

Applied Nutrition - Distribution Warehouse

Design & Access Statement



BuildingDesignNorthern

Doc Reference:

S4711-BDN-XX-XX-RP-(05)5001

Client:

Ryder & Granite Estates Ltd

Date:

19/06/2025 (P2)

Address:

Fmr. Syntor Fine Chemicals Site
Acornfield Rd, L33 7UG



0.0

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Rev	Date	Comment	Iss. by	App. by
WIP	28/03/25	Draft Issue - WIP	JW	
P01	31/03/25	Planning Issue	JW	

0.1

Introduction

Introduction

The following Design and Access Statement has been prepared on behalf of the applicant: Ryder & Granite Estates Ltd. This statement has been produced to assist a FULL planning application for the erection of a new distribution warehouse with associated landscaping in Knowsley, Merseyside for Applied Nutrition. A leading sports and active nutrition brand. The development will support the company's expanding operations by providing a state-of-the-art facility designed for efficiency, sustainability, and accessibility.

Site Overview

The site is located within Knowsley Industrial Estate, one of the largest employment zones in the North West. The estate benefits from excellent transport links, including proximity to the M57 motorway, providing easy access to Liverpool, Manchester, and the wider UK logistics network.

The total area of the proposed site is 14,525 sqm (3.59ac).

Current Use

The site is currently an unused parcel of industrial land within the estate, designated for employment and industrial use under local planning policies. The surrounding area comprises a mix of logistics, manufacturing, and distribution facilities.

The site historically formed part of the Syntor Fine Chemicals plant and has been vacant since c. 2010. The site is predominately hand-standing, with a single warehouse remaining from the former use. The site was used for harsh chemical production and has subject to ground contamination.

Remediation techniques have been undertaken in areas across the site, although some residual contamination remains.

Proposed Development Use

The proposal is for the existing industrial unit to be demolished, and the erection of 1no. distribution warehouse and officing, with associated landscaping, hard-standing, and parking provisions. The development will consist of a modern industrial distribution centre designed to meet the operational needs of Applied Nutrition. The facility will include:

- A large warehouse space with high-bay racking
- Office and administrative areas
- Welfare facilities for staff
- Secure loading and unloading bays

The intention is for the site to once again become useful, through remediation and regeneration of the contaminated parcel of land within the wider industrial estate. The development will also generate employment, being in context with the physical, social, and economic characteristics of the surrounding area.

1.0 Site

1.1 Site Location

The site is within Knowsley Industrial Estate, one of the largest industrial and business parks in the North West, providing excellent transport links to the M57, M62, and Liverpool city region.

Applied Nutrition's Head office, primary manufacturing plant and distribution hub is currently located to the North East corner of the estate, accessed from Moss End Way.

The proposed site is opposite the current facility, directly to the West, accessed from Acornfield Road. The current site is at capacity and the potential development provides a great opportunity for the business' sustainable growth.

The closest residential development is Northwood, 1.1km to the West of the site. The site can be accessed from Acornfield Road, off of the A580. The site is brownfield with sufficient space for large-scale warehousing, HGV access, staff parking, and ancillary office spaces.



1.2 Context

Location

Knowsley Industrial Estate

Existing Facility



Proposed Site



1.3 Site Photos



2.0 Proposal

2.1 Proposal

Building Design and Layout

The proposed building will feature:

