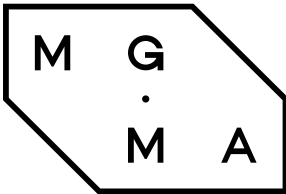


Polymer House

Admin Road, Kirkby L33 7TX

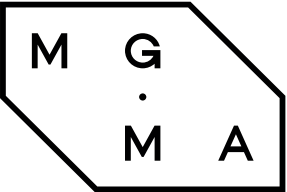
Design & Access Statement

by MGMA Architects



CLIENT/ SITE INFORMATION		DESIGN TEAM INFORMATION		CONTENTS	
Client	Ley Holdings Limited	Architect	MGMA Architects	03-04	PROJECT INFORMATION
Site address	Polymer House Admin Road Kirby L33 7TX	Planning Consultant	Pegasus Group		1.1 Applicant 1.2 Site address 1.3 Summary of Proposed Development
LPA	Knowsley Council			05-07	DESCRIPTION OF SITE
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				08-12	PROPOSED DEVELOPMENT
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DOCUMENT ISSUE					
DATE	STATUS	NOTES			
17.12.2024	LPA	Issue to Pegasus Group			
15.01.2025	LPA	Issue to Pegasus Group			

PROJECT INFORMATION



1.1 APPLICANT

The agent for the application is Pegasus Group, who are acting as lead consultant for the applicant, Ley Holdings Limited.

1.2 APPLICATION SITE

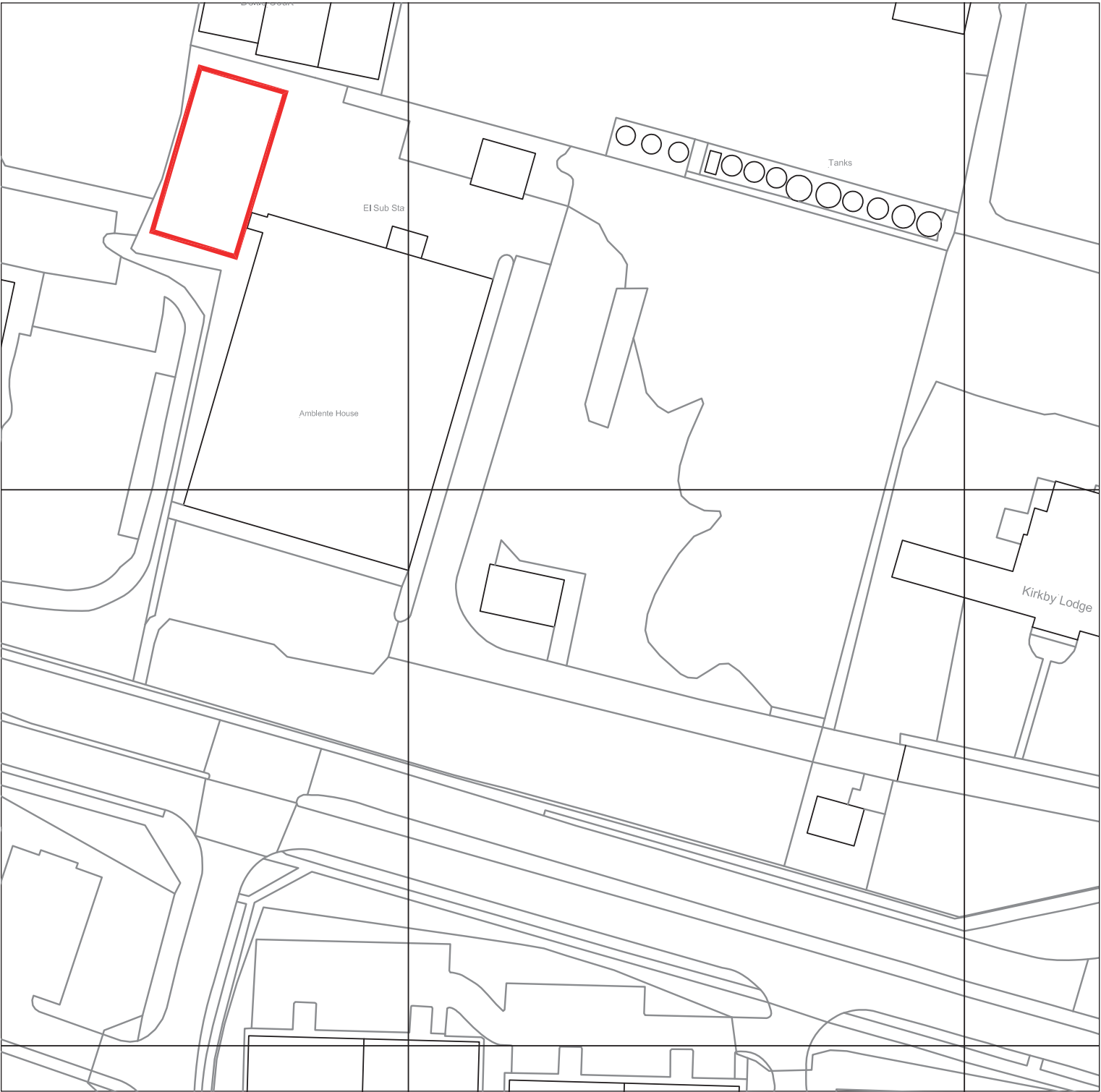
The site comprises an existing warehouse with associated car park, service yard, and adjacent vacant land. The site is located to the north of South Boundary Road, a dual carriageway, and is accessed from Kirkby Lodge to the east.

