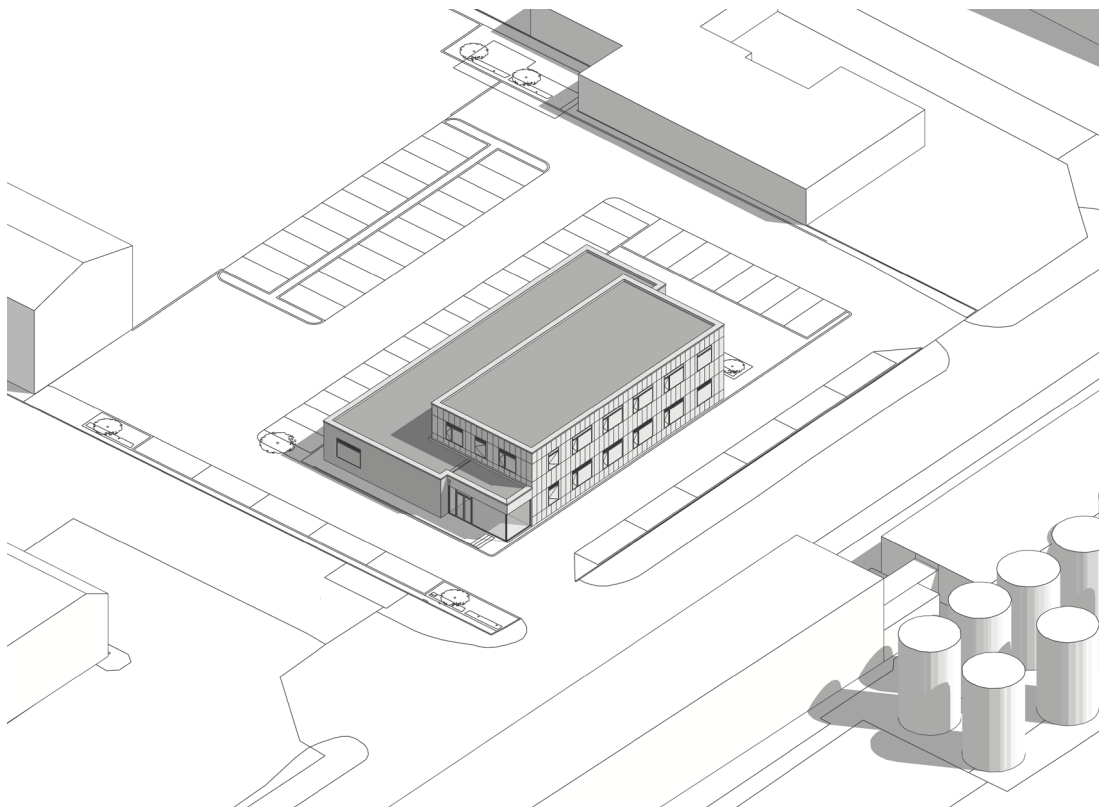


Design and Access Statement Lees Road Office Extension

November 2022



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1.0 Introduction

This Design and Access statement has been produced by DK-Architects in support of the planning application submitted for an extension to an existing two storey office building along Lees Road, Knowsley.

The application site has seen many changes over time and currently stands uninhabited and in need of renovation, and as such the proposed development represents a genuine regeneration opportunity that will make a very positive contribution to the character of the wider Industrial Estate.

The intention of the proposed development is to considerably enhance the amenity and character of the existing office through rejuvenation of the internal and external as well as by extending the building to create more useable space for the owner. Works to the external hard and soft landscaping are also proposed to improve the overall character as well as providing more and clearer parking that provides for a range of users and visitors.

In summary the development will create a high quality building that will both conserve and enhance the local area whilst also servicing the local need for commercial office accommodation.



Existing view from south of site frontage and existing building along Lees Road.



Existing view from north of site frontage and existing building along Lees Road.

2.0 Design

2.1 Layout

The proposed scheme seeks to update the existing building along Lees Road, whilst also being in keeping with the industrial context.

Through the use of cladding, render and replacement glazing, a new high quality office building will be created along Lees Road. This will add to the quality and character of the Knowsley Industrial Estate whilst providing more high quality commercial office space and associated external amenity.

