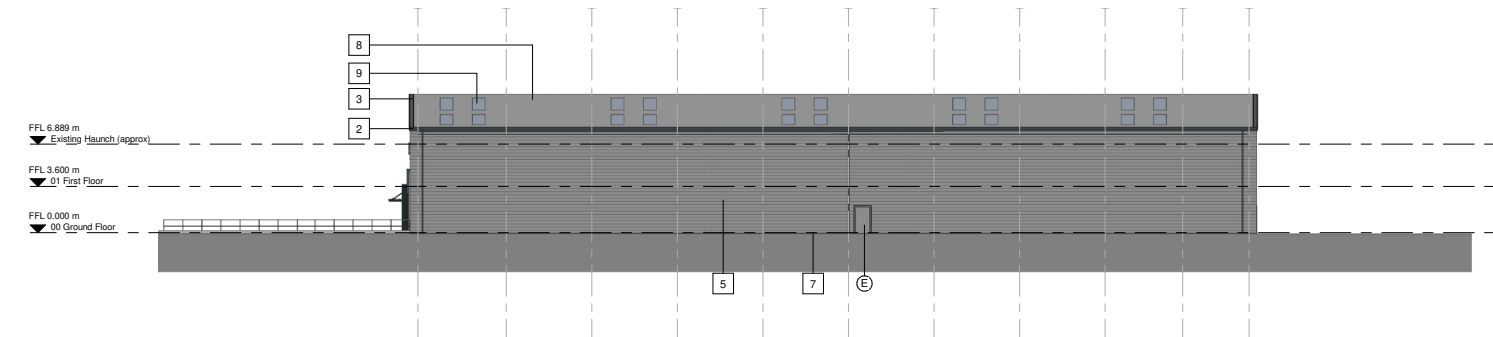
Unit A1 - GA South Elevation Proposed
Scale @ 1 : 200



