



DESIGN & ACCESS STATEMENT



KNOWSLEY INDUSTRIAL PARK.

**Prepared by Calderpeel Architects
on behalf of Ames Goldsmith Ltd
March 2024**

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INTRODUCTION.

1.1 This Design & Access Statement is submitted in support of an application on behalf of Ames Goldsmith Ltd concerning land at Image Business Park, Knowsley Industrial Park, Acornfield Rd, Kirkby, Liverpool L33 7UF.

The application seeks retrospective planning permission for:

A single storey new build industrial shed (B2) used as a packaging storage shed, and a new separate external sprinkler tank.

1.2 The proposal involves a new build storage shed built on existing area of hardstanding and a separate external sprinkler tank.

1.3 This statement is structured in the following parts:-

- Section 2 – describes the site and the surrounding context;
- Section 3 – sets out an assessment of the surrounding site's planning history;
- Section 4 – describes the proposed development;
- Section 5 – provides the summary and conclusions.

1.4 This Statement should be read in conjunction with the following accompanying documents:-

- 24031 (Su) 001 Site Location Plan
- 24031 (Pl) 001 Existing Site Plan (Pre-development)
- 24031 (Pl) 002 Proposed Site Plan (As Built)
- 24031 (Pl) 100 Proposed Floor Plan - Shed
- 24031 (Pl) 101 Proposed Roof Plan - Shed
- 24031 (Pl) 201 Proposed Elevations Sheet 1 of 2 - Shed
- 24031 (Pl) 202 Proposed Elevations Sheet 2 of 2 - Shed
- 24031 (Pl) 102 Proposed Roof Plan & Elevation - Tank

THE SITE & SURROUNDING AREA.

THE SITE

2.1 The Application site forms approximately 0.98 Ha of land situated in the south-west corner of Image Business Park. Access is via a series of internal roads of Image Business Park, with the main vehicular entrance into the wider site being off Acornfield Road.

2.2 Ames Goldsmith UK Ltd have occupied the site as their primary production facilities for silver nitrate, silver salts and silver products for sale to trade since 2006, with the site having been in use for over 40 years in total. The proposals are to create additional space to aid with the continued use and operations of the site.

2.3 The site is bounded by Acornfield Road to the west, and Charley Wood to the south. The north and eastern boundaries are internal into Image Business Park.

2.4 The application site 'edged red' is shown on drawing "24031 (Su) 001 Site Location Plan".

2.5 Image Business Park is situated at the heart of Knowsley Industrial Estate with extensive frontages to Acornfield Road and Perimeter Road. The wider site of Image Business Park is currently undergoing a wide range of new construction work of large-scale industrial units.

2.6 The site benefits from excellent access to the motorway network, just 2 miles from the A580/M57 (J4/5) intersection and 5 minutes from J23 of the M6.

SURROUNDING AREA

2.7 The site is surrounded to the north, west and south by the wider area of Knowsley Industrial Estate, which contains various scales and design of commercial/industrial and retail units. To the east of Perimeter Road there are open green spaces and agricultural land.

THE SITE & SURROUNDING AREA.



PLANNING HISTORY.

We have been able to identify the following planning applications through the Council's records which we understand are of the application site and the current applicant. To our best knowledge there is no other relevant planning history.

REFERENCE:	DEVELOPMENT:	DECISION:
07/00420/FUL	Installation of 13.3m high steam boiler chimney stack	Granted 1st August 2007
16/00459/FUL	External alterations to existing buildings	Granted 23rd September 2016

The following planning applications relate to the main redevelopment of the wider site of 'Image Business Park' which relate to the new 3 main large industrial units and associated site works called "Imagination".

REFERENCE:	DEVELOPMENT:	DECISION:
19/00520/FU	Erection of 5,377sqm Industrial Unit	Granted 14th February 2020
21/00857/FUL	Erection of 1no. Industrial Unit	Granted 17th August 2022
21/00959/FUL	Erection of 1no. Industrial Unit	Granted 22nd September 2022

THE PROPOSED DEVELOPMENT.

DESIGN DEVELOPMENT

4.1 The proposed layout and design has been informed by the mixed industrial nature of the surrounding area, the scale and massing of surrounding structures and the need to provide adequate internal accommodation for the continued operation of the applicants use.

