



TUFFX
GLASS MANUFACTURERS

Design & Access Statement

19008 | Land at Gellings Road, Knowsley

Prepared on behalf of Tilstone Industrial Ltd
July 2021

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1.0 INTRODUCTION

1.0 INTRODUCTION

1.1 OBJECTIVES

This Design & Access Statement has been prepared by Fletcher-Rae (UK) Ltd in support of the full planning application for B1/B2 development submitted by Tilstone Industrial Ltd in relation to one parcel of land to the east of the Nexus Industrial building within Knowsley Business Park.

The document explains how the consultant design team have developed design proposals that aim to bring positive growth to the area and set a precedent for the quality of future development in Knowsley and the wider area.

It will further set out to describe how the proposals sit and respond to the immediate surrounding site context, the extent of the scheme and the relationship with neighbouring areas.

1.2 DESIGN TEAM

The proposals have been developed following a detailed analysis of the site, its context, surroundings, an initial pre-application consultation (ref. 18/00048/PREAPP) with Knowsley Council planning officers and outline planning permission attained on the site for a previous scheme (ref. 19/00243/OUT).

Client:
Tilstone Managing Warehouse REIT PLC

End User:
TuffX Processed Glass Ltd

Architect:
Fletcher Rae (UK) Ltd

Planning Consultant:
Savills

Landscape:
FCPR

Highways:
Vectos

Transport Planners:
CBO Transport

Planning Authority:
Knowsley Council

2.0 CONTEXTUAL ANALYSIS

2.0 CONTEXTUAL ANALYSIS

2.1 LOCATION



United Kingdom



Knowsley



Knowsley Business Park



Application Site

2.0 CONTEXTUAL ANALYSIS

2.2 REGIONAL

- The vacant brownfield land is located on the west edge of Knowsley Business park and is approx. 2.03 acres (0.82 hectares) in total.
- To the north of the site are industrial estates and hotels.
- To the east, south and north-west of the site are residential communities.
- The M57 runs south of the site which School Lane connects onto at Junction 4.



2.0 CONTEXTUAL ANALYSIS

2.3 LOCAL CONTEXT

- The application site is situated on the northern side of the M57 motorway. The site is accessed off Gellings road.
- The site is situated within the Knowsley Business Park. The two plots of land and the Nexus Industrial building are within the ownership of the applicant with the exception of a small section of land required to provide improvement access to School Lane.
- The topography of the site is relatively flat within a nominal incline from south to north of circa 700mm.
- The boundary of the site is mainly well established hedgerows and trees – of which we will look to retain and enhance, where possible, in our proposals.
- The site has connections to public transport (bus route) via school lane. The proposal will aim to improve pedestrian and cycling routes which will be covered within the Transport and Travel Plan Statement.



Bus Stop



2.0 CONTEXTUAL ANALYSIS

2.4 SURROUNDINGS

Images 1 & 2 – ‘Nexus’ building (owned by the applicant) sits adjacent to the vacant brownfield plot to the west. The Nexus building is the largest industrial building within the vicinity. A belt of tall trees are present on School lane which screens parts of the building.

Image 3 – ‘Refresh Glass Roofs’ sits adjacent to the Nexus building on Randles Rd which incorporates similar colour palette within the area.

Image 4 – Cluster of small industrial estates which are located north of the Nexus building accessed via School lane. The rear of the building is screened by a band of tall trees and scrubs which also acts as a buffer to reduce noise level, similar to the Nexus building.

Image 5 – ‘Tratus’ Building appears to be the second largest building and sits adjacent to the proposed B1/B2/B8 unit on Gellings Rd, which is accessed via Randles Rd.

Image 6 – Holiday Express hotel is located north-west of the site within a 5min walk from the site. The hotel is access via School Lane.

Image 7 – Tree belt that runs down Gellings Rd.

Image 8 – Tree belt that runs down Randles Rd.



