

Design & Access Statement

Land to the West of Faraday Road and East of Alchemy Way



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1. Introduction

This Design and Access Statement (DAS) is submitted in support of the planning application for the proposed use of the site for open storage (Class B8), provision for new hardstanding, and all other associated works on behalf of NW1 IOS 3 Unit Trust. The proposal seeks to enhance the site's functionality and environmental sustainability while respecting the surrounding residential context. Include the installation of an office and welfare unit, improved landscaping, acoustic fencing, and designated parking areas for staff and vehicles and enhancement to existing hard surfaces.

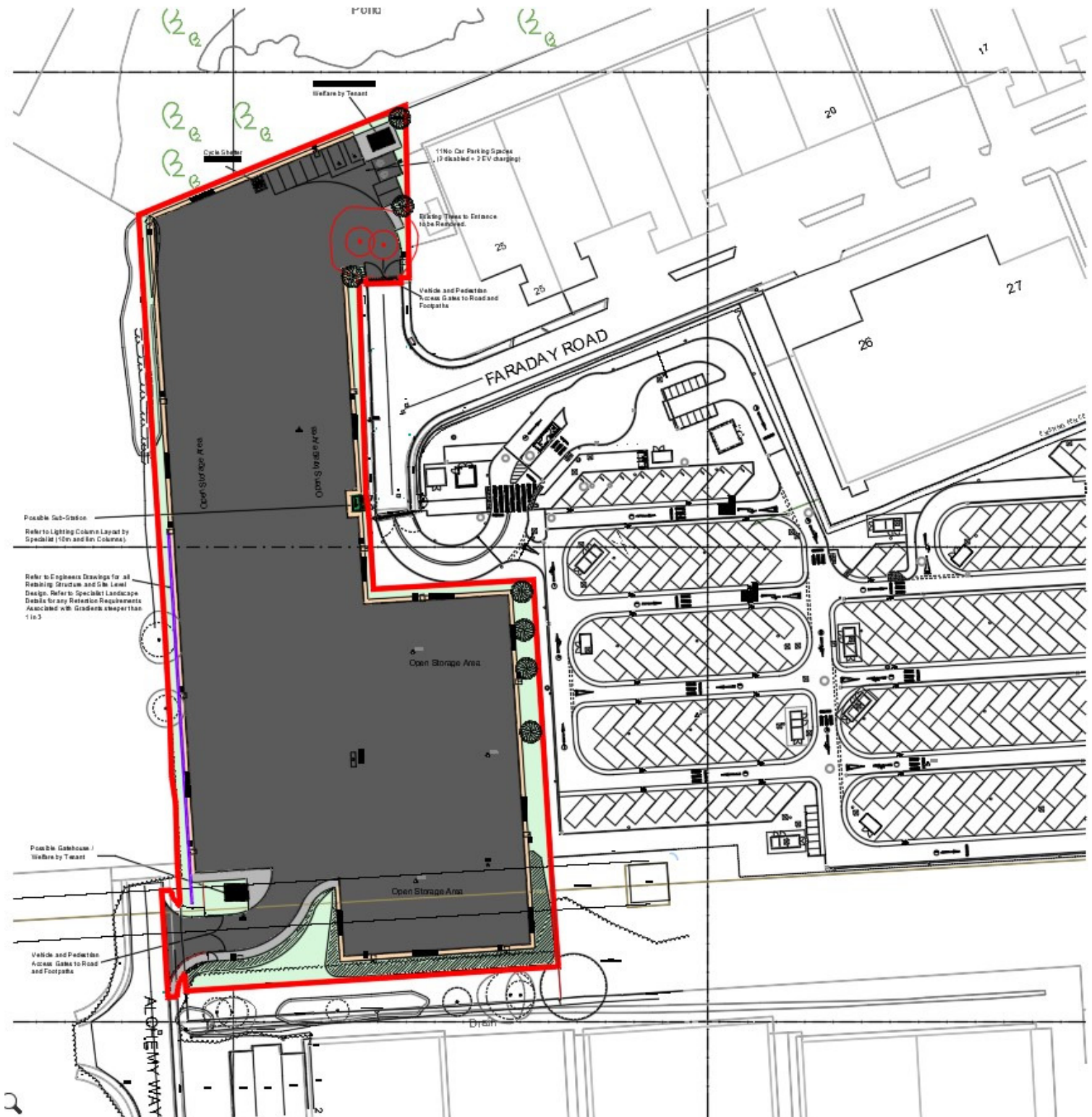
2. Site Location & Context

The proposed development site address Land to the West of Faraday Road and East of Alchemy Way, Knowsley Industrial Park, Kirkby, Knowsley. The site lies to the north of East Lancashire Road A580 and is well-connected by road infrastructure, offering easy access to the **A580** and **M57**, making it a strategically advantageous location for each of the proposed use as open storage.