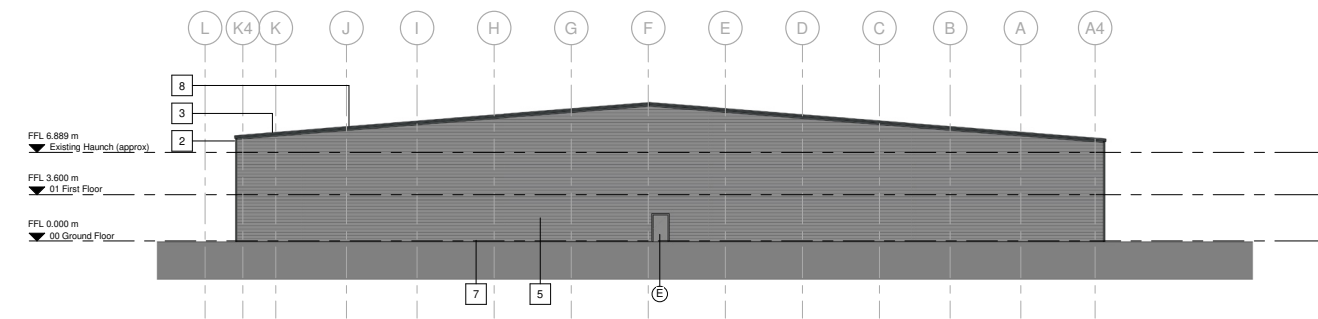
BUILDING FABRIC - MATERIALS SCHEDULE

1	Existing Roof Cladding	A	Glazing – Type 1, Curtain Wall stick system Aluminium framed, PPC Slate Grey (RAL 7012) Double glazed infill units
2	Rainwater Goods & Gutters (square) Outboard, proprietary plastisol coated pressed metal Slate Grey (RAL 7012)	B	Glazing – Type 2, Window section Aluminium framed, PPC Slate Grey (RAL 7012) Double glazed infill units Glass 'look-a-like' spandrel panels where indicated
3	Verge Flashing Profiled plastisol coated pressed metal Slate Grey (RAL 7012)	C	Office Entrance – Canopy Cantilevered Glazing, matched to Curtain Walling Steel arm supports, PPC Slate Grey (RAL 7012)
4	Proposed Wall Cladding – Type 1, Micro-Rib Profile Colorcoat Prisma - Slate Grey (RAL 7012)	D	Office Entrance – Personnel Access Doorset Aluminium framed (TB), PPC Slate Grey (RAL 7012) Double glazed infill units (matched to Curtain Wall)
5	Proposed Wall Cladding – Type 3, Trapezoid Profile (1000/32R) Colorcoat Prisma – Silver Metallic (RAL 9006)	E	Personnel Access / Escape Doorset Galvanised Steel, PPC Silver Metallic (RAL 9006) Thermally insulated core
6	Proposed Cladding Transition Flashing Profiled plastisol coated pressed metal Slate Grey (RAL 7016)	F	Operational Door – Level Access Sectional Insulated Shutter Plastisol Coated finish, Grey Aluminium (RAL 9007)
7	Proposed Cladding Base Drip Flashings Profiled plastisol coated pressed metal finish to match above cladding	G	Building Signage Zone (Detail subject to separate application)
8	Proposed Roof Cladding - Twin skinned built-up insulated (mineral wool) trapezoidal profil cladding. Colorcoat Prisma – Silver Metallic (RAL 9006)	H	Operational Door – Dock Leveller Sectional Insulated Shutter Plastisol Coated finish, Grey Aluminium (RAL 9007)
9	Proposed rooflights to be provided to a minimum of 10% of the warehouse area.		
10	Concrete Prowall		

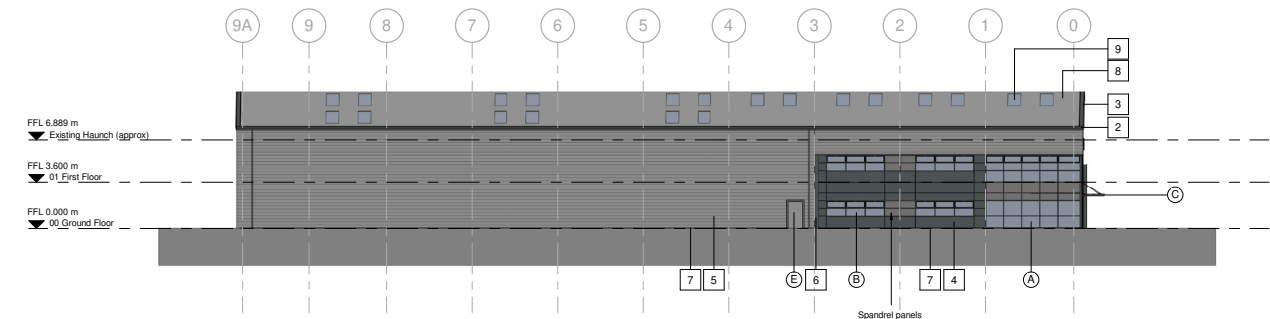
Appearance - Unit A2



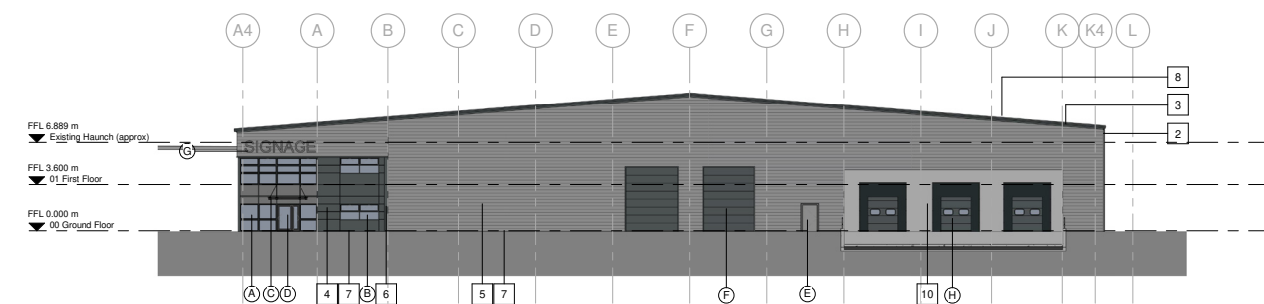
Unit A2 - GA North Elevation Proposed
Scale @ 1 : 200



