

Technical design note

Project name	Sovereign Business Park, Knowsley		
Design note title	Technical Note to Support Non-Material Amendment Application		
Document reference	26263-HYD-XX-XX-RP-TP-1002		
Author	C Peachey BA (Hons)		
Approved	S Denby BA (Hons) MSc CMILT		
Revision	4		
Date	11 September 2023	Approved	✓

1. Introduction

1.1 Background

- 1.1.1 Hydrock have been instructed by Davos Industrial Limited to support a non-material amendment (NMA) application relating the approved plans of planning approval reference 22/00109/FUL which was approved in May 2023. The approved development was for:

DEMOLITION OF BUILDINGS AND THE ERECTION OF 2 NO. INDUSTRIAL UNITS TOGETHER WITH THE PART DEMOLITION/PART EXTENSION AND REMODELLING OF EXISTING INDUSTRIAL BUILDING TO FORM 7 NO. UNITS (USE CLASSES E (G)(II) (III), B2 AND B8) WITH ANCILLARY OFFICE SPACE. RECONFIGURATION OF CAR PARKING INCLUDING SERVICE AND VEHICULAR CIRCULATION AREAS, LANDSCAPING, INFRASTRUCTURE WORKS AND OTHER ASSOCIATED WORKS'

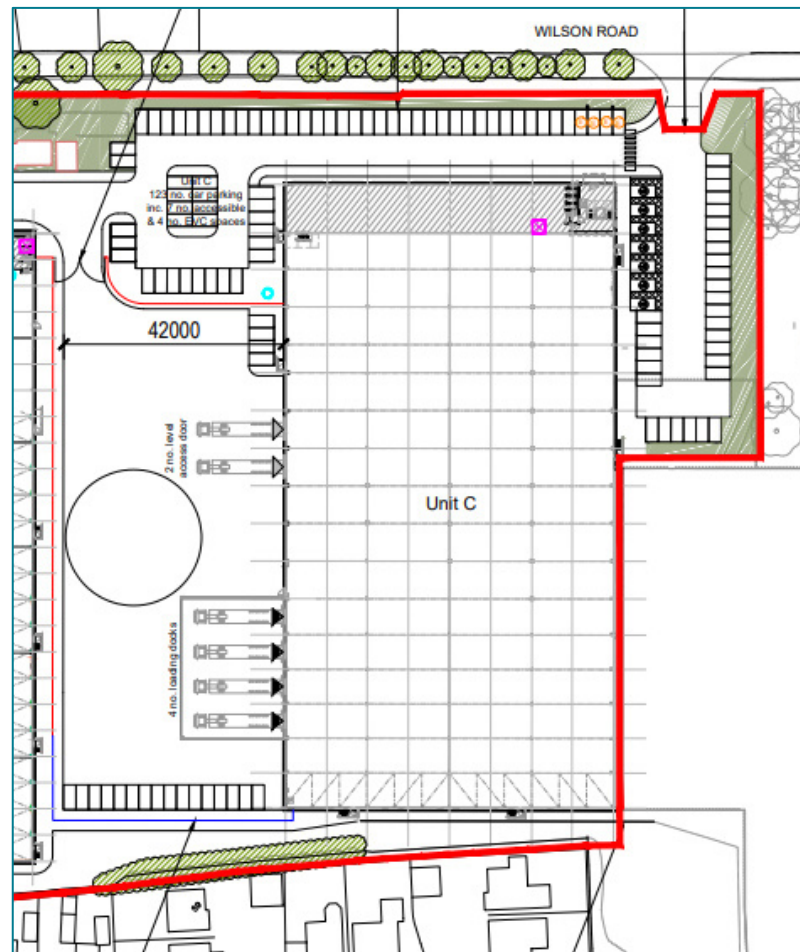
1.2 Purpose of this note

- 1.2.1 The purpose of this note is to provide an overview of proposed changes to the floor space and car parking provision associated with Unit C.
- 1.2.2 The changes sought as part of the non-material amendment application relates to Unit C only.

2. Approved Layout

- 2.1.1 The approved layout of Unit C was for a B2/B7/B8 unit consisting of 7,993sqm of floor space and 123 car parking spaces.
- 2.1.2 The car parking ratio equates to 1 space per 65sqm. The approved layout is presented in **Figure 2.1**.

