

03 SITE CONTEXT

03.6 URBAN FRAMEWORK & EXISTING BUILDING USE

The existing land usage plan shows that there are a range of building and land uses within the local area, these include a number of industrial buildings.

The photographs below highlight the different types and scales of the surrounding buildings. These buildings help to contextualise the scale and use of the proposed development.

The land allocation plan also highlights the residential allocation to the north of the site (South Whiston). The future commercial development that will be introduced to the site through Knowsley Sustainable Urban Extension allocation for employment land.



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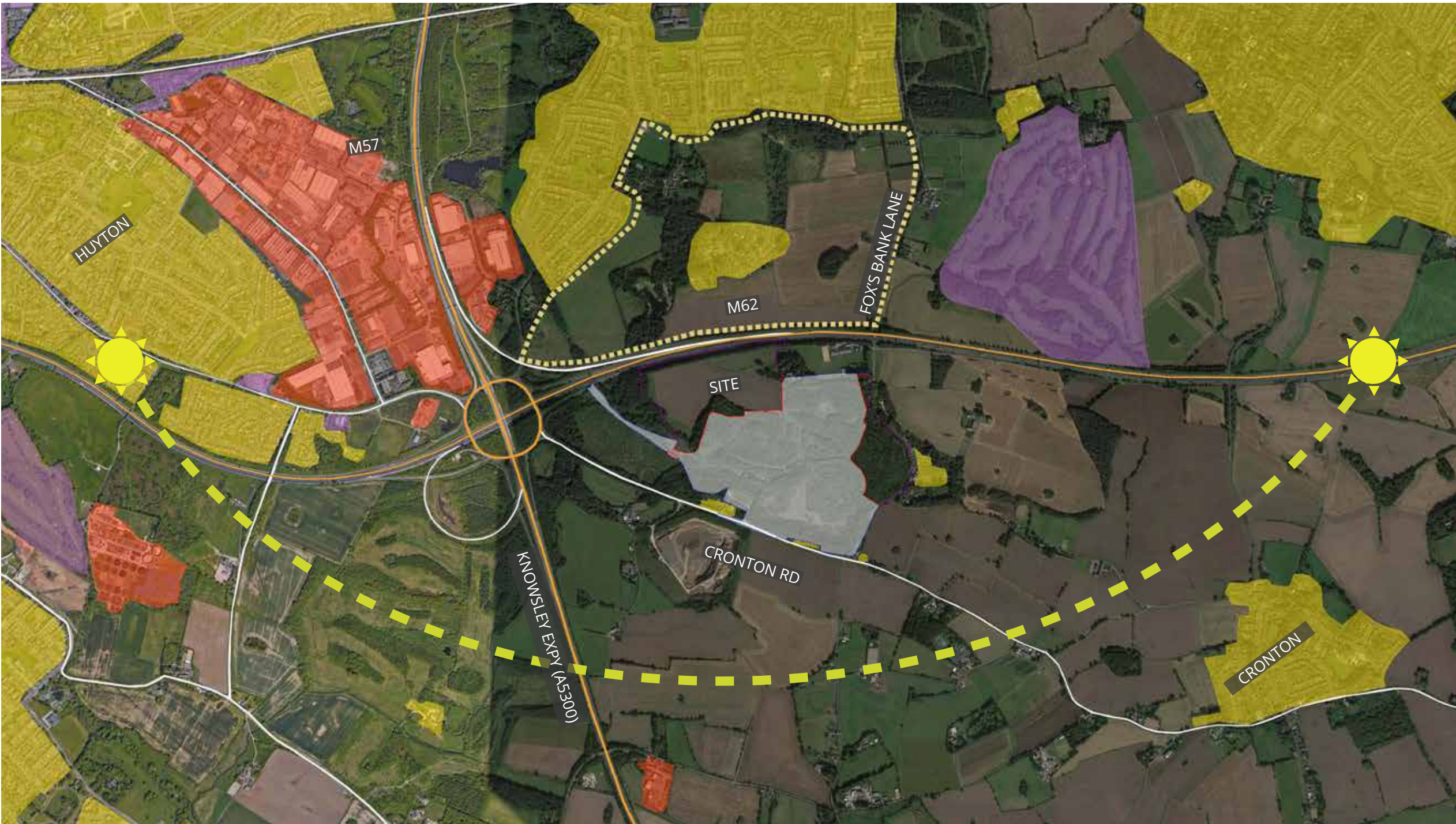
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03 SITE CONTEXT

03.6 URBAN FRAMEWORK & EXISTING BUILDING USE



- Key:
- Industrial
 - Commercial
 - Residential
 - Future Residential
 - Masterplan Boundary
 - Application Boundary

04 KEY DESIGN PRINCIPLES



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04.1 KEY PRINCIPLES

The design process for the application involved an investigation into a variety of different development configurations and sizes in order to arrange a coherent site layout within the site's constraints. A site layout has been developed based on the key principles below:

Character

To create attractive, self-contained and functional buildings with their own identity, which relate well to the neighbouring context as built.