Unit A2 - GA West Elevation Proposed
Scale @ 1 : 200



Unit A2 - GA South Elevation Proposed
Scale @ 1 : 200

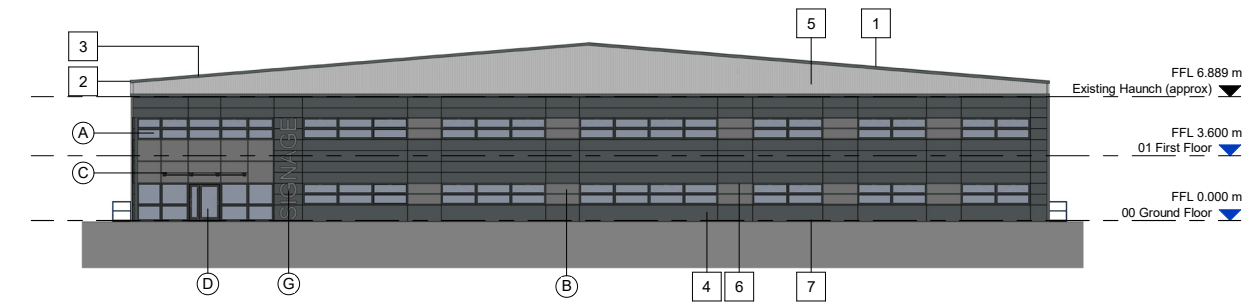


Unit A2 - GA East Elevation Proposed
Scale @ 1 : 200

BUILDING FABRIC - MATERIALS SCHEDULE

1	Existing Roof Cladding	A	Glazing – Type 1, Curtain Wall stick system Aluminium framed, PPC Slate Grey (RAL 7012) Double glazed infill units
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9	Proposed rooflights to be provided to a minimum of 10% of the warehouse area.		
10	Concrete Prowall		