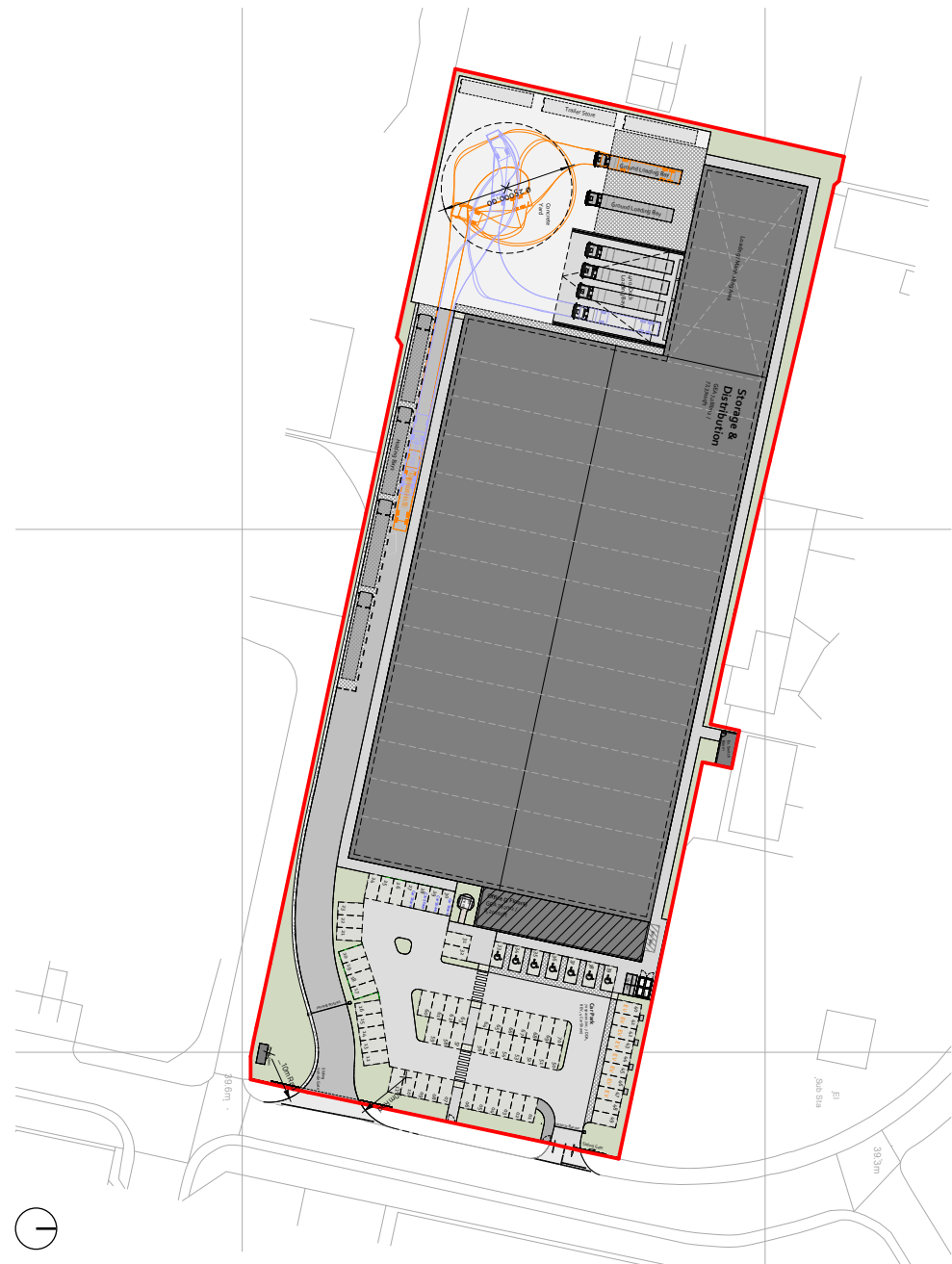
A modern office spaces for operational and administrative functions, fronts the staff carpark and Acornfield Road. Provision for the business' offices, meeting spaces, as well as a staff room and gym to support staff well-being.

A 72,000sqft Warehouse Space is proposed to accommodate High-bay storage racking system for bulk product storage and order fulfilment.

An access road, suitable for HGV use, runs along the Southern site boundary to provide access to the goods-in yard. Accommodating a marshalling area and dedicated HGV loading bays for inbound and outbound logistics.

Scale and Appearance

The scale and appearance of the proposed warehouse will follow that of the adjacent warehouses within the industrial park. The proposed warehouse is a rectilinear steel frame structure, utilising standard dual pitched roof profiles, roller shutters, dock levellers, personnel doors, and curtain wall glazing. A three storey office block is proposed, providing the principal entrance to the building for staff and visitors.



2.2 Design

Materiality

The building will be constructed using high-quality, durable materials. A steel portal frame construction will be used for robustness and flexibility. Insulated metal cladding in corporate branding colours. High-performance glazing to maximise natural light in office areas and sustainable roofing materials incorporating solar panel technology.

Wall and Roof Cladding

The proposed warehouse utilises profiled cladding with varying shades to break up the principal elevations. Light grey trapezoidal sheet metal cladding will be used on the roof.

Windows and Doors

Proposed windows will be aluminium powder coated anthracite grey (RAL 7016 or similar approved) casement. Proposed roller shutters, dock levellers and fire exit/personnel doors will be metal, painted contrasting colours to match the cladding.

Curtain Walling

Proposed curtain walling will be aluminium powder coated anthracite grey (RAL 7016 or similar approved) to match the windows.

Gutters and Downpipes

Proposed gutters and downpipes will be aluminium, powder coated anthracite grey to match the proposed doors and windows.



