

PROPOSED DEVELOPMENT AT SCHOOL LANE
JUNCTION 4, M57, KNOWSLEY, L34 LHX

DESIGN & ACCESS STATEMENT





**Our vibrant team of designers are experienced
in delivering high quality and architecturally
imaginative buildings across the UK**

We are practiced in the technicalities and intricacies associated with petrol filling stations as well as the peripheral space planning and associated amenities.

As a small practice we aim to deliver practical and sustainable solutions with a touch of our own unique design spirit.

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1.0 INTRODUCTION

PREFACE

This document has been prepared by ADS Design to consider the setting, visibility, context, design and materials relating to this application.

2.0 SITE ASSESSMENT

2.1 SITE LOCATION

The site is located on the north east outskirts of Liverpool to the west coast of England.

The M57 runs along the west of the site and the A580 lies a few hundred metres from the north of the site.

The site is located within an industrial estate which accommodates a variety of industrial and retail enterprises, including a glass manufacturer, logistics companies, food products supplier and kitchen / bathroom showrooms.

The existing site has generally been cleared, however some shrubland remains. The site is currently bounded by a steel palisade security fence.

The vernacular of the area is clearly industrial, with the majority of the buildings clad in corrugated steel with ample access and parking.



SITE ASSESSMENT

2.2 SITE PHOTOGRAPHS



Google street view from the M57 slip road looking north east across the site towards TuffX Processed Glass Ltd

SITE ASSESSMENT



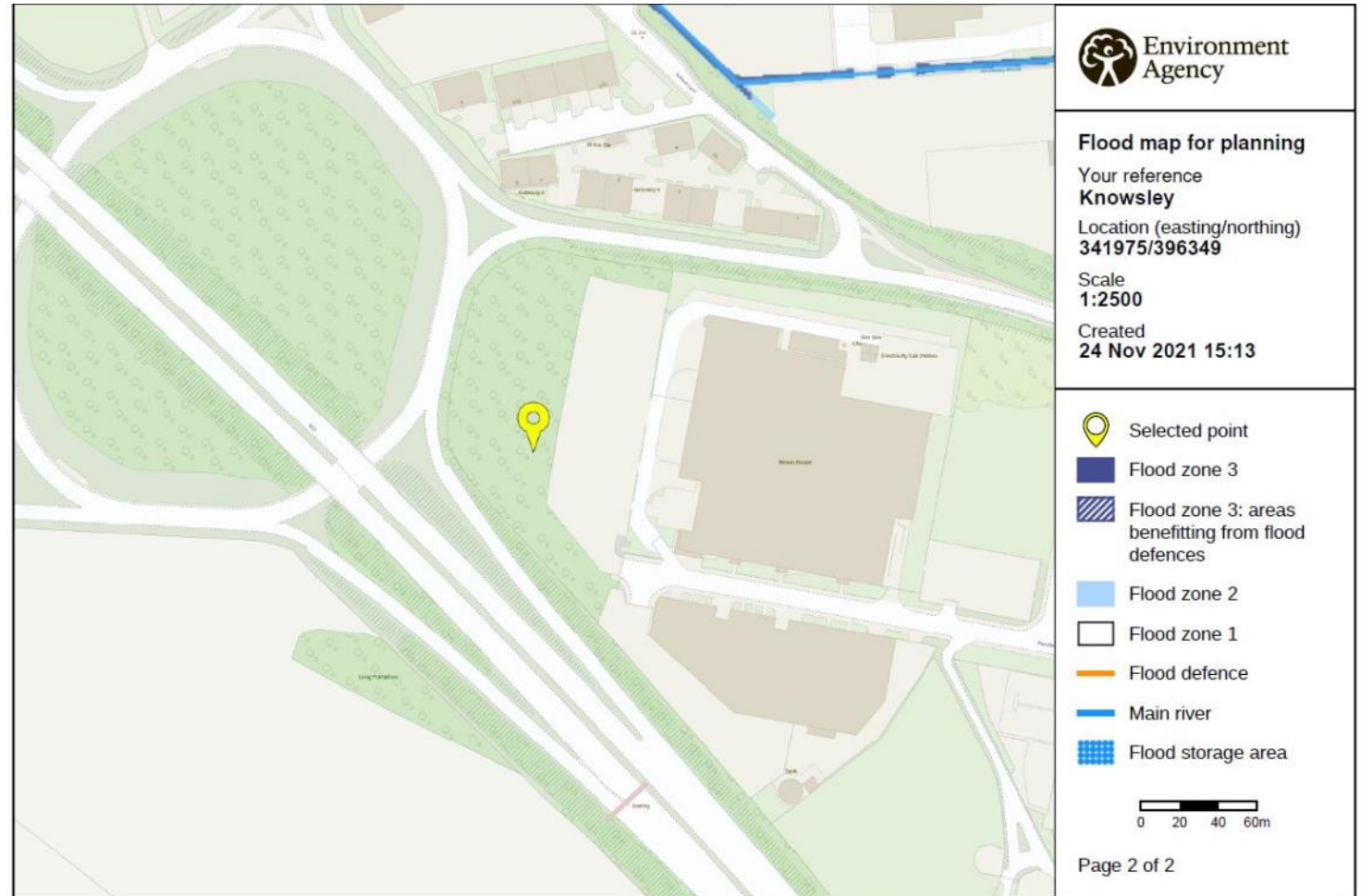
Google street view from the B5194 junction looking south east across the site