3.0 SITE ANALYSIS

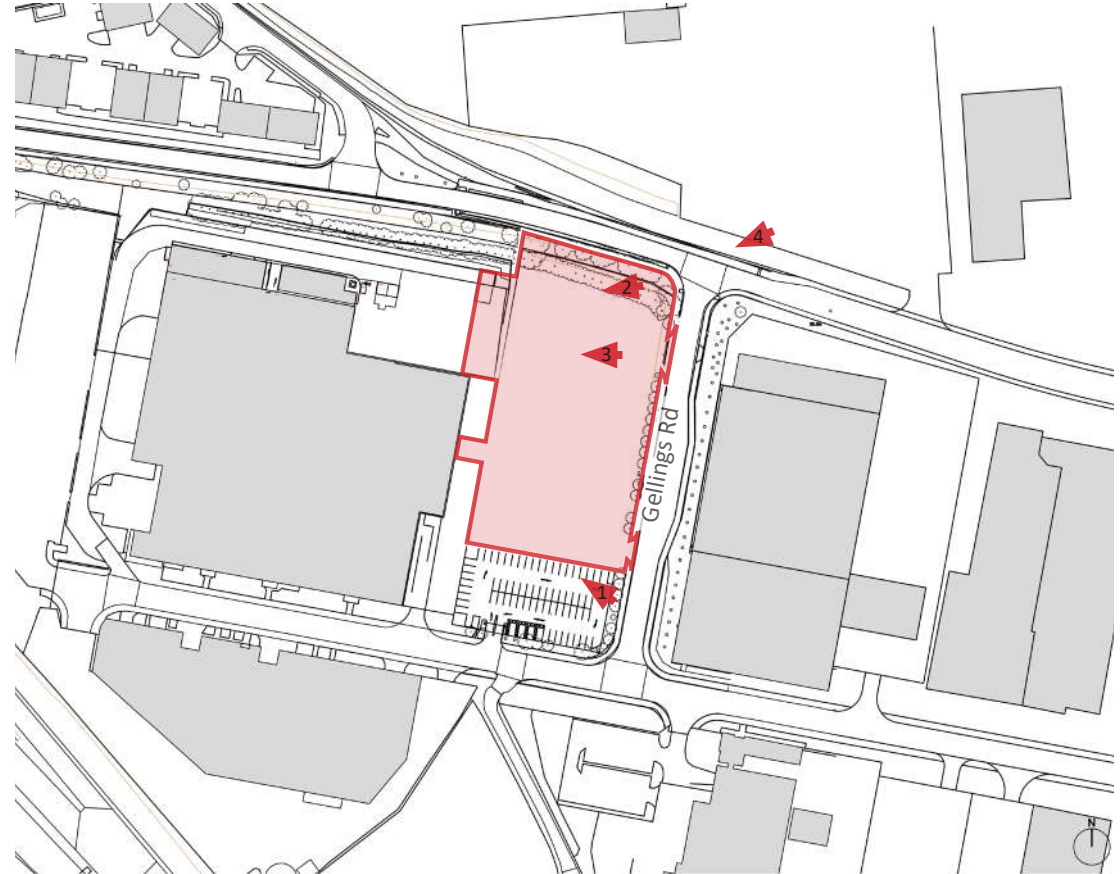
3.0 SITE ANALYSIS

3.1 EXISTING SITE

The existing site consists of an area of approx. 2.03 acres (0.82 hectares) in total and is bound by mature hedges & trees and a car park to the south. The site sits to the east of the Nexus Industrial Building.

Access to the site is via Gellings road to the east of the site.

The plot is currently a brownfield site. The has an existing surface water sewer to the north which a 5m easement has been allowed for. In doing so this also allows for additional green space and retains the existing trees & vegetation.