USE

4.2 The building is used as a packing storage facility.

4.3 The external sprinkler tank, will be used for water storage to aid the overall sites fire safety.

AMOUNT

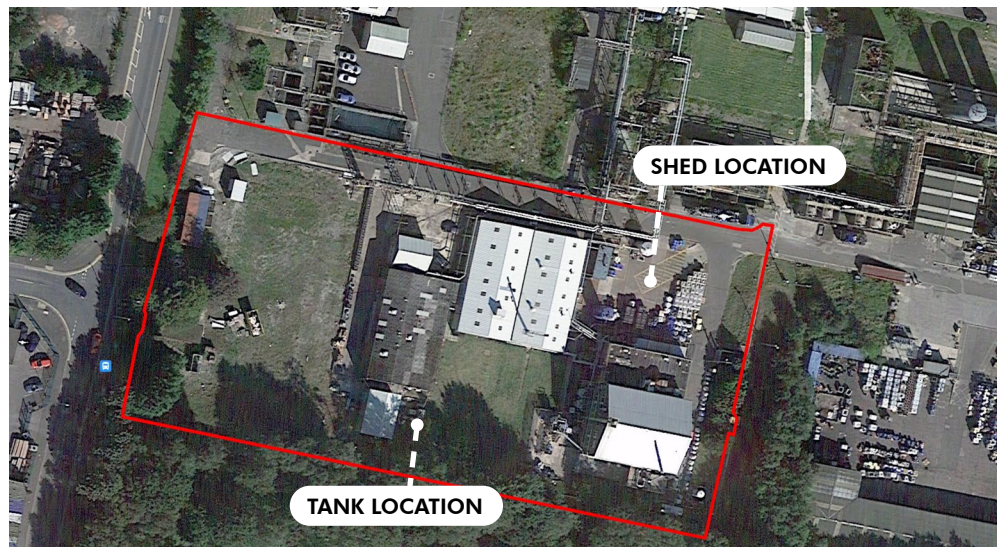
4.4 The new build storage shed provides a total of 230sqm of useable floor area, with the external footprint of the sprinkler tank being 57sqm.

4.5 The site has an area of 0.98 hectares with the existing built form being 0.19 hectares and the new built form being 0.03 hectares.

THE PROPOSED DEVELOPMENT.

LAYOUT

4.6 The layout responds to the site, the existing buildings, access and movement around the site as well as the clients own wishes. The new storage shed has been located on an existing hardstanding area away from any of the external boundaries, where access can be easily achieved.



Site Pre-development

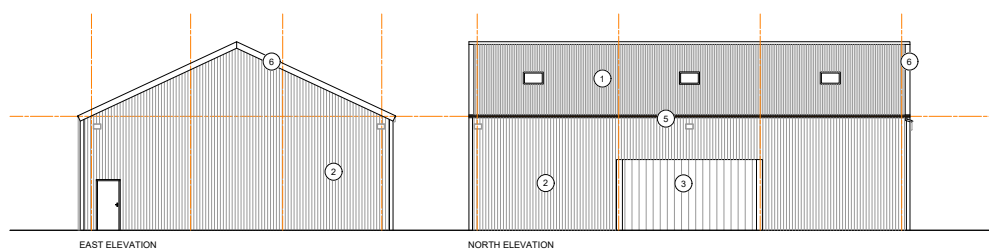


Site As-built

THE PROPOSED DEVELOPMENT.

SCALE

4.7 The scale of the development has been influenced by the surrounding buildings as well as the client's needs for a space suitable to aid the current site operations. An eaves height of 4.9m and an overall ridge height of 8m is deemed suitable for this site and use.



LANDSCAPE

4.8 There are no landscaping changes as part of this development.

THE PROPOSED DEVELOPMENT.

APPEARANCE

4.9 The overall appearance is of a modest industrial unit, designed in a traditional way using materials suitable for its use and purpose.



ACCESS

4.10 There are no proposed changes to access to, or through, the site.

SUMMARY.

5.1 Overall, we consider that these proposals provide an appropriate and well-designed new industrial unit that fits comfortably within the existing site constraints, whilst not creating any adverse impacts to the rest of the site or externally.

5.2 Whilst the work has been undertaken without planning permission this retrospective application demonstrates that all the works have been designed with an understanding of suitability for the site and the surrounding area.

5.3 This development also allows for the continued operation and growth of business which has been operating on the same site for nearly 20 years. It is therefore considered appropriate that the Council grants planning permission retrospectively for the development.

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