Precedent - Speculative Development of 3no Warehouses,
Acornfield Road, Knowsley Industrial Estate



BDN Concept Visual - View from Acornfield Road

2.3 Access

Vehicular Access

Direct access from Acornfield Road, facilitating seamless movement for delivery vehicles. Separate entry points for HGVs and staff/visitors to reduce congestion and enhance safety.

Pedestrian and Cycle Access

Dedicated pedestrian walkways ensuring safe movement around the site. Cycle parking and facilities to encourage sustainable commuting.

Public Transport Links

The site is accessible via bus services serving Knowsley Industrial Estate. There is a stop directly outside the site, with connections to the wider residential area and Liverpool City centre. Encouragement of public transport use through staff incentives and travel plans.

Inclusive Access

The development is designed in compliance with Equality Act 2010, ensuring accessibility for all users, with level access throughout. Disabled parking spaces near main entry points. Accessible WCs and welfare facilities.

Site Security

The aim is to reduce the opportunity for crime, the fear of crime and to create a safer, more secure and sustainable environment. To ensure a safe and secure environment, the site will incorporate:

- *Perimeter fencing and controlled access gates*
- *CCTV coverage across key areas*
- *Secure staff and visitor entry points*
- *Well-lit surroundings to enhance visibility*

The site is currently secured by a 2.4m high palisade fence, which runs around the perimeter. The proposed development will utilise the same security fencing, repairing, and adapting where necessary. The existing fence will be replaced with Paladin mesh to the Acornfield Road elevation for improved visual amenity. The site will be secured for private use and can only be accessed through security gates/barriers, controlled via security on-site.

Secure access into the warehouse is provided through pedestrian access doors, which are secured with magnetic locks during the day and locked and locked when the building is unoccupied. The building will have CCTV and be security alarmed.

2.4 Site

Sustainability

The Planning application is supported by a Phase 1, 2 & 3 Geotechnical Survey, as well as a Sustainability Strategy and Social Value Strategy (forming a Section 106 agreement).

The site is located in a sustainable and accessible location, and is within walking distance from local amenities. The proposed development is within close proximity to public transport routes, primarily buses, which should encourage sustainable methods of travel to and from the site. The application includes a travel plan containing measures to support and encourage greater use of sustainable travel modes.

The site suffers from contamination and the development provides a suitable method for remediating and re-purposing the site.

The proposed designs adhere to buildings regulations and follow a “fabric first” approach, in order to improve energy efficiency and reduce carbon emissions. Overall energy efficient methods of lighting, heating, and general operation will also be utilised.

Landscaping

HGV Forecourt

The majority of the site will be given over to concrete hard-standing, in order to accommodate the flow of HGVs moving through the site. Soft landscaping is provided in the form of perimeter strips and banks which break up the forecourt, to provide visually pleasing landscape.

Car Parks and Pedestrian Footpaths

The designated car parks will be formed from tarmac hard-standing, separated from the HGV access routes by designated soft landscaping (planting beds). The parking bays will be formed in permeable pavings as

part of the wider drainage strategy, providing an enhanced appearance to the principal site entrance.

Access Road

The access roads through the site will be Asphalt, demarcated using road markings to separate them from the HGV waiting areas and forecourt. Domestic vehicles are fully segregated, having a dedicated car park and point of access, with no ability to mix with HGVs on the site.

Soft Landscaping

The remaining areas not utilising hard landscaping, will be given over to soft landscaped elements, primarily grass turf and a variety of plants chosen for their seasonal variety and texture/colour.

Services

Flood Risk

The site is not within the Environment Agency's flood risk zones.

Drainage

Proposed foul drainage systems will be connected to the mains drainage system running within close proximity to the site. Surface water will be dealt with through appropriate on site attenuation, treatment and controls as part of the wider drainage strategy. Hard landscaping will be considered and graded appropriately, to ensure efficient rainwater flow towards the surface water drainage system.

Service Enquiry

A service enquiry will be submitted in support of this application with regards to existing connections to determine any upgrades required for the proposed development.

3.0 Conclusion

3.1

Conclusion

Project Benefits

Economic

- Creation of new jobs in logistics, administration, and management
- Strengthening of local supply chain
- Increased investment in Knowsley Industrial Estate
- Support to the local construction economy
- Regeneration of a Brownfield site not currently benefiting the local economy or Council.