Appearance - Unit B

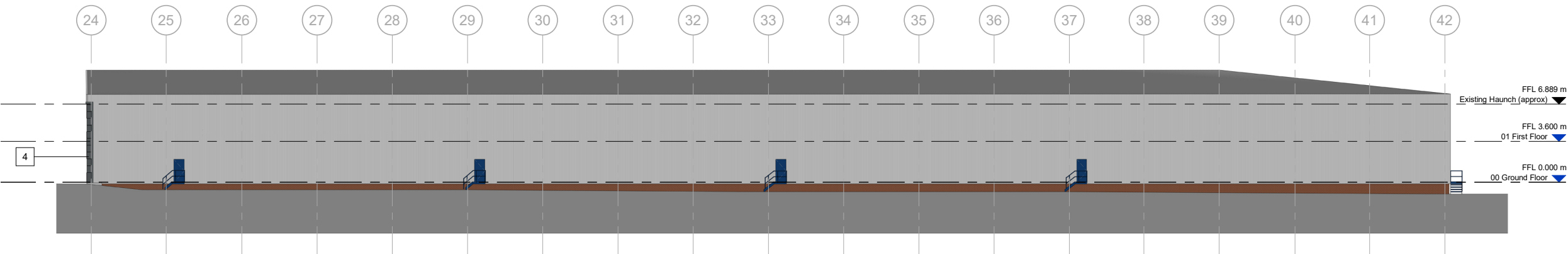


Unit B - Proposed GA North West Elevation
Scale @ 1 : 200

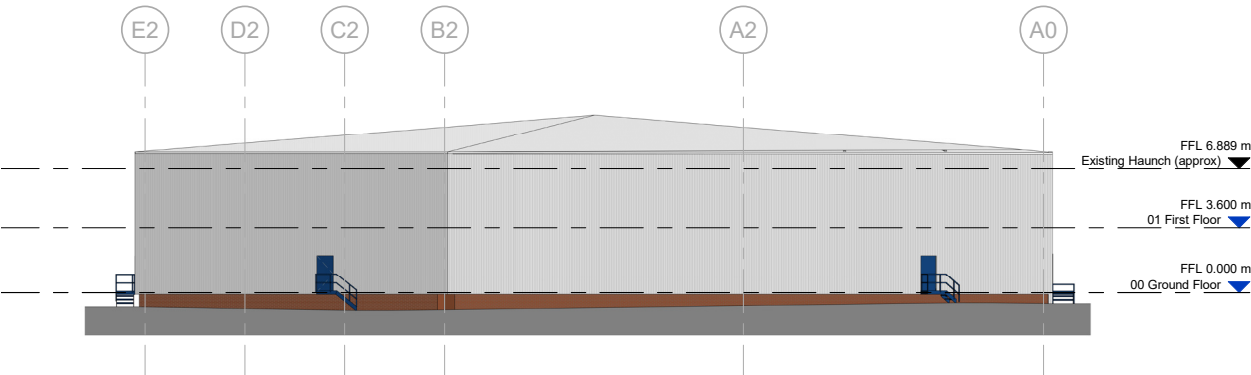
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| <div>1</div> Existing Roof Cladding <div>2</div> Rainwater Goods & Gutters (square) Outboard, proprietary plastisol coated pressed metal Slate Grey (RAL 7012) <div>3</div> Verge Flashing Profiled plastisol coated pressed metal Slate Grey (RAL 7012) <div>4</div> Proposed Wall Cladding – Type 1, Micro-Rib Profile Colorcoat Prisma - Slate Grey (RAL 7012) <div>5</div> Proposed Wall Cladding – Type 3, Trapezoid Profile (1000/32R) Colorcoat Prisma – Silver Metallic (RAL 9006) <div>6</div> Proposed Cladding Transition Flashing Profiled plastisol coated pressed metal Slate Grey (RAL 7016) <div>7</div> Proposed Cladding Base Drip Flashings Profiled plastisol coated pressed metal finish to match above cladding <div>8</div> Proposed Roof Cladding - Twin skinned built-up insulated (mineral wool) trapezoidal profil cladding. Colorcoat Prisma – Silver Metallic (RAL 9006) <div>9</div> Concrete Prowall | <div>A</div> Glazing – Type 1, Curtain Wall stick system Aluminium framed, PPC Slate Grey (RAL 7012) Double glazed infill units <div>B</div> Glazing – Type 2, Window section Aluminium framed, PPC Slate Grey (RAL 7012) Double glazed infill units Glass 'look-a-like' spandrel panels where indicated <div>C</div> Office Entrance – Canopy Cantilevered Glazing, matched to Curtain Walling Steel arm supports, PPC Slate Grey (RAL 7012) <div>D</div> Office Entrance – Personnel Access Doorset Aluminium framed (TB), PPC Slate Grey (RAL 7012) Double glazed infill units (matched to Curtain Wall) <div>E</div> Personnel Access / Escape Doorset Galvanised Steel, PPC Silver Metallic (RAL 9006) Thermally insulated core <div>F</div> Operational Door – Level Access Sectional Insulated Shutter Plastisol Coated finish, Grey Aluminium (RAL 9007) <div>G</div> Building Signage Zone (Detail subject to separate application) <div>H</div> Operational Door – Dock Leveller Sectional Insulated Shutter Plastisol Coated finish, Grey Aluminium (RAL 9007) |
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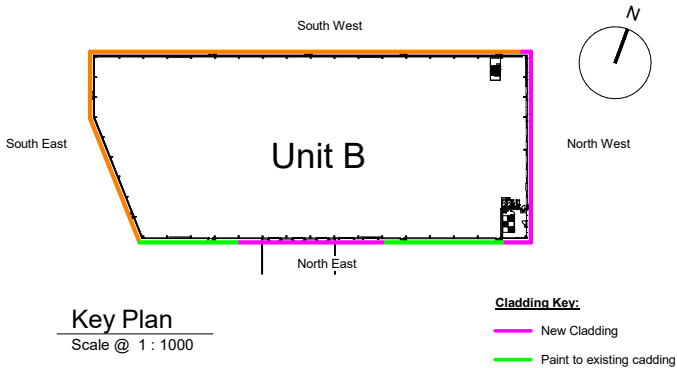
Unit B - Proposed GA North East Elevation
Scale @ 1 : 200