SITE ASSESSMENT

2.3 FLOOD RISK

This site is not in any danger of flooding .

*Flood map for planning
obtained from the Environment Agency*



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3.0 PROPOSAL

3.1 BRIEF

The proposal is to development this site to provide roadside services incorporating the following:

- New petrol filling station accessed from the School Lane.
- New fuel kiosk.
- New petrol canopy, fuel islands and underground tanks.
- New HGV petrol canopy, fuel islands and underground tanks.
- New EV Charging Bays and Canopies.
- New Substation and EV Plant.
- New drive through coffee shop with provision for both eat in and takeaway food and drink.
- Customer car parking including provision for disabled access and bike stands.
- New infiltration basin / pond as part of sustainable drainage strategy.

PROPOSAL

3.2 OVERALL SITE DESIGN

The site has been configured to maximise access and movement through the site.

Access has been indicated from B5194 - School Lane, with a single wide opening indicated to allow for good visibility and manoeuvring.

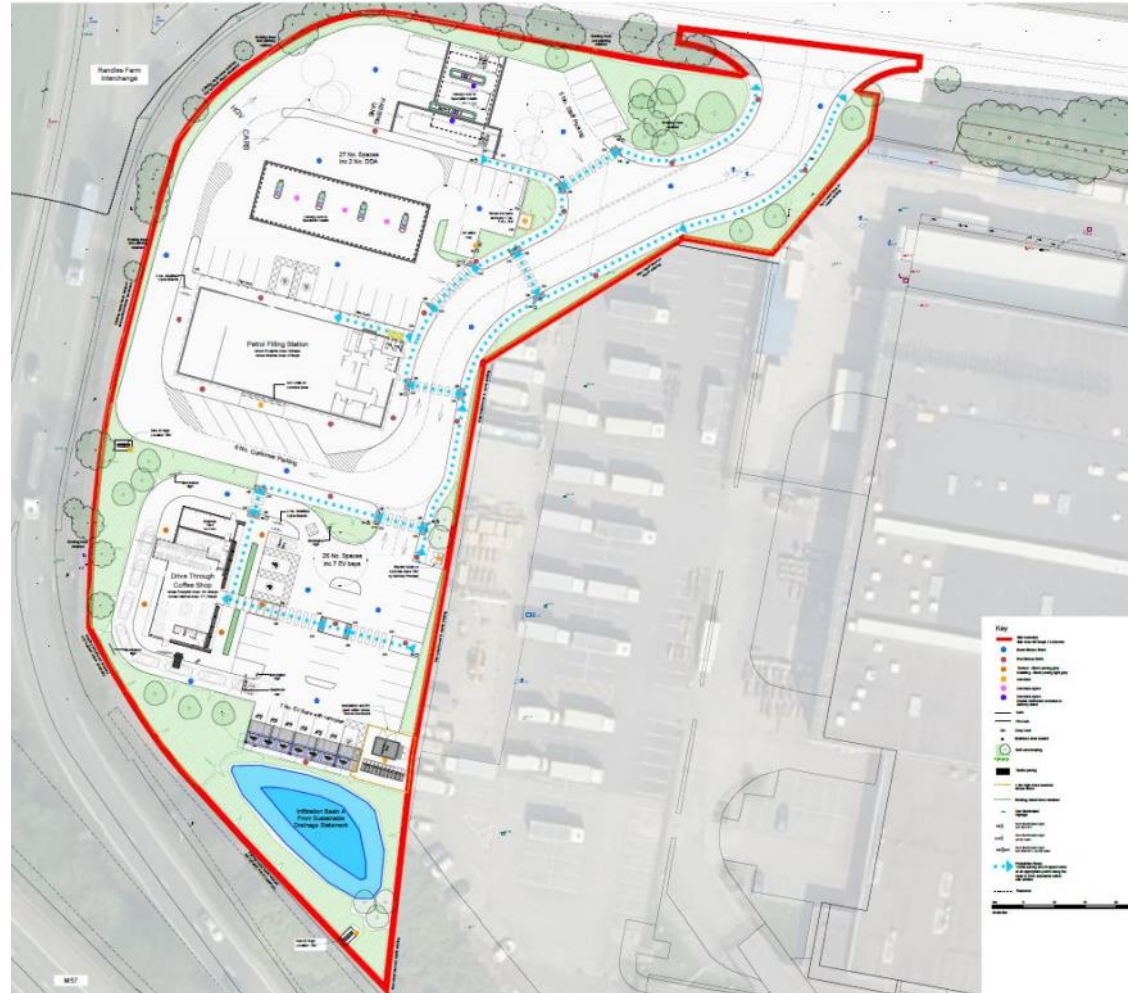
Within the site the petrol forecourts, kiosk and drive through coffee shop have been orientated to maximise the site in terms of accessibility and visibility.