Social

- Unkempt state and unsightly. A new, high quality commercial development will have the potential to positively contribute to the local area.
- Enhanced employment prospects for local residents
- Improved workplace amenities and facilities for current staff
- Promotion of sustainable commuting options (Cycle, EV, Public transport)

Environmental

- Reduced carbon footprint through energy-efficient design and reduction of dispersed / off site storage.
- Well planted landscaping scheme with committed operator to maintain the appearance. Varied planting/shrubs selected for seasonal variety.
- The proposed designs adhere to buildings regulations and follow a “fabric first” approach.
- Use of renewable energy sources to support long-term sustainability
- Regeneration of a contaminated former chemical plant

This Design and Access Statement demonstrates the commitment of Applied Nutrition to delivering a high-quality and responsible development that benefits the local economy, workforce, and environment.

Conclusion

The proposed development is for a modern, sustainable warehouse facility, with ample parking and hard-standing within a highly accessible location. The development design is of high quality, within an industrial setting creating opportunities for employment. Careful consideration has been given to layout, siting, and access within and around the development, to ensure secure and safe usage/everyday working.

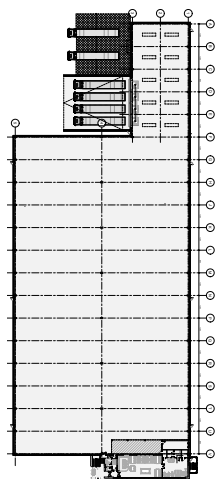
The proposed distribution centre will provide a high-quality, sustainable, and functional facility to support Applied Nutrition's growth. The development aligns with local and national economic objectives, enhances employment opportunities, and strengthens Knowsley Industrial Estate's status as a key logistics hub.

This statement demonstrates that the proposal is well-considered, meets planning requirements, and will be an asset to the area. We respectfully request that planning permission be granted.

