

DESIGN & ACCESS STATEMENT (SUPPORTING INFORMATION)

for

**Proposed Erection of a New Industrial Building
To Provide 2 nos. Workshop Units (B2)**

at

**Former KT Pallets and Cases site
Yardley Road
Knowsley Industrial Park
Kirkby
Knowsley L33 7SS**

Applicant

WLR Group Ltd

10 March 2022

1.0 INTRODUCTION

1.1 This Design & Access Statement (supporting information) has been prepared to support a planning application submitted to Knowsley Council Planning Department for the erection of a single storey industrial building to provide 2 nos. units of workshop for Use Class B2 (general industrial).

1.2 The documentation provided and referred to in preparing this statement consists of the following:

- WLR/YR/01 - Ground Floor Plan as proposed scale 1:100 A3 paper size
- WLR/YR/03 - Cross Section as proposed scale 1:100 A3 paper size
- WLR/YR/04 - Front and Rear Elevations as proposed scale 1:100 A3 paper size
- WLR/YR/05 - Side Elevations as proposed scale 100 A3 paper size
- WLR/YR/SP01- OS map (scale 1:1250) A4 paper size
- WLR/YR/SP02- Site plan (scale 1:500) A3 paper size
- WLR/YR/SP03- Site layout plan (scale 1:200) A3 paper size
- Design and Access Statement
- Photographs - Image 2182: View from rear boundary fence towards existing building/site entrance and view of adjacent boundary fences
- Image 2156: View from front of existing building towards the rear boundary fence and view of adjacent boundary fences

2.0 THE APPLICATION SITE

2.1 The application site comprises the whole of the land formerly known as KT Pallets and Cases and is accessed from the main road, namely, Yardley Road, edged in red in the OS map drawing numbered WLR/YR/SP01

The site is bounded by industrial type palisade fencing and metal mesh fencing on both sides and at the rear respectively. There is a secure metal gate at the front entrance into the site. The boundary at the front is made up of a masonry rear wall of the existing building with palisade fencing to the infill gap between the building and the adjoining property site's side boundary fence line.

2.2 The said application site is under the ownership of a company, namely, WLR Group Ltd.

WLR Group Ltd is a holding company and has 2 subsidiary companies, currently trading.

The first of their 2 subsidiary companies is a Furniture Store and it occupies the premises inside the existing building situated in the application site.

The second company is a specialised Commercial Flooring Company providing floor preparation services and the subsequent installations of

industrial and commercial type flooring. This Company's Client base includes several blue chip companies listed in the Stock Exchange. Their premises is located in a workshop building elsewhere in the same Industrial Park as the application site.

This Company also carries out servicing and maintenance/repairs of the machines used for this trade, therefore the unit floor space is used in part as a service/repairs workshop and storage of machines and materials.

- 2.3 The buildings that are in the Knowsley Industrial Park comprises predominantly of an industrial type of buildings with a mixed use within the Class B categories.

3.0 APPLICATION PROPOSALS

- 3.1 Due to increase in demand of some specialised furniture that are sourced from different supply chains and requiring assembly at point of sale, the holding Company considers the need to set up a third subsidiary company to provide the facility to meet this current/new demand.

The holding Company considers a workshop space is therefore required and necessary for the carrying out of the assembly of completely knocked down parts (CKD's) into a finished product, for delivery to customers.

- 3.2 The second subsidiary Company dealing with specialised Commercial Flooring preparations and installations currently being situated elsewhere in this Industrial Park is considered not efficient logistically and also not cost economical to rent from Third Party.

In view of the reasons stated above in items 3.1 and 3.2, it is the Management's considered opinion to construct a new industrial building within it's own site so that they can centralise and control its operations at the company's main office.

- 3.3 A single storey industrial building of an approximate footprint size of 21.6m x 20.6m is proposed to be erected towards the rear of the application site, its general arrangements are nominally shown in the Ground Floor Plan drawing numbered WLR/YR/01.