The site has seen many alterations over time and a range of uses. These have been built seemingly on top of each other as well as being removed at different stages. This has left traces and scars of historic use across the site. As part of the improvement works the external realm around the building will be unified back to a considered landscaping scheme providing improved entrance and egress, parking and pedestrian movement.



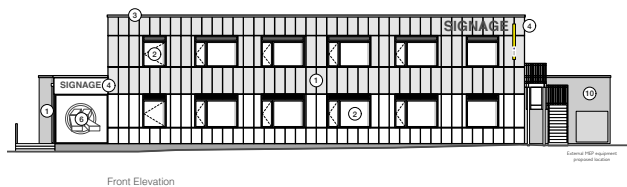
Proposed Site - 1920's



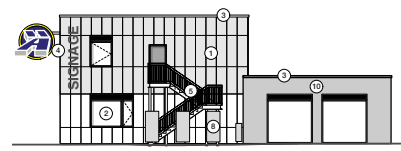
Proposed Site - 1950's



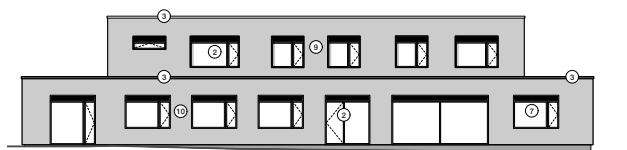
Proposed Site - 1970's



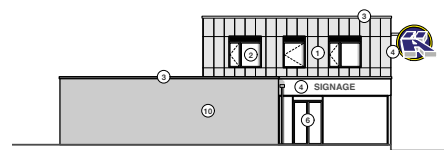
Front Elevation



Right Elevation



Rear Elevation



Left Elevation

Materials Key

- ① Powder coated aluminium over-cladding to entire building, colour to be agreed
- ② New windows with adjusted openings incorporating ventilation / spandrel panel above
- ③ Pressed metal trims to match cladding
- ④ Business identity signage to be agreed
- ⑤ Replacement external fire escape to alternate layout
- ⑥ New entrance area with floor to ceiling glazing and entrance lobby
- ⑦ New walls to link existing building to outhouse
- ⑧ External MEP equipment
- ⑨ External insulated render finish, grey colour TBC
- ⑩ External render finish to Phase 2 elements, grey colour TBC

Proposed building elevations

2.2 Appearance and Materials

As is pointed out earlier in the document the proposed materials of the project aim to reflect the existing context of the scheme whilst also giving a nod to the contemporary nature of the proposal.

It is proposed that a simple and robust palette of materials be used on both buildings.

1. Textured brickwork.
2. Feature pre-cast concrete elements at ground.
3. Pre-cast concrete expressed lintels and window heads.
4. Minimal aluminium framed glazing.
5. Modern slate look tile roof.



04

- 01 PPC Aluminium Cladding, colour TBC
- 02 Coloured external render.
- 03 Dark grey aluminium glazing.



01



03

Proposed material palette

2.3 Greenery

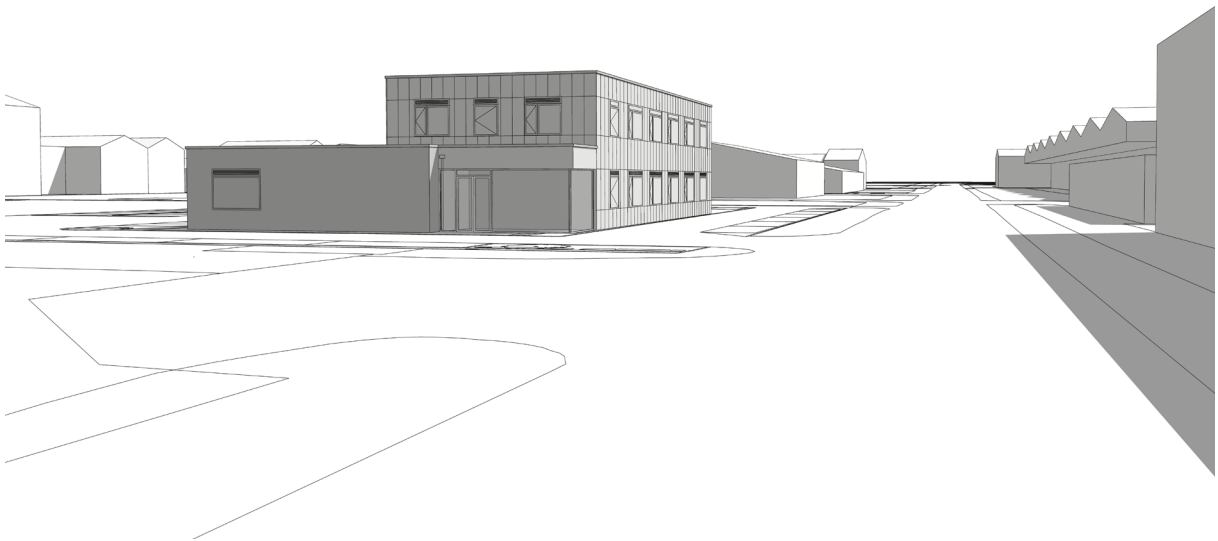
The existing site and surrounding industrial estate do not include much greenery or planting and the proposal is broadly in keeping with this context. It is proposed that small areas of planting will be used around the landscaping proposal to soften its appearance.