Quality of the External Realm

To create a welcoming environment for staff and visitors alike. Landscaping and integrated footways and road / cycleways will provide a cohesive development.

Scale, Height and Massing

To establish buildings with scale and size which relates to the rest of the development and its surrounding context and are appropriate for their function. Attention should be given to breaking up large façades and to making references to human scale.

Appearance

To create an attractive appearance through the utilisation of appropriate materials for the locality and building type, which are also robust and will not deteriorate with time. Mid-distant views need to be considered when selecting cladding materials and colours.

Functionality

To provide buildings which will meet the long term needs of the occupiers for running efficient and successful businesses.

Standards

To meet the appropriate standards of safety, accessibility, energy efficiency and institutional standards.

Orientation

Ensuring that the buildings provide appropriate frontage to the access and surrounding roads will allow visitors, staff and lorry drivers a clear orientation and reference point on arrival.

Access

Provide a safe and effective access point into the site from the existing infrastructure, allowing segregation of movement between cars, service vehicles, cyclists and pedestrians entering the site.

Movement

Provide a clear, legible and segregated vehicular movement strategy incorporating all road entrances, loading and vehicular parking areas.

View of the Site

Ensure prominent building elevations are suitably treated to include appropriate materials and sensitive landscape treatment.

04.2 KEY PRINCIPLES ANALYSIS

Contribute directly to creating safe, attractive spaces with high quality buildings and landscape.

Proposed unit is sleek and simple in design, with a contemporary colour palette and glazed areas providing a good quality office environment. Key consideration has been given to the landscaping at the park entrance, giving a sense of arrival and a high quality finish to the shared areas.

Create sustainable, well designed buildings, which are good places to work.

The unit has been designed to create a contemporary simplistic aesthetic with high quality materials. The limited and modern colour palette and feature offices facing the internal road, create an attractive façade and a consistent architectural language throughout the site.

The buildings and illustrative site layout should fulfil a required level of security and operational functionality.

The yards are to be securely contained and shielded with fencing and offer secure car parking away from HGV Vehicles where appropriate. Additionally, car parks are overlooked by the office areas.

Ensure inclusive design to allow for a good level of accessibility within and between buildings.

The entire masterplan is suitable for both able-bodied and accessible use. The appropriate amount of accessible parking has been allocated and is located close to the level building entrance where possible.

04 KEY DESIGN PRINCIPLES

04.3 SCHEMATIC PLOT PRINCIPLES DIAGRAM

Notional Views

Key views around the site have directly affected the overall illustrative layout of units across the site.

Green Buffer

Retention of existing trees, proposed areas of trees, and shrubs provide natural screening and maintain habitat zones.

Massing

Hard edges towards site boundaries are mitigated by the orientation of each unit. Feature corners minimises impact in terms of massing to key views.