The site is not listed and is not located within a conservation area.

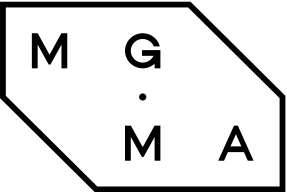
The local planning authority (LPA) is Knowsley Council. The site area is 1.47ha.

1.3 SUMMARY OF PROPOSED DEVELOPMENT

The proposed development comprises the erection of a storage warehouse building adjacent to the existing warehouse currently occupied by Ley Holdings Limited.



DESCRIPTION OF THE SITE



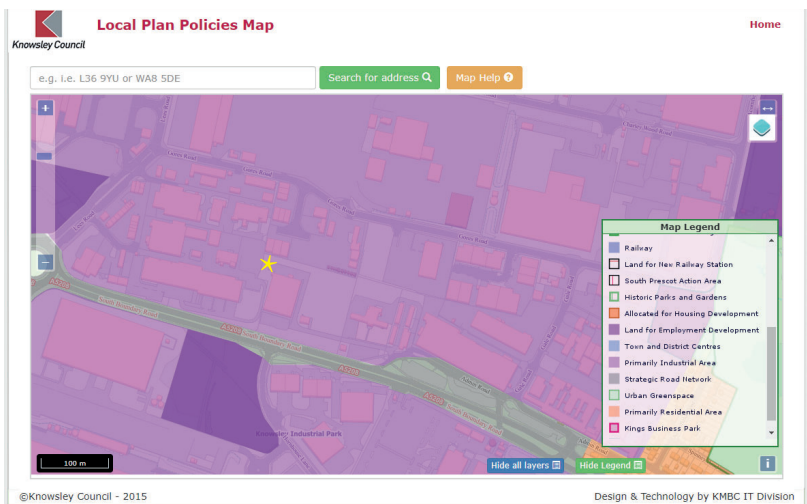
2.1 EXISTING SITE FORM & CHARACTER

The pre-existing site comprises a two storey warehouse building of portal frame construction with masonry brickwork elevations, a rear service yard with hard standing, forecourt parking also with hard standing, and a parcel of vacant land to the east. The building and associated land is occupied by Ley Rubber, who operate their manufacturing, storage, and distribution facility from the premises.

The as-built storage building, for which this application seeks approval to retain, has been constructed on a vacant portion of the rear service yard, indicated on the aerial image shown right by a yellow star.

The site is identified in the Knowsley Local Plan Policies Map as being within a Primarily Industrial Area (see extract below). Accordingly, the site and its surrounding context are characterised by various scales of industrial, storage, and distribution development, typically high-bay 'shed' warehouse premises with adjacent service and parking areas, or open air storage yards. Sites have developed in an ad hoc manner since being laid out in the mid-C20, although there is a broadly cohesive scale of two- to four-storeys for the warehouse 'sheds', and these large forms are mitigated from the South Boundary Road by landscaped verges and frontages.

The pre-existing site is located to the rear of the site, at the furthest distance from South Boundary Road, being screened by the Ley Rubber premises and the adjacent industrial site to the west.



2.2 CAR PARKING & SERVICING

The pre-existing site comprised of 33no. car parking spaces including 6no. EV charging spaces for employees and visitors.

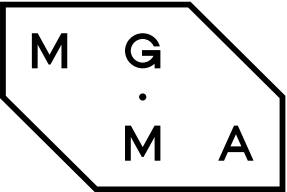
The photographs right show the car park to the front of the site together with EV charging points.

The photograph top right shows the access to and from the site via Admin Road for deliveries, employees, visitors and pedestrians.

The photograph bottom right shows the service road to the side of the site to the service yard for deliveries and collections.



AS-BUILT DEVELOPMENT



3.1 AS-BUILT DESCRIPTION

The applicant has erected a storage warehouse to the rear of the existing Polymer House at Admin Road, Kirkby as indicated by the building with the blue star on the site plan right.

3.2 LANDSCAPE

The building was constructed on an area of service yard that was covered in non-permeable material. The as-built structure is constructed on a concrete slab as shown on the enclosed '10-055_102-241217 As-built Floor Plans'. The surrounding area has been finished with loose gravel to assist in the drainage of the rainwater from the as-built structure. Please refer to the photographs towards the end of this document.

3.3 SCALE

The scale of the development is as shown on drawing '10-055_103-241217 As-built Elevations'. The building measures 30,114 x 15,000mm in footprint, 5,517mm to eaves and 7,954mm to the ridge.

3.4 ACCESS

The access to, and around the single storey building is facilitated by level access at the roller shutter entrance which is used by employees, stock and equipment alike.