This building is proposed to be sub-divided into 2 units of workshop, Unit 1 being proposed for the relocation of the specialised Commercial Flooring Company and Unit 2 to be occupied by a third subsidiary company in providing furniture assembly facility as part of the Furniture Store Company's business expansion plans.

- 3.4 The construction of the new industrial building will be in a steel portal frame superstructure that will be designed by a Consulting Structural Engineer.

This building will have a duo-pitch roof, eaves height (underside of gutter) of approximately 5.35m and the ridge height is approximately 6.88m, both of these heights are measured from external ground level. Note the eaves height

of the adjacent industrial building to the south east boundary measures approximately 7.7m.

Within each unit will be accommodation provisions for an office room and staff facilities, as are nominally shown in the Ground Floor Plan drawing numbered WLR/YR/01.

The elevations on all four sides of the building externally are proposed to be cladded full height with an approved profiled steel sheet insulated wall panel system, in a dark grey colour. All trims around opening reveals, roof verge trims and drip flashings to be in a dark grey colour to match the wall cladding sheets.

A masonry dado wall to a height of approximately 2.1m is to be constructed on the inside of the external wall cladding, as shown in the drawings.

The roof of the building is proposed to be cladded with an approved profiled steel sheet insulated roof panel system, in a light grey colour.

A highline type gutter is to be provided at eaves, these to be in a dark grey colour.

A goods entrance roller shutter door assembly of size approximately 3.85m wide x 5.1m high is to be provided to each of the workshop units in locations as nominally shown in the drawings. These to be powder coated finish in a black colour.

A personnel entrance door assembly and fire exit door (both of which minimum 1m wide door panel), are to be provided to each Unit at positions as nominally shown in the drawings. These doors to be of a steel cladded type security door with steel frame, powder coated finish in a black colour.

An approved bespoke overhead security roller shutter assembly are to be provided externally to both the personnel entrance doors and fire exits, powder coated finish in a dark grey colour.

- 3.5 A level platform access is to be provided to each of the personnel entrance doors and a ramp up access is to be provided across the workshop goods entrance roller shutter door assemblies.

- 3.6 Cars and transit vans parking bays including bicycle stands provisions are shown in detail in the Site Layout Plan drawing numbered WLR/YR/SP03.

In summary, there will be a total of 4 disability standard car parking spaces, 7 standard car parking spaces, 3 long wheel base (LWB) transit van parking spaces and 9 Sheffield type bicycle stands. A “transfer” zone of some 11.1m width is provided between the rows of parking spaces. This width far exceeds the nominal standard recommended width of 6m.

- 3.7 An area within the parking compound is dedicated for waste bins storage with a hit and miss type timber fencing enclosure.

The compound area will be resurfaced with tarmacadam worked to falls to existing gulley outlet positions and/or falls to soft ground.

- 3.8 There are 3 full time staff working in the existing Furniture Store.

There are 4 full time staff and 1 part time staff working in the specialised Commercial Flooring Company in their current premises which is located elsewhere in this Industrial Park. The same numbers of staff will be relocated to this new premises, when built.

There will be 2 full time staff and 1 part time staff employed for the third new subsidiary company when this is established.

- 3.9 The opening hours are/will be:
Furniture Store (existing building):
Mondays to Saturdays: 0900 – 1800 hours

Specialised Commercial Flooring Company (new building)
Mondays to Saturdays: 0900 – 1800 hours

Furniture assembly workshop (new building):
Mondays to Saturdays: 0900 – 1800 hours

4.0 **SUMMARY & CONCLUSIONS:**

- 4.1 This Applicant considers the new industrial building is essential for their current Furniture Store business' expansion needs and for the logistics and economic strategies to relocate the Specialised Commercial Flooring Company from rented accommodation located elsewhere in this Industrial Park.
- 4.2 In the Applicant's opinion, it would be suggested the proposals do not cause demonstrable harm to neighbouring properties and this proposal also is considered unlikely to create any significant traffic impact to the area.
- 4.3 The Applicant therefore seek the Planning Authority's support for an approval recommendation for their proposal to erect a new industrial building inside their site for reasons already mentioned above.