Industrial and commercial uses. Site is located centrally within Knowsley Business Park. Further west of the site the business park is adjacent to an area of residential housing running along Moorgate Road (approx. 530 metres to the west).

The area benefits from established infrastructure and services, with nearby public transportation links and local amenities. Faraday Road provides the primary vehicular access to the site, which will be equipped with lockable secure gates and fencing, ensuring controlled entry and exit. There is also a secondary access from Alchemy Way (off the A580). The proposal maintains this existing access without requiring modifications, ensuring minimal disruption to the surrounding area.

In terms of environmental context, the site has existing landscaping that is overgrown and will therefore be cut back and maintained and hedgerows, particularly along the southern and eastern boundaries, will be improved to provide a natural buffer between the industrial operations.



PROPOSED SITE LAYOUT PLAN

3. Relevant Documents

New Approved Document K - Protection from falling, collision and impact (2013 Edition)

Approved Document M: Access to and use of buildings - Volume 2: Buildings other than dwellings (2015 edition)

MAR2-ASA-00-EX.SI-D-A-0001_(S0-P05)- Site Location Plan

MAR2-ASA-00-EX.SI-D-A-0002_(S0-P05)- Existing Site Plan

MAR2-ASA-00-EX.SI-D-A-0003_(S0-P05)- Proposed Site Plan

MAR2-ASA-00-EX.SI-D-A-0004_(S0-P05)- Existing Site Sections

MAR2-ASA-00-EX.SI-D-A-0005_(S0-P05)- Proposed Site Sections

MAR2-ASA-00-EX.SI-D-A-0006_(S0-P04)- Existing and Proposed Site Gates and Fencing

MAR2-ASA-00-EX.SI-D-A-0007_(S0-P03)- Proposed Cycle Shelter and Sub-Station

MAR2-ASA-00-EX.SI-D-A-0008_(S0-P03)- Proposed Gatehouse - Welfare

4. Design Principles

The proposed development is designed to balance operational needs with visual and environmental sensitivity. The new office and welfare units (by Tenant) will be located at the site's main entrance, providing necessary facilities for staff while maintaining an unobtrusive profile with a maximum height of a module at 3500mm (including plinth height).

The existing security fence will remain, with any damaged or missing section to be repaired and / or replaced to maintain site security. The access gates will be of a similar design and will be lockable for security of the site.

5. Use

The proposed development comprises the use of the site for open storage (Class B8) provision of new hardstanding, and all other associated works. The site is intended to introduce an element of open / container storage with HGV parking. The addition of parking spaces (including EV and disabled bays), and secure entrances will support the site's operation while ensuring compliance with local planning requirements.

6. Layout

The layout maintains the current access from Faraday Road, with no modifications to the existing Road infrastructure although a lockable security gate will be installed. There is a secondary access off Alchemy Way which will also be provided with a lockable security gate.

The new welfare units will be positioned towards the northern and southern sections of the site near the site access gates, with parking spaces for staff and vehicles clearly demarcated.

The landscaping will be cut back to provide more sustainable areas with the hedgerows being improved, particularly along the southern and western boundaries. Any trees that are removed will be replaced to maintain the sites natural environment whilst offering a net gain in biodiversity to exceed the mandatory requirement of 10%.

7. Scale

The scale of the proposed buildings is modest, with the 2No. office and welfare units having an indicative area of no more than 34 sqm and standing approx. 3.5m high, including plinth heights. These dimensions have been carefully considered to ensure the development does not dominate the site and remains in keeping with its surroundings.

8. Landscaping

A site-wide landscaping strategy is being prepared by BEA, informed by the Tree Survey, AIA and the Ecology Solutions BNG assessment. The Landscape Plan will include a range of new planting and general soft landscape enhancements, providing a coordinated and integrated approach to green infrastructure across the Site.