The site currently has a very clearly defined boundary, and this application proposes to retain and make good where necessary some of the existing boundary treatments. Where appropriate, and as indicated on drawing number 5, a new section of fence has been indicated to match the existing.

Boundary trees and planting have been retained where possible.

Pedestrian access from School Lane into the site is very clearly marked and links all the proposed buildings.

The proposed EV bays safeguard the future of the site.



PROPOSAL

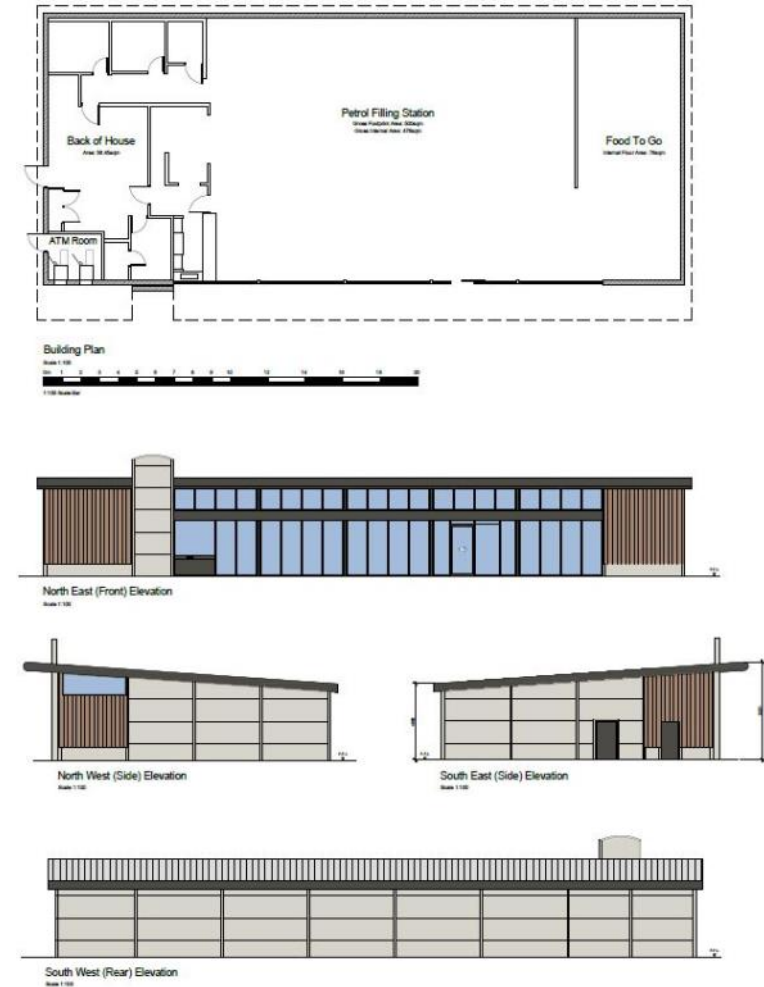
3.3 PETROL FILLING STATION

The proposed petrol forecourts and kiosk are located to the north of the site and are accessed via School Lane.