2.4 Sustainability

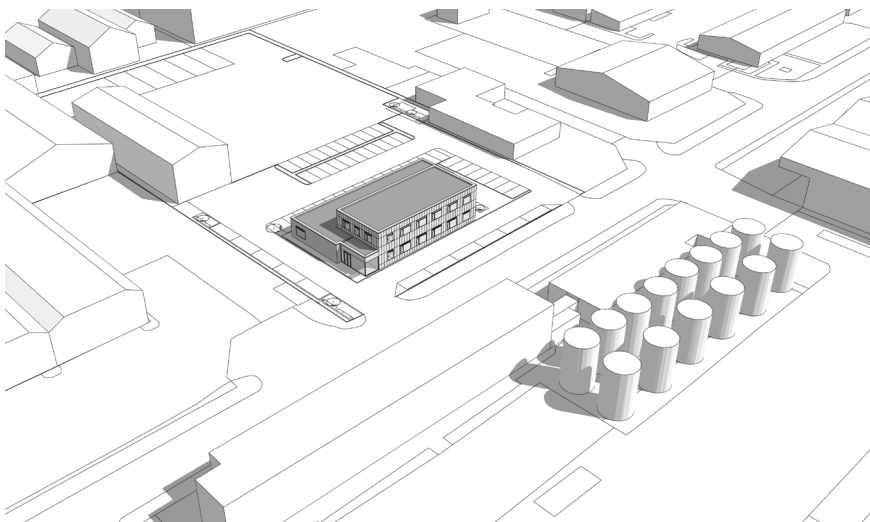
The proposed development has been approached in an inherently sustainable manner by pursuing a retro-first approach and choosing to keep and improve the existing building. The over-cladding will include new insulation to the existing block to bring it closer to modern standards and reduce the long term energy demand of the office.

2.5 Proposed Accommodation

Level	Total Internal Floor Area m2	Accommodation
Ground	477m2	Reception, plant/data room and office space, WCs.
Level 1	202m2	Office space, WCs.



Proposed south facing view down Lees Road showing improved entrance and appearance



Proposed aerial view of development in industrial context

3.0 Access

Vehicular and Pedestrian Access

The main vehicular access to the office will be located to the right right of the site from the road, with a dedicated access point into a car park that wraps around the building. This will accommodate 56no. vehicles (53 standard bays, 3 disabled access bays). The main pedestrian access point will be provided to the left hand side of the site where level access to the building is provided via a new highly visible entrance that can be seen from the road, this can be accessed from a small set of stairs or level access (as shown on associated site plans). Pedestrian access is also available to the right of the site, as well as allowing movement around the building and access to external plant, refuse storage and an external escape stair.

The maximum gradient leading to the entrance will be in accordance with Approved Document M. All apartments will have level access with a maximum threshold of 15mm to allow easy access for people with impaired mobility. Due to the small number of units accommodated on the upper floors, no lift will be provided within the buildings. An Approved Document M compliant staircase will provide access to 1st and 2nd floors. Level access will also be provided via the rear entrance to the communal rear garden and bin stores.

Pedestrian Links

The site is within reasonable walking distance of local residential areas as well as a range of amenities to service the office including eating and retail.

Bus Links

The site sits within reasonable walking distance of several bus services, encouraging staff to travel by sustainable modes.