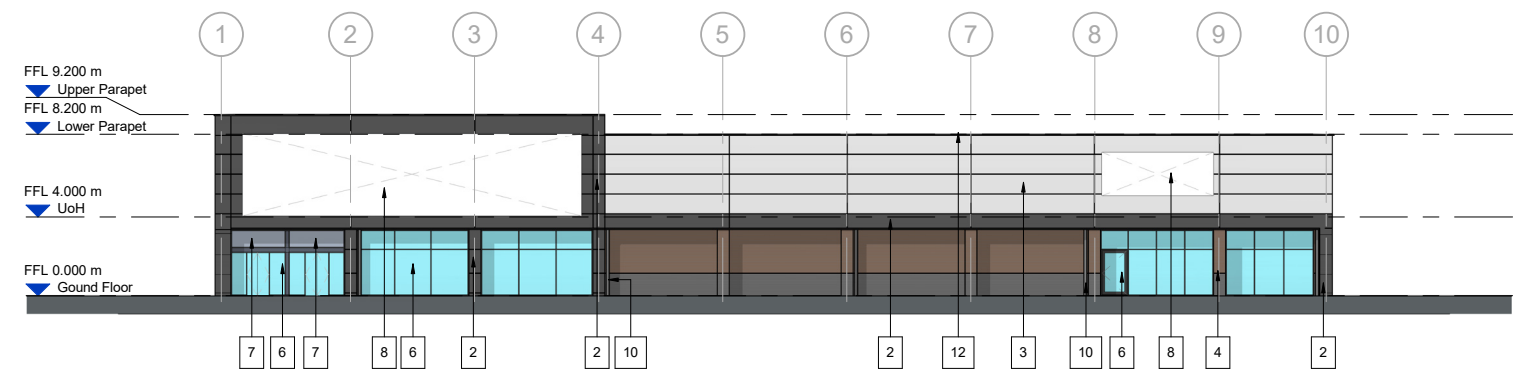
Unit B - Proposed GA South West Elevation
Scale @ 1 : 200



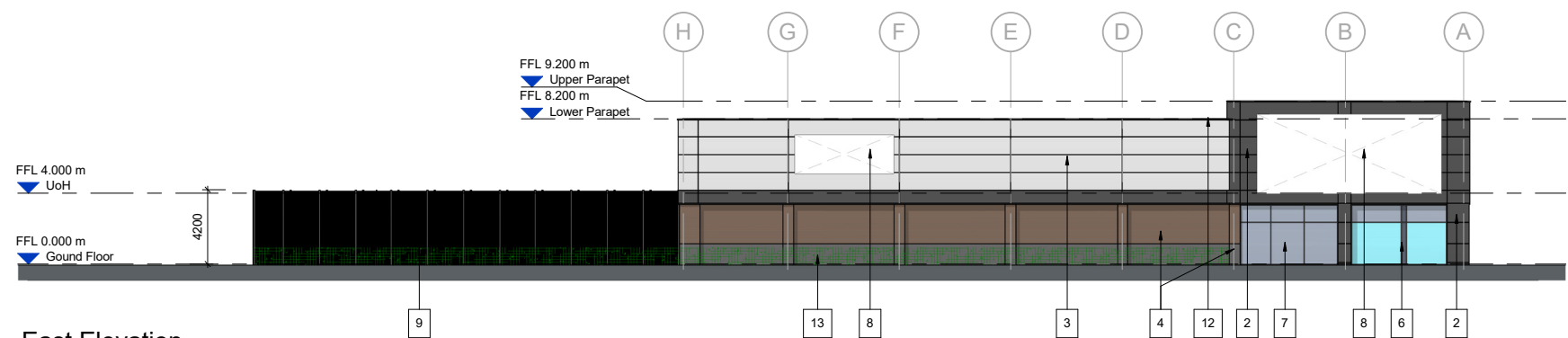
Unit B - Proposed GA South East Elevation
Scale @ 1 : 200