The kiosk has a glazed front and a monopitch roof which slopes down from the front to the back. Proposed materials to the walls of the kiosk building are to predominantly comprise of a combination of full height glazing, cream coloured, flat faced, composite panels and vertically laid trekker boards to provide a high quality, modern clean aesthetic.

A full suite of services required by the passing motorist will be provided including refuelling for cars and HGVs, electric charging, air and water and the type of convenience, top-up shopping provided by any new to the market, modern petrol filling station. Indeed, convenience offerings of this nature are integral to the survival of such much needed roadside facilities.

The provision of 7no. electric charging bays ensure environmentally friendly fuelling options are available.



PROPOSAL

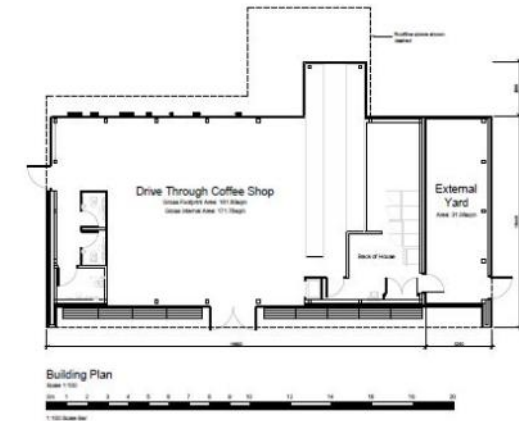
3.4 DRIVE THROUGH / TO COFFEE SHOP

The proposed coffee shop sits to the south west of the site with dedicated parking and clear pedestrian access across the site from School Lane.

Similarly to the PFS shop unit, and quite deliberately, the building has a glazed front materials comprising a combination of full height glazing, and timber accent cladding to provide consistency and a unified typology of both form and style.

The building format allows Baristas to engage with the Drive Thru customer and create the same personalised experience and moment of connection that they would enjoy in a neighbourhood coffee shop.

Some key elements are the full height glazing, which allows for a connection between the drive thru and the store with the warm ambience and story telling of the café area and buzz of the Baristas, passionately practicing their craft at the engine. The materials are genuine, textured and layered, connecting the Drive Thru to the neighbourhood style coffee shops.