Rail Links

Kirkby Railway Station is located approximately 3.5km north-west of the site allowing travel to the site within cycling distance. The railway station offers regular direct services throughout the week including services to Fazakerley, Kirkdale, Moorfields, Liverpool, Rainford, Wigan Wallgate, Rochdale and Manchester, amongst others.

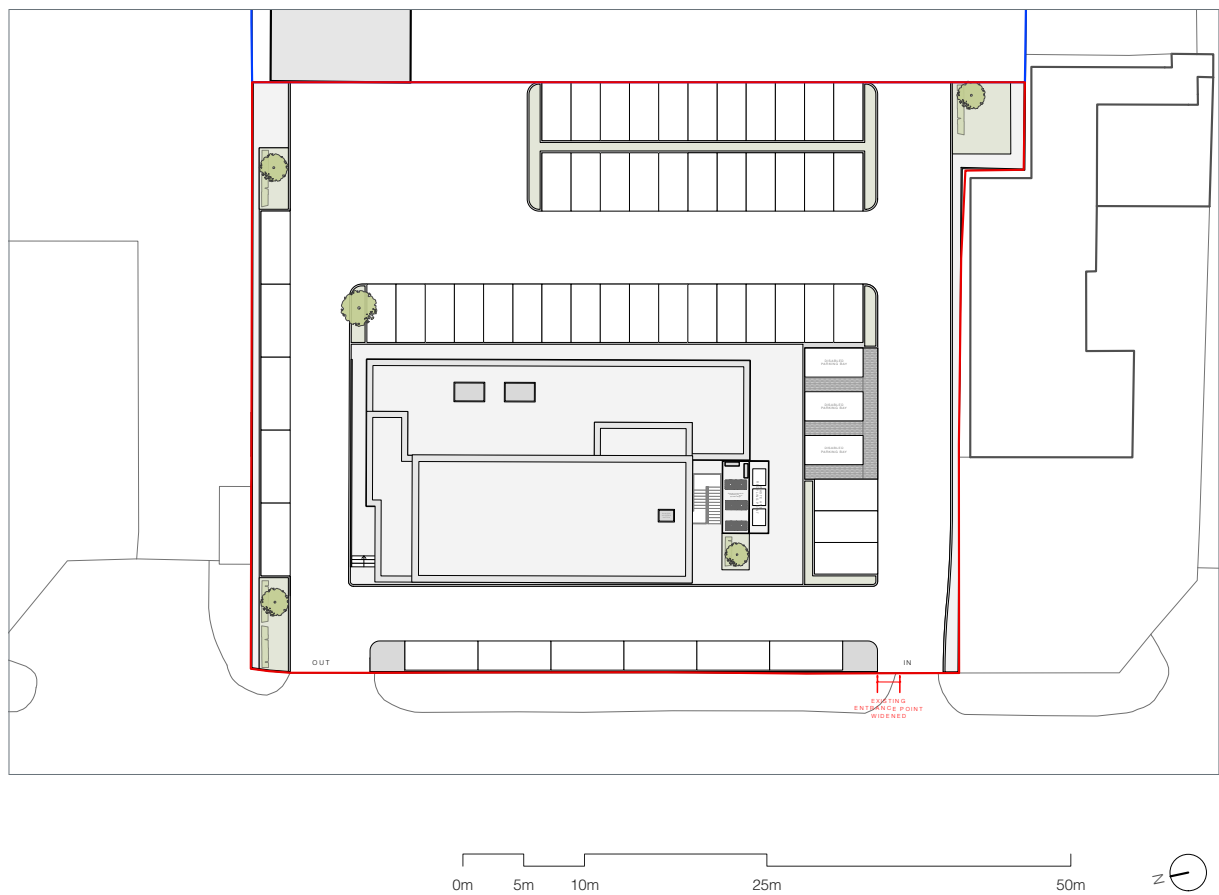
Road Links

The site is situated a short distance from the A580 and the M57, offering good connectivity north-south and east-west to the wider North-West region.

Cycle Access

Transport policy identifies that cycling represents a realistic and healthy option to use instead of the private car for making journeys up to 5km as a whole journey or as part of a longer journey by public transport. Please see associated Transport Statement for further detail.

Please see associated Transport Statement for further detail on all modes of transport and access to the site.

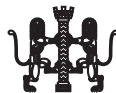


Proposed Site Plan

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