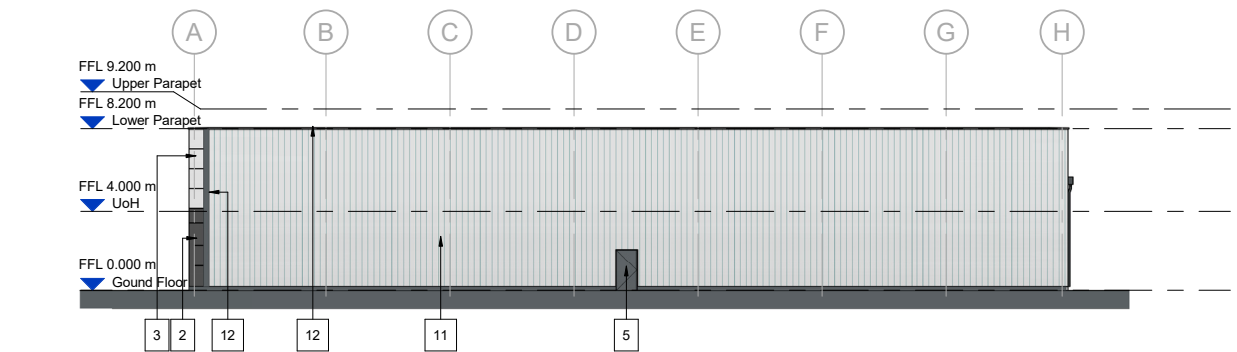
Appearance - Retail Unit



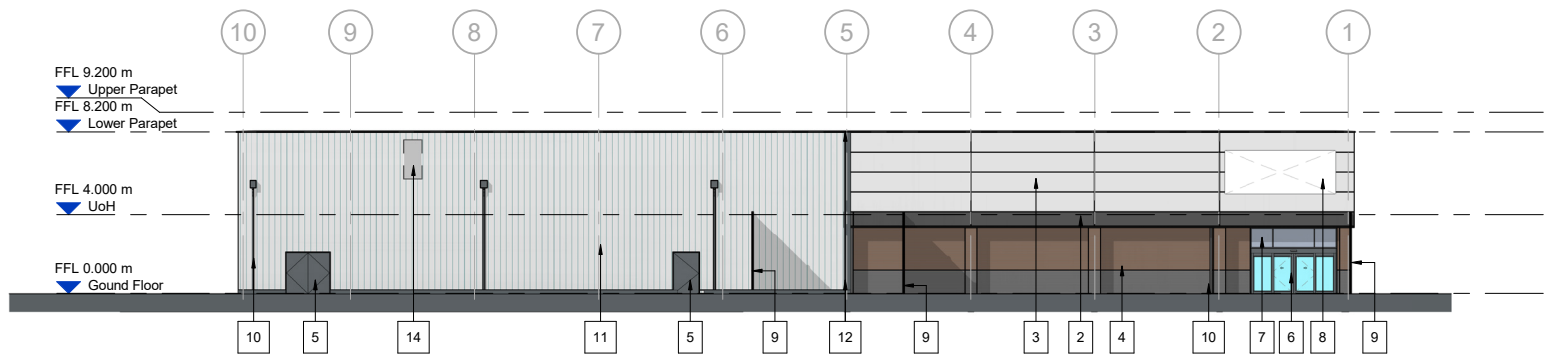
North Elevation
Scale @ 1 : 200



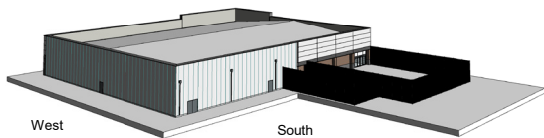
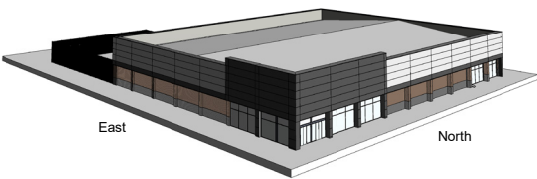
East Elevation
Scale @ 1 : 200



West Elevation
Scale @ 1 : 200



South Elevation
Scale @ 1 : 200



3D Views

BUILDING FABRIC - MATERIALS SCHEDULE & NOTES

- Parapet roof 6 degree pitch Kingspan RW profile composite roof panels - Goosewing Grey (RAL 7038) Colorcoat Prisma
- Kingspan Evolution flat profile horizontally laid composite panels - Anthracite Grey (RAL 7016) Colorcoat Prisma
- Kingspan Evolution flat profile horizontally laid composite panels - Silver (RAL 9006) Colorcoat Prisma
- Red/ brown facing brickwork; blue/grey facing brickwork base course
- Steel doorsets: fire escape and loading doors
Mid Grey - (RAL 7011)
- Aluminium glazed entrance screens; entrance and shopfronts with concealed internal shutter box and external guides: Mid Grey - (RAL7011)
- Opaque glazing
- Signage - Indicative and subject to separate application
- Fence - Heras 4.2m Zenith SR2 double mesh (or equal approved) with matching 3 nos. personnel gates and 2 pair of vehicle access gates - (Black)
- External RWP PPC Aluminium with rodding eyes at low level
Mid Grey - (RAL7011)
- Kingspan KS1000RW Trapezoid vertically laid composite
Silver Metallic (RAL 9006) Colorcoat Prisma
- Cladding Transition Flashing / Capping profiled plastisol coated pressed metal - Mid Grey - (RAL7011)
- Green hedge to landscapes designer's specification
- Maintenance access to roof