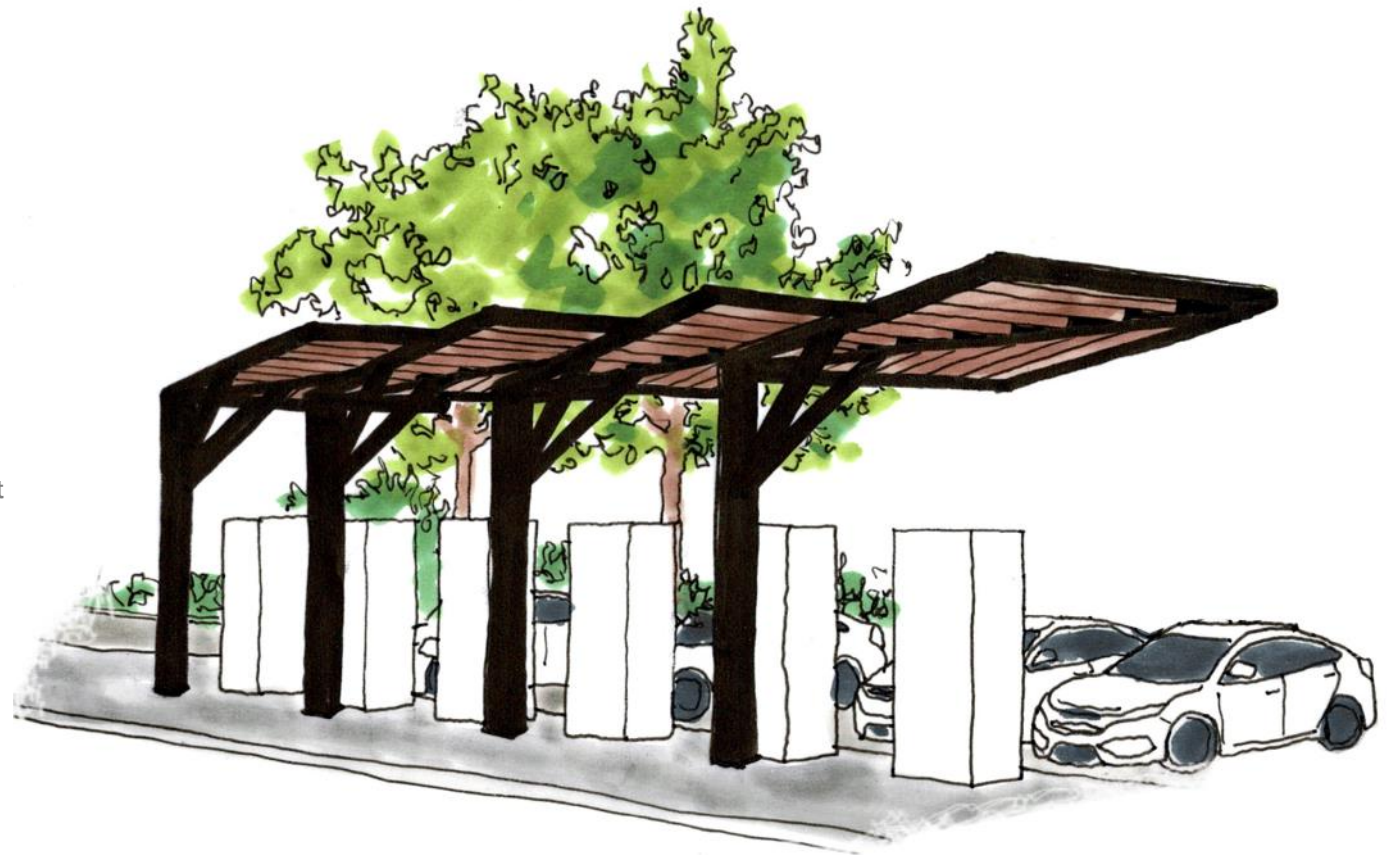
PROPOSAL

3.5 EV CAR CHARGING

EV bays with canopies over have been proposed to the south of the site. This facility will provide an environmentally sustainable fueling option to motorists and is an important stepping stone to the reduction in combustion engine use.

A simple lightweight steel and timber canopy is proposed to cover each of the charging bays.

PV panels will be mounted atop this modular structure in order to capture solar energy. The slope of the canopy has been proposed to face SSW in order to enjoy the most solar gain through the day.



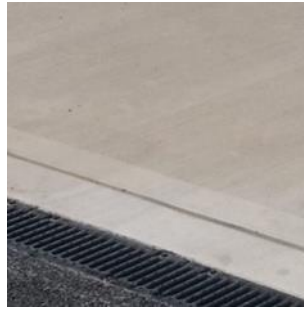
Artists impression of the EV charge bay canopies in situ

PROPOSAL

3.6 EXTERNAL MATERIALS PALETTE



Vehicle Areas
Black Bitmac



Petrol Forecourt
Concrete



Footpaths
Block Paving in Grey



Cycle Storage
Sheffield Cycle Stand



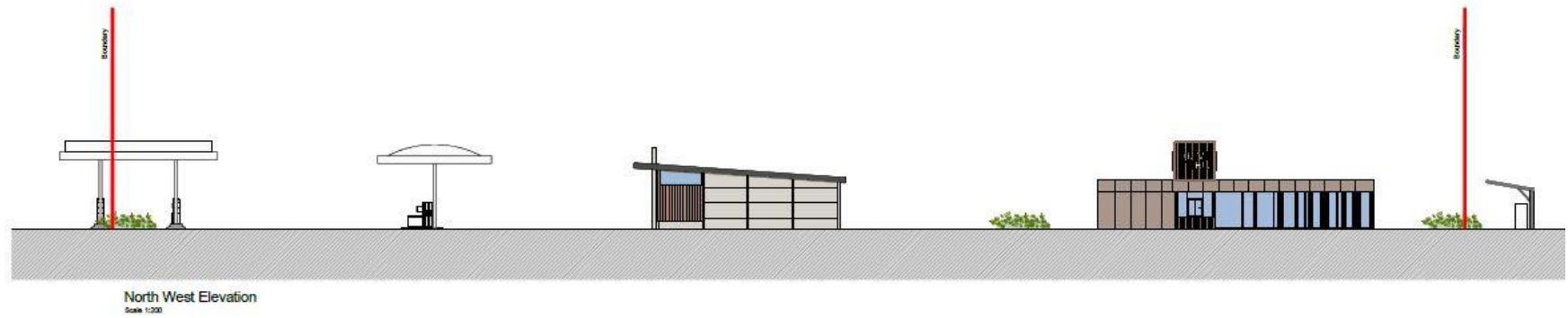
Boundary Treatment
Existing metal palisade fence



Footpaths
Red Bitmac

PROPOSAL

3.7 SITE ELEVATIONS



PROPOSAL

3.8 ACCESS AND OTHER CONSIDERATIONS

HOURS OF OPERATION / EMPLOYMENT

The petrol forecourt and kiosk are proposed to be open and accessible 24 hours a day.