Noise Control

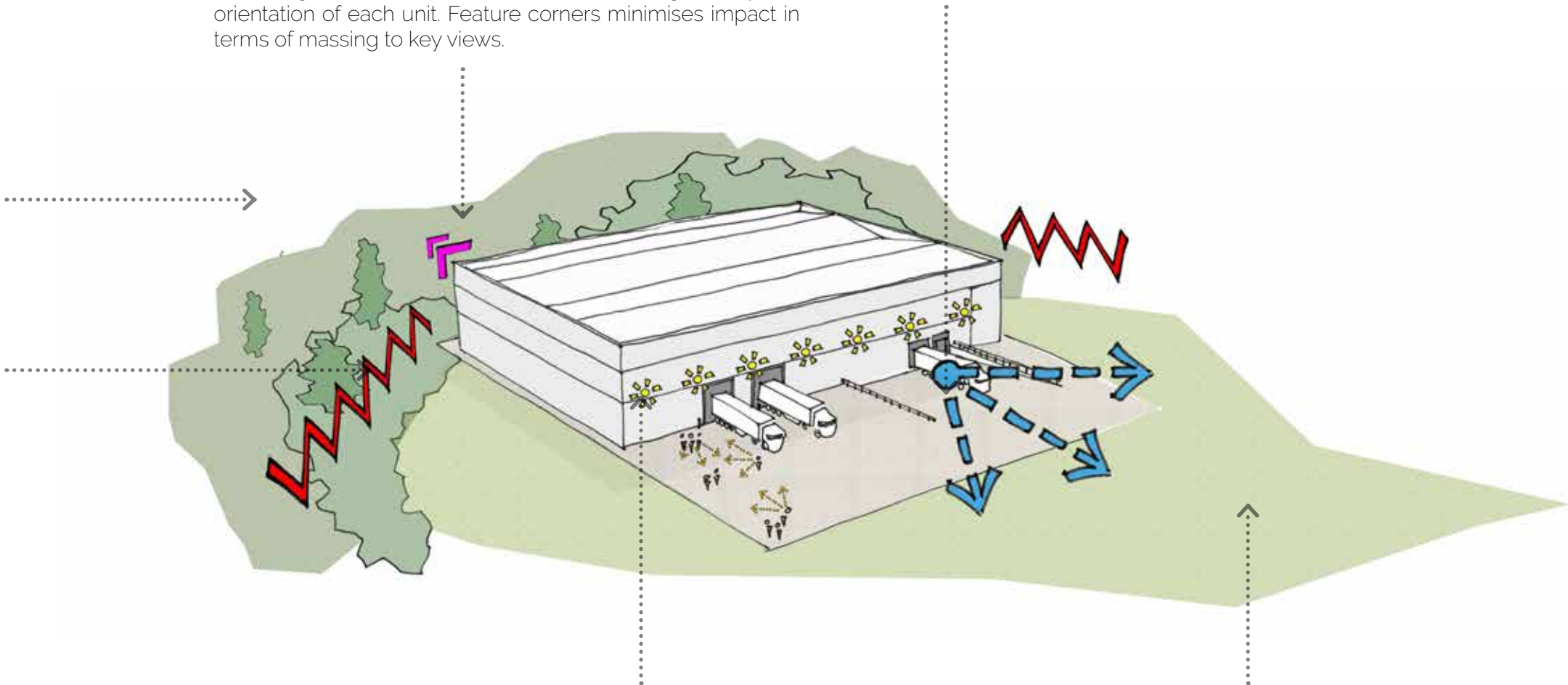
Site yards are often the area in which most noise from machinery and workers is produced. Inward facing site yards limit noise projected into the surround area.

Lighting

Lighting to service yards will be designed to minimise light spill beyond plot boundaries.

Amenity

The green space provided within the site is envisaged to better the existing landscape.



Key Principles Diagram

04 KEY DESIGN PRINCIPLES

04.4 DEVELOPMENT ASPIRATIONS

In the context of the KLPCS, SPDs, and main site access, infrastructure and strategic landscaping, the planning application sets out a series of Key Design Principles which provide an overarching framework for the approach to the layout and design

These are the "big moves" that will make Land South of M62 a best-in-class employment park.

KDP1: Creating a sense of place and identity for Land South of M62 through developing a common architectural language and orientating buildings to provide legible wayfinding around the site and avoid sensitive receptors on site.