3.2 Aerial View

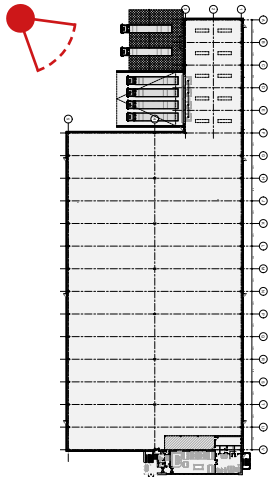


3.3 View from Acornfield Road

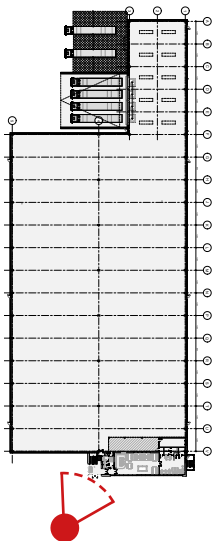




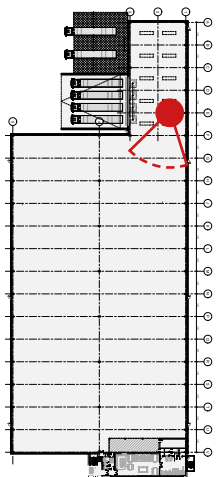
3.4 Goods in Yard



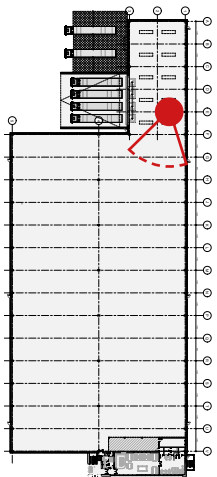
3.5 Main Entrance



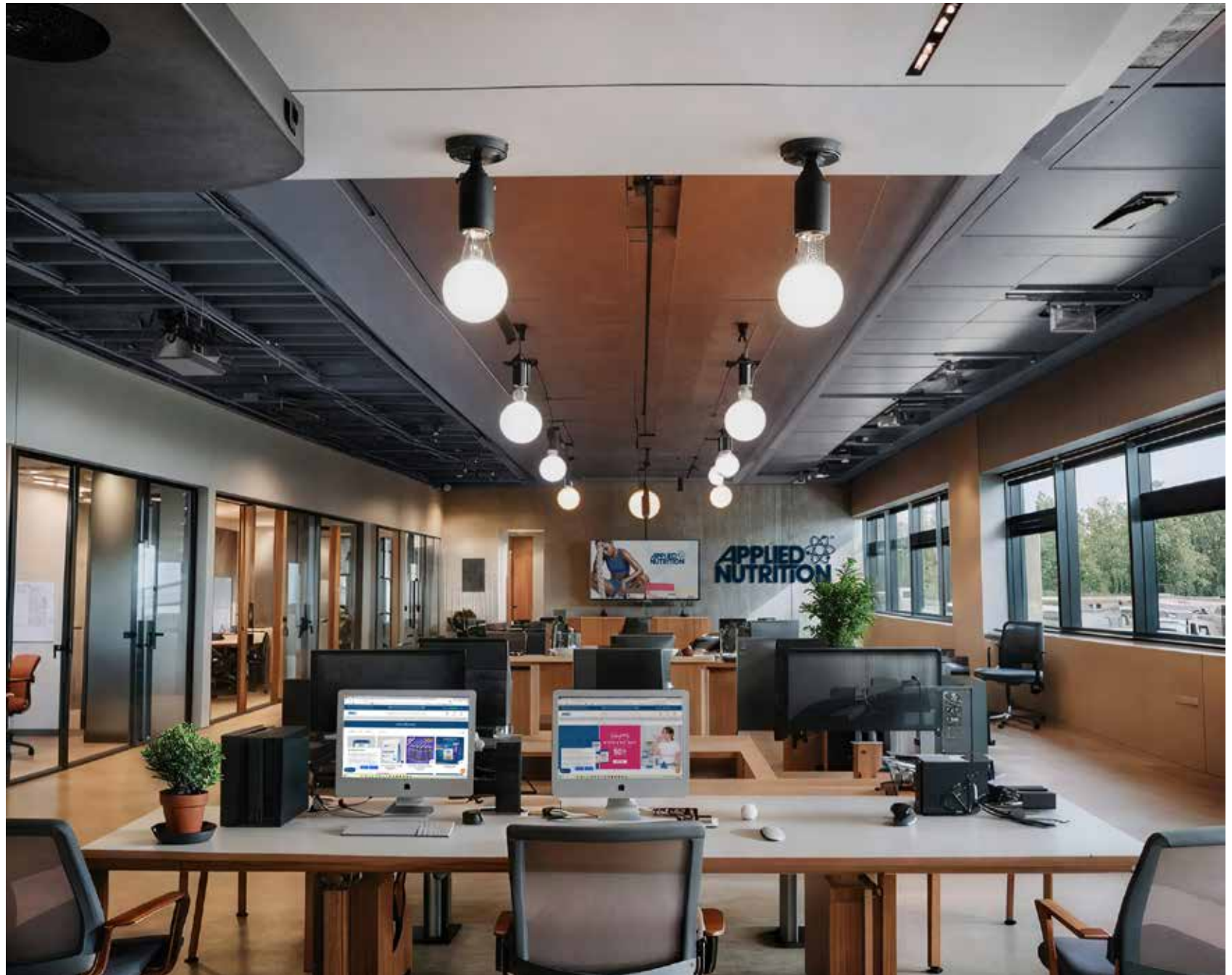
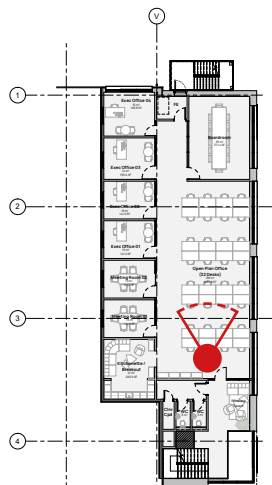
3.6 Warehouse



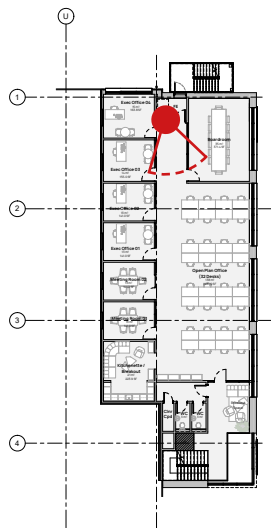
3.7 Warehouse (Distribution)



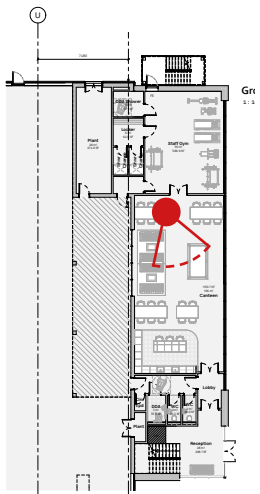
3.8 First Floor Office



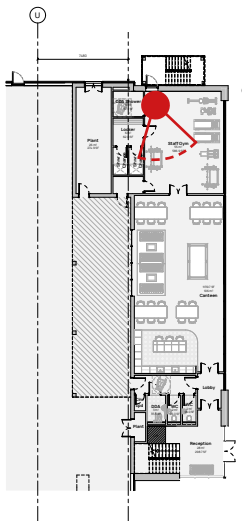
3.9 Office / Meeting Room



3.10 Staff Room / Kitchen



3.11 Staff Gym





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