The EV Charge Bays will be available for use 24 hours a day.

The coffee shop unit hours of opening are proposed to be 6am till 11pm.

USE

To the PFS kiosk the sale of convenience goods would remain ancillary to the main activity of fuel retail. The kiosk product range includes (but is not limited to) cigarettes, newspapers, magazines, snacks, sandwiches, dairy products, cold drinks, selected groceries and associated car accessories.

The proposed drive through / to coffee shop will provide hot and cold food to eat in or takeaway.

Vehicle refuelling facilities are proposed to be provided in the form of petrol / HGV pumps and EV charging bays. The proposed facilities represent a significant investment which will ensure the long-term operational future of the site.

ACCESS

A new access is proposed into the site from School Lane. The proposed access has been designed to optimise sight lines and potential for manoeuvring.

The development is adequately served by the existing road network of the A57 and A580 and will not create or add to problems of safety, environment or efficiency on the highway network and is capable of being adequately served by public transport.

Vehicular and pedestrian access / egress routes are shown on the provided plans.

Access for deliveries, refuse collection and drive through lanes are clearly marked on drawing number 5 and have been designed to the industry standard.

Provision for cycle parking has been provided to the coffee shop and the forecourt shop.

SCALE

The site area totals 2.22 acres. The proposed buildings are single storey with gross external footprints of 181.8m² (coffee shop), 500m² (PFS kiosk).

The proposed pump canopies are specified to the

industry standard of 5200mm to underside of the retail / car canopy and 5500mm to the underside of the HGV canopy.

The site has a total of 60 parking spaces along with 4 cycle racks to accommodate up to 8 bicycles.

DISABILITY DISCRIMINATION ACT 1995

The Disability Discrimination Act 1995 (DDA) introduces measure to petrol retailers to prevent discrimination against disabled people. Wherever practicable, disabled customers should be able to access services and obtain goods in the same way as non-disabled customers.

The new building design will be fully accessible to disabled customers and enable them to make full use of the facilities and goods offered at the site. As with many other retail and service industries, the way a service is managed and delivered by staff has a substantial impact on accessibility and fulfilment of diverse customer needs.



PROPOSAL

ENVIRONMENTAL

The surrounding existing tree screen is to be retained and additional landscaping integrated to the site, which will help offset CO2 emissions.

All external and internal lighting will be designed using LED source luminaires. LED light bulbs are extremely energy efficient and long-lasting; an LED bulb can cut energy consumption by over 80% when compared to conventional light bulbs and can last up to 25% longer.

Other energy saving initiatives will include the use of motion sensors to control temperature settings in the buildings and investment in maintenance programmes for heating and ventilation systems.

Proposed renewable energy technologies include solar panels which are to be installed onto the roof of the PFS kiosk and café/drive-thru unit. Typically, these will cover around 10% of the annual site usage. Solar panels will also be installed on top of the EV charge bay canopies.

The EV charge bays support the growing use of non-combustion vehicles. The increased use of electric vehicles on the road will decrease air pollution.

The scheme includes 4 'Sheffield style' cycle stands located to all the proposed building units. Two charging points have been indicated on the

proposed site plan, attached to the petrol forecourt. The installation of these charging points will safeguard the site for the future development of renewable fuel technologies and promote the use of green vehicles.

WASTE DISPOSAL—OPERATIONS

An enclosure has been indicated for the storage of waste. The applicant will arrange for the collection of waste taking into consideration the volume and nature of the waste and the storage capacity required, based on the frequency of collection and the size and type of waste containers.

Consideration will also be given to the access to the waste storage for operatives and vehicles, hygiene arrangements and fire hazards and protection measures.



4.0 CONCLUSION

The proposed development aims to bring jobs, amenity, and access which will represent a positive contribution to the local area.

The proposal will provide an additional level of amenity to the Industrial Estate.

The design of the site has been carefully considered to maximise space and circulation. The proposed buildings represent a high quality, modern clean aesthetic.

Principles of sustainability have been incorporated including the materials, energy saving measures and site planting.

Within our design and this statement we have carefully considered impacts the site will have on the surrounding area. On balance we consider that the development would not give rise to any unacceptable consequences for the environment, community or other public interest and will contribute positively to the local area.