Where any tree removal is required, this will be mitigated through replacement planting on a 2:1 basis, forming part of the wider landscaping scheme and supporting the biodiversity measures identified within the BNG report.

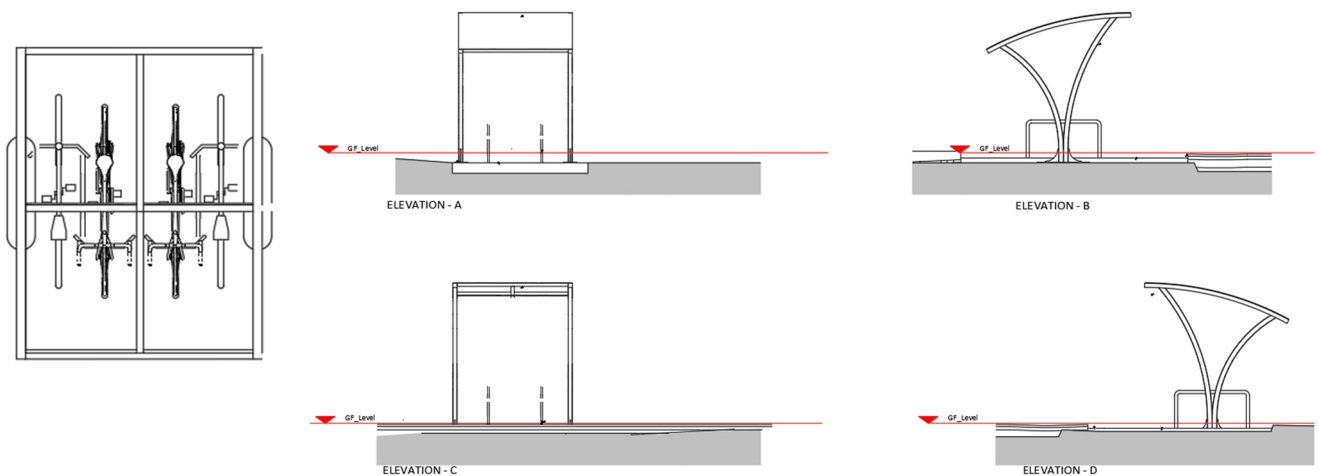
These landscape enhancements, alongside both on-site and off-site biodiversity units where necessary, ensure the Proposed Development continues to align with the overall BNG strategy.

9. Appearance

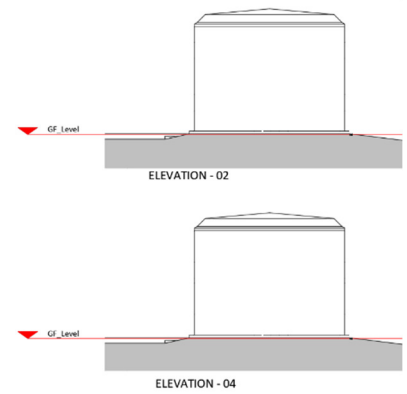
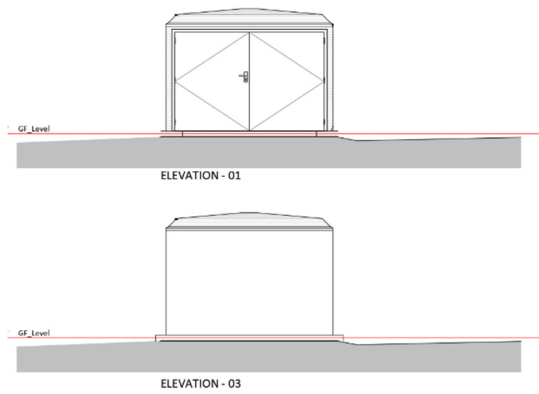
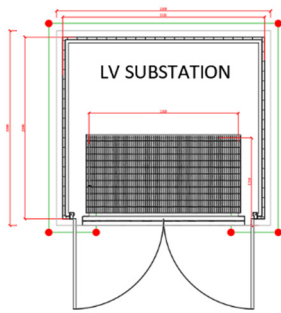
The Office and welfare buildings will be using modular construction methods (supplied by tenant). The building will feature the standard finish from the Portakabin Titan range, constructed from high-performance, all-steel materials for durability and low maintenance. The exterior will have a plastisol-coated galvanised steel finish, designed to resist fire, weather, and accidental damage. The building will be finished in neutral tones, with anthracite grey aluminium-framed windows and doors, contributing to a contemporary, professional appearance.