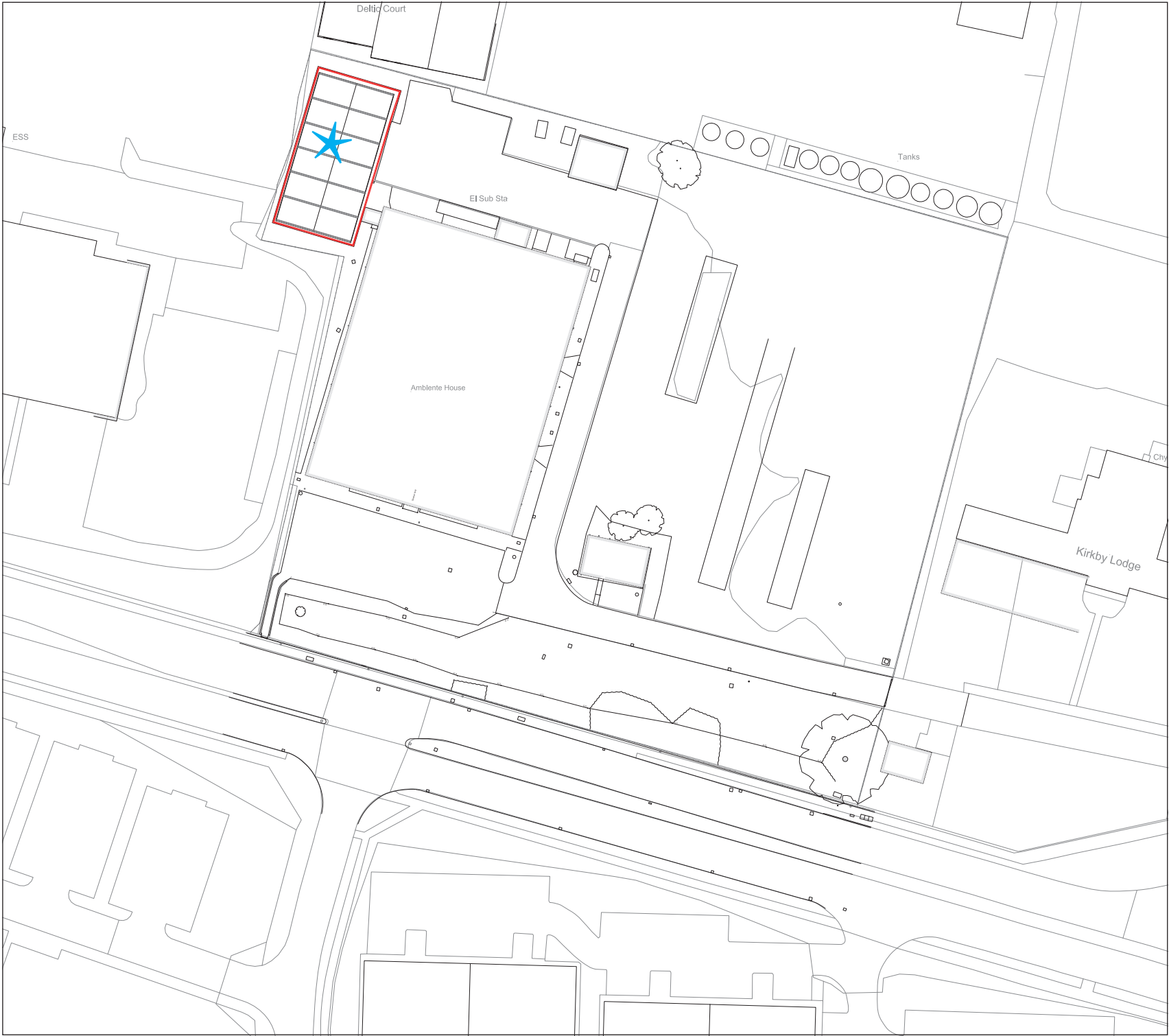
3.5 USE & AMOUNT

The building is used as a storage facility in association with the existing use of Polymer House. The amount of development is 451.71m² in footprint.

3.6 APPEARANCE & LAYOUT

The walls of the storage building are clad in steel sheet with a RAL 7000 finish and the roof is made of thermo PVC coated polyester fabric. The layout of the building is that of a single storey storage warehouse type with the main entrance via the roller shutter on the east elevation, and escape doors to the south and east elevations.

Please refer to the photographs towards the end of this document or further information.



3.7 AS-BUILT PHOTOGRAPHS

The photographs right and below show the siting and mass of the as-built storage building from South Boundary Road.

It sits within the existing site boundary to the rear of the existing warehouse building.



3.7 AS-BUILT PHOTOGRAPHS

The photographs below and right show the as-built storage building's proximity to the existing warehouse occupied by Ley Holdings. These photographs also show the materiality, drainage and landscaping of the as-built project.



3.7 AS-BUILT PHOTOGRAPHS

The photographs below and right show the as-built storage building's proximity to the neighbouring site.

The east elevation shows the access via the roller shutter opening.