Landscape

The Proposed Development will incorporate elements of both hard and soft landscaping on the principle of simplicity with high quality. The hard landscaping scheme includes concrete service yards and tarmac finish car parking bays and paving slabs utilised for paths to, and around the unit entrances. Soft landscaping elements will include grass, shrubs and trees on the approach to the Site along the north-eastern boundary, as well as improving planting along the south of the Site.

A Tree Survey has been prepared by Encon Associates which determines the size, condition and value of the trees and provides recommendations for any remedial work required, as well as root protection distances to ensure the future health and stability of retained trees on Site.

Inclusive Access

The project is to provide circa 20,053m² / 215,849ft² of unit space on a site within a well established industrial area with good transport networks. The new units will provide their own self contained service yards, warehouse staff amenity, staff parking, incoming main services and fire and security warning installation networks. The site is mostly flat and will offer non hazardous simple access to the premises to all as part of the design.

The scheme will be a mix of refurbished and new steel portal framed structures generally with two storey staff amenity blocks set within the first bay of the main structural foot print and integral loading bays serving the warehouse area.

Access to and egress from the site and buildings has been sited to offer the best possible solution given due consideration of operational needs, site topography and imposed development restrictions.

The design of this new facility incorporates the full provision required under Building Regulations Approved Document M plus facilities to promote cycle to work ideals with secure cycle storage.

As the service yard and storage areas are considered unsafe environments for wheelchair bound, visually and audibly impaired people, provision under Building Regulation Approved Document M has been limited to the provision of ambulant disabled staircases and steps within these areas as necessary.

Pedestrian and cyclist approach to a convenient formalised entry point designated as level (walkways flatter than 1:20 grade) avoiding the need for formal ramps, steps or balustrades.

Access for foot traffic from the site entrance to the building is controlled by well defined walkways directing people to formal dedicated reception and staff entrance points, minimising the risk of any potential conflict between pedestrians and cars or HGVs.

In summary, the administration areas will offer the following facilities for inclusive access:

- Disabled parking
- Level access
- Ambulant designed staircase
- Wheelchair compliant toilet and changing facilities

Further provision could form part of the internal management policy by occupiers.



Conclusion

Conclusion

This Planning, Design and Access Statement has been prepared by AEW Architects on behalf of Davos Property Developments Limited to support a planning application for two industrial units and a retail store with associated access, landscaping, parking and service yards at the former Sovereign Distillery industrial site.

The full description of the development is as follows:

‘Partial demolition, reconfiguration and refurbishment of existing employment floorspace to create 3no. industrial warehouse buildings with ancillary offices (Classes E(g)(iii), B2 and B8) with dedicated servicing and car parking arrangements; erection of 1no. retail unit (Class E) with external display area and dedicated car parking and servicing arrangements; retention and amendment of existing site accesses along with internal estate roads; 2no. substations; landscaping; and associated works’

The statement identifies the existing site context and describes the principles used to influence the proposal through the design process. A number of design measures and considerations were taken into account as summarised below.

The vehicular access to, circulation around and the layout of the development has been carefully considered to ensure that the scheme is viable and works efficiently in terms of meeting the needs of modern industrial schemes. This includes providing suitable access to the site via the existing access points off Wilson Road.

In line with relevant design policies, the layout, scale and appearance of the proposals have been developed to create a high quality, robust scheme. The material and colour choices are in keeping with the surrounding area. The specification of the materials and finishes are appropriate for the lifetime of the scheme as they are durable and resilient systems.

Fundamental to creating an attractive and appropriate development is an effective landscaping strategy. The Proposed Development will incorporate elements of both hard and soft landscaping on the principle of simplicity with high quality.

In conclusion, it is considered that the planning application reflects an appropriate and viable contemporary industrial development that will add socio-economic value to the area and complement the existing context. The proposed use accords with those of the surrounding industrial area and planning policy. It is considered that the provision of new employment units will help reinforce the growth of employment at this location and we encourage the local authority to approve this planning application without delay.



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