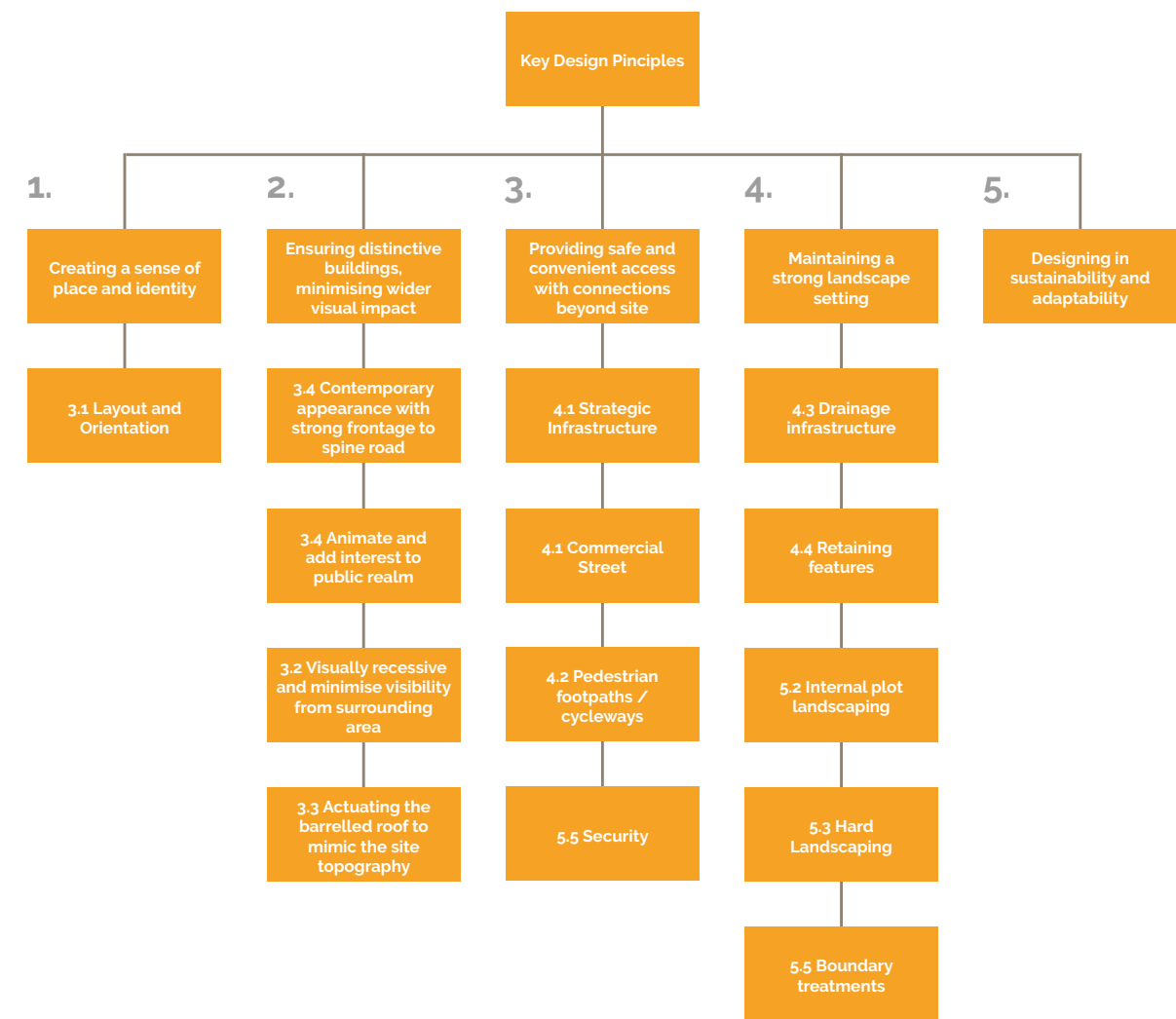
KDP2: Ensuring that prominent buildings are distinctive, including offices which relate to human scale and operational requirements, whilst minimising the wider visual impact of large warehouse elements through use of ground levels, breaking up facades and screening service yards

KDP3: Providing safe and convenient access for all users of the site including employees, suppliers or distributors, visitors and the local community, ensuring good connections beyond the site

KDP4: Maintaining a strong landscape setting which creates views and legible routes to and from buildings, connects with the surrounding landscape, and further enhances biodiversity

KDP5: Designing in sustainability from the start across all aspects from building, infrastructure and landscape design, whilst allowing for adaptation and later enhancement to meet occupier requirements

The following sections set out how these principles are applied across Building, Infrastructure and Landscape Design.



Design Guide hierarchy of principles

05 DEVELOPMENT PROPOSAL



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05.1 ILLUSTRATIVE MASTERPLAN



Unit 3	
Warehouse	- 266,970 sq ft (24,802m ²)
GF Office Core	- 1,423 sq ft (132m ²)
Office FF & SF	- 12,577sq ft (1,168m ²)
Transport Office (2 St.)	- 3,400 sq ft (316m ²)
Gatehouse	- 300 sq ft (28m ²)
Total	- 284,670 sq ft (26,447m²)

Car Parking	- 277 (Inc. 14 Acc. + 56 EV)
HGV Parking	- 39
Loading Docks	- 20 (Inc. No. 08 EuroDocks)
Level Access	- 04 (Inc. No. 01 Jumbo Door)
Cycle Parking	- 100 spaces (10 Shelters)
Active Cycle Parking	- 6 spaces (Shelter)
Motorcycle Parking	- 13

Unit 4	
Warehouse	- 193,195 sq ft (17,948m ²)
GF Office Core	- 1,410 sq ft (131m ²)
Office FF & SF	- 12,815 sq ft (1,191m ²)
Transport Office (2 St.)	- 3,330 sq ft (309m ²)
Gatehouse	- 300 sq ft (28m ²)
Total	- 211,050 sq ft (19,607m²)

Car Parking	- 194 (Inc.10 Acc. + 38 EV)
HGV Parking	- 32
Loading Docks	- 20 (Inc. No. 08 EuroDocks)
Level Access	- 04 (Inc. No. 01 Jumbo Door)
Cycle Parking	- 80 spaces (08 Shelters)
Active Cycle Parking	- 6 spaces (Shelter)
Motorcycle Parking	- 10

1 Masterplan Boundary
125 Acres/50 Hectares

2 Application Boundary

Refer to "22605-UMC-XXXX-SI-DR-A-0671-Illustrative Masterplan" for the latest drawing.