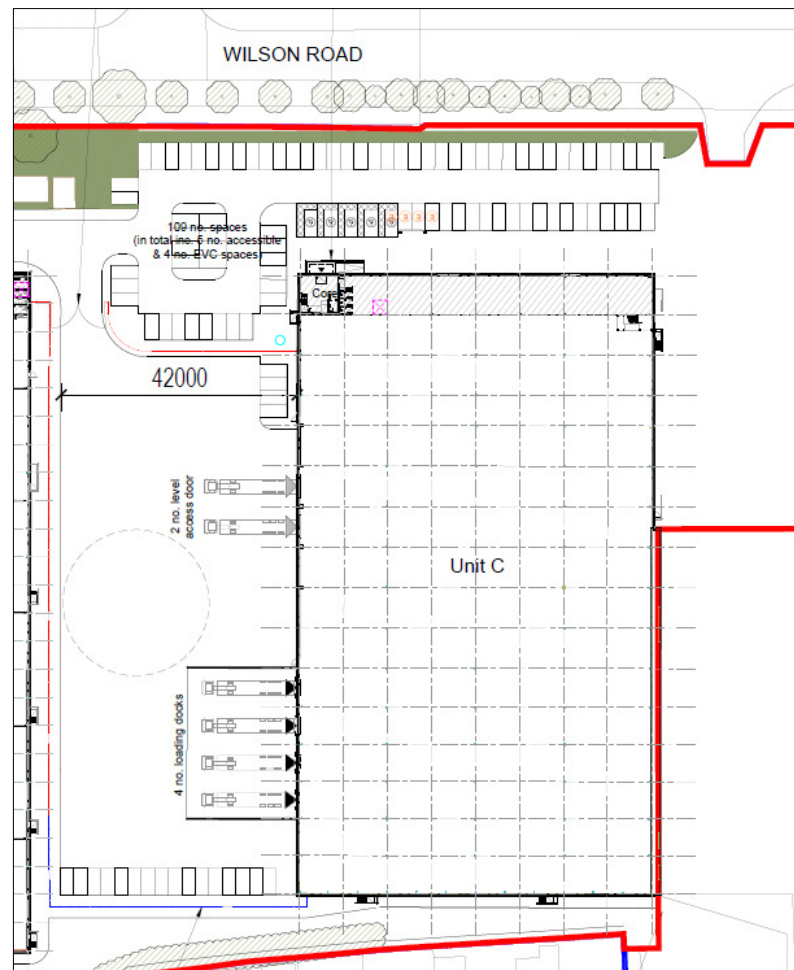
Figure 2.1 Approved Layout for Unit C



3. Proposed Layout

3.1.1 The proposed layout is presented in **Figure 3.1** and provided in **Appendix A**.

Figure 3.1 Proposed S73 Amendments to Unit C



- 3.1.2 The non-material amendment application concerns Unit C of the planning application reference 22/00109/FUL. Under the NMA, the floor space of the unit will be reduced by 683sqm for a new total floorspace of 7,310sqm.
- 3.1.3 The car parking provision would also be consolidated. The original car parking provided on the southern edge of the building will be relocated to the western edge of the building.
- 3.1.4 The reconfiguration of the car parking provision will provide a total of 109 car parking spaces, a minor reduction of 14 car parking spaces to that which was previously approved.

3.2 Car Parking Standards

- 3.2.1 KMBC's car parking standards are 'Maximum' standards and are contained within KMBC's Ensuring a Choice of Travel Supplementary Planning Document [SPD] adopted in 2010. The car parking standards for B2 and B8 use are presented in **Table 3.1**, below.

Table 3.1 KMBC Car Parking Standards

Land Use	Town Centre	District and Local Centre	Other Areas
B2 General Industry	1:60sqm	1:48sqm	1:45sqm
B8 Storage & Distribution	1:100sqm	1:100sqm	1:100sqm

- 3.2.2 The car parking provision equates to 1 space per 67sqm. This is comparable with the previous ratio which was previously found acceptable and approved under 22/00109/FUL. The proposals still seek a range of use classes (E(g) (ii & iii), B2 and B8), and given the varying size of the nine units proposed across the Site it is reasonable to assume that multiple uses will come forward across the Site.
- 3.2.3 The minor reduction in car parking provision is not envisaged to have a detrimental impact on the local highway network which is governed by no waiting at any time traffic regulation orders.