The existing security fence and any replacement / new sections will be installed to ensure the requirements of secure by design are met.

Additionally, the building's design incorporates climate control and energy-efficient features, ensuring a comfortable and sustainable working environment for all staff.



TYPICAL CYCLE SHELTER

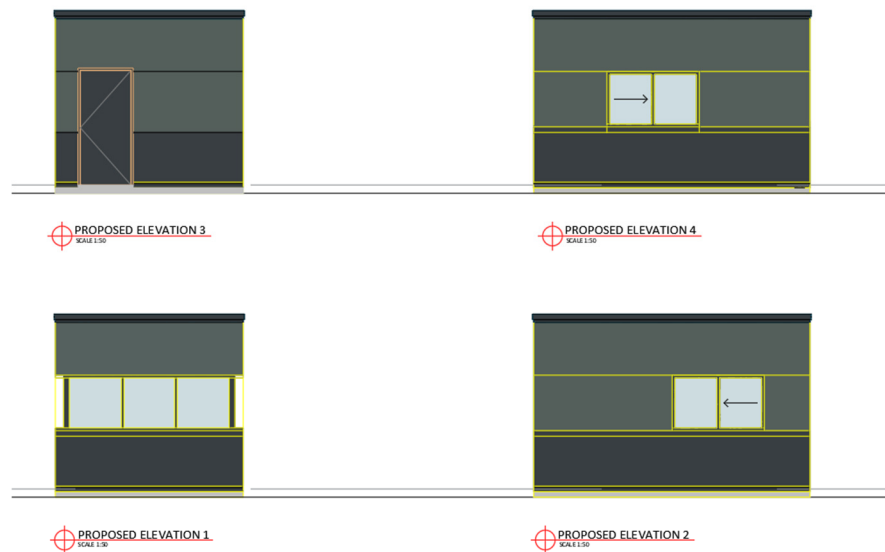
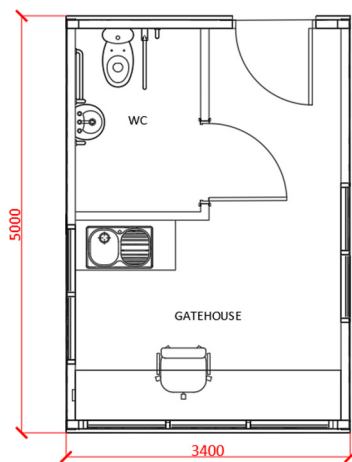


TYPICAL SUB-STATION

10. Access

The site is served by two vehicular access points. The primary access is from the north via Faraday Road, and a secondary access is provided at the south via Alchemy Way.

Alchemy Way provides direct access onto East Lancashire Road (A580) which itself connects to the M57. The M57 connects the Site to Liverpool, Manchester and beyond. Accordingly, the site is considered to have excellent access to the Strategic Road Network (SRN).



TYPICAL GATEHOUSE / WELFARE

11. Environmental Considerations

Sustainability and minimal environmental impact are at the heart of this proposal. The introduction of permeable surfaces will help manage surface water runoff. The existing landscaping will be improved for local biodiversity, while the security fence will ensure site safety is maintained.

12. Security

The existing security fencing will be retained around the perimeter, ensuring continued protection of the site. Access will remain controlled via the lockable secure gates located on Faraday Road and Alchemy Way, allowing for restricted entry and exit.

The proposed office and welfare building will be equipped with secure aluminium-framed doors and windows with lockable features, providing additional security for staff and equipment. These measures ensure that the site maintains a high standard of security appropriate for its use.

13. Summary and Conclusion

The Proposed Development has been designed to respond positively to the Site's allocation, its surrounding context, and the relevant planning and design principles. The scheme delivers a coherent and functional layout, supported by appropriate access arrangements, landscaping, and design that together provide a modern and efficient site. The proposals have evolved through the technical work undertaken to date, ensuring that key considerations are appropriately addressed.

In overall terms, the development represents a well-considered and policy-aligned employment scheme on land identified for this purpose. It will deliver investment, make effective use of safeguarded employment land, and contribute to continued economic activity within the Borough.