4. Conclusion

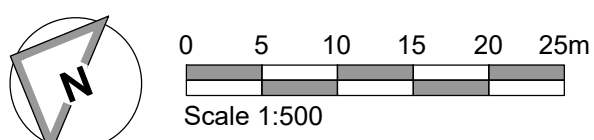
- 4.1.1 Hydrock have prepared this Technical Note to support a NMA application for the variation of the approved plans for planning application reference: 22/00109/FUL.
- 4.1.2 The variation would reduce the floor space of the approved Unit C by 683sqm for a new total GFA of 7,310sqm.
- 4.1.3 The reconfiguration of the car park would relocate the car parking from the southern edge of the building to the eastern edge of the building and result in a minor reduction in 14 car parking spaces, a ratio of 1:67sqm. The car parking provision is deemed to be appropriate to continue to serve the proposed Unit C.

Appendix A Proposed Site Plan

- NOTES
- AEWTP033B
- All dimensions and levels are to be checked on site
 - Any discrepancies are to be reported to the architect before any work commences
 - This drawing shall not be scaled to ascertain any dimensions. Work to fixed dimensions only
 - This drawing shall not be reproduced without express written permission from AEW.
 - Title overlay drawings and ownership boundaries are produced using all reasonable endeavours. AEW cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.
 - All works are to be undertaken in accordance with Building Regulations and the latest British Standards.
 - All proprietary materials and products are to be used strictly in accordance with the manufacturers recommendations.

CDM 2015

Client method of duties: 12/19/21
Principal Designer: Network Space
Unless noted below, all known hazards have been highlighted on the drawing:



- Red line site boundary: 11.04 acres / 4.47 ha
- Electric Vehicle Charging spaces
- Future shower/change & locker provision
- Cycle parking location
- Amended route for pedestrian connectivity

Schedule of Accommodation				
Unit	Ground Floor GIA	First Floor / Office GIA	TOTAL UNIT GIA	Car Parking (Accessible)
Unit C	7,436 m² / 80,041 ft²	557 m² / 5,996 ft²	7,993 m² / 86,037 ft²	123 (7)
Unit F1	712 m² / 7,694 ft²	216 m² / 2,347 ft²	930 m² / 10,011 ft²	12 (1)
Unit F2	711 m² / 7,653 ft²	-	711 m² / 7,653 ft²	12 (1)
Unit F3	711 m² / 7,653 ft²	-	711 m² / 7,653 ft²	12 (1)
Unit F4	713 m² / 7,675 ft²	-	713 m² / 7,675 ft²	12 (1)
Unit F5	709 m² / 7,632 ft²	-	709 m² / 7,632 ft²	12 (1)
Unit F6	718 m² / 7,729 ft²	-	718 m² / 7,729 ft²	12 (1)
Unit G1	2,752 m² / 29,622 ft²	344 m² / 3,703 ft²	3,096 m² / 33,325 ft²	47 (3)
Unit G2	2,080 m² / 22,389 ft²	260 m² / 2,799 ft²	2,340 m² / 25,188 ft²	36 (2)
TOTAL SITE GIA			17,321 m² / 186,902 ft²	278 (18)

P13	08/02/23	HN	AL
Amended red line boundary			
P12	20/01/23	HN	AL
Amended car parking for Unit F1-6 and pedestrian routes shown			
P11	10/01/23	HN	AL
Amended access to G1 & G2 shown. Car parking amended accordingly			
P10	08/12/22	HN	AL
Parking layout and red line amended			
P09	03/11/22	CF	DRS
Staff amenity areas indicated			
P08	21/10/22	DJS	DRS
Cycle storage & shower provisions indicated			
P07	24/06/22	CF	DRS
Dock positions updated and fire exit door added to Unit C			
P06	16/06/22	DJS	DRS
Reduction in number of dock levelers to Unit C			
P05	17/05/22	CF	DRS
General Update			
P04	11/05/22	DJS	DRS
Dock levelers added to Unit G2, 2no. sub-stations added to West of the site			
P03	25/02/22	DJS	DRS
General Update			
P02	11/02/22	DJS	DRS
Planning Issue			
P01	20/01/22	DJS	DRS
Initial Issue			
REV	Date	Drawn by -	Checked by -
Status	Purpose of Issue		
S2	For Information		
Planning			
Drawing stage			
Client			
Network Space Land Limited			
Project			
Sovereign Business Park Huyton			
Drawing title			
Proposed Masterplan			
Date	Jan 22	Drawn	DJS
Scale	1:500	Checked	DRS

Rev: P13

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AEW architects
0161 214 4370
www.aewarchitects.com