3.0 SITE ANALYSIS

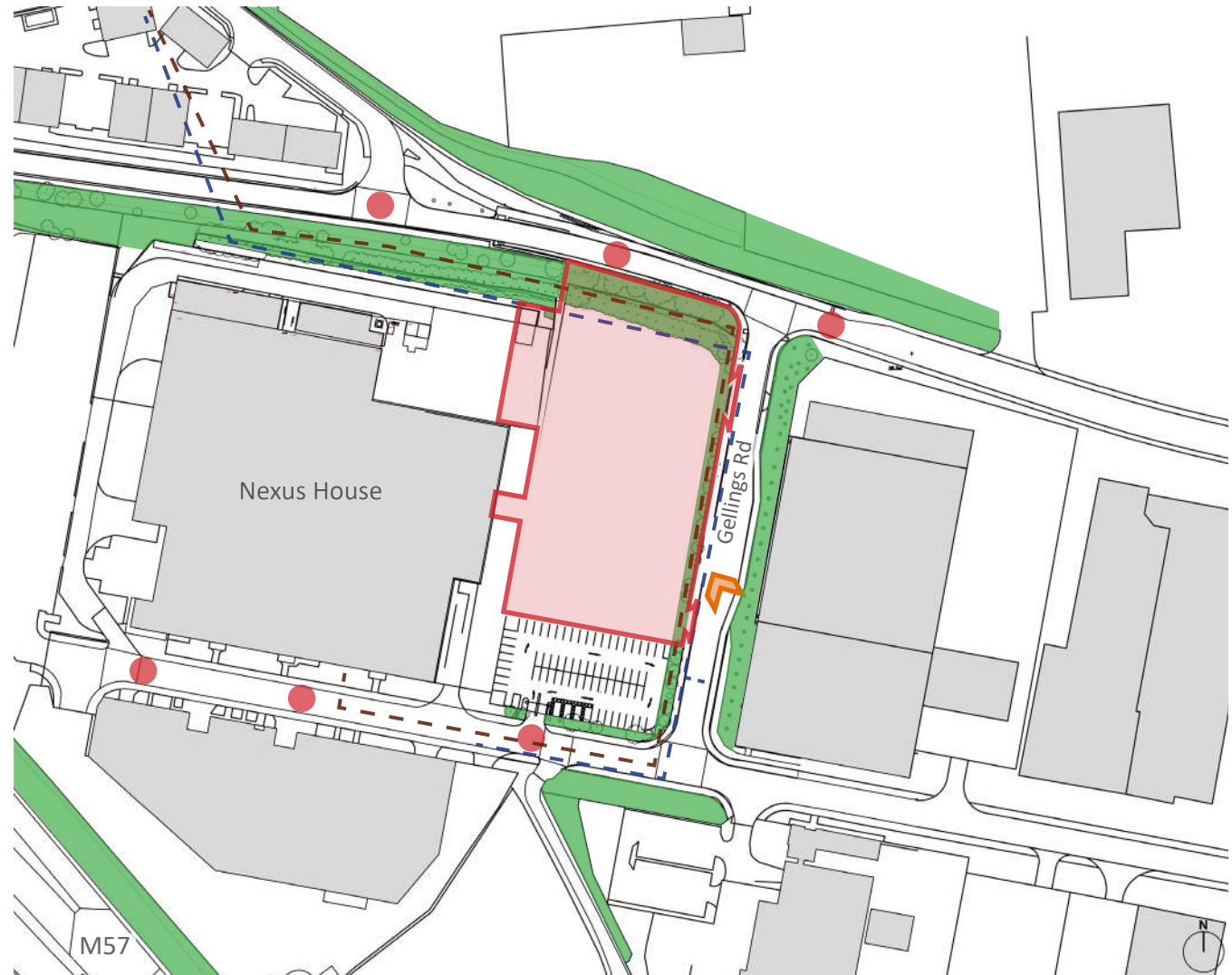
3.2 SITE CONSTRAINTS

As the site currently stands there are very few constraints with the exception of a surface water drainage and foul drainage to the north of the site. A 5m easement has been allowed for the drainage.

The industrial estate is screened well by the use of existing trees/ vegetation. The proposed building will adopt this strategy through the retention of the belt of dense trees.

Views into the site is limited due to the trees obscuring views.

-  Noise
-  Dense Trees
-  View into Site
-  Industrial Buildings
-  Surface Water Drainage
-  Foul Drain
-  Site



3.0 SITE ANALYSIS

3.3 ACCESSIBILITY

School lane which is a single carriage 40mph road connects the residential community on the southeast. There are no dedicated cycle lane on this road.

Pedestrian walkways are provided on either side of School lane with tactile paving between crossroads. There is a good link between the 3 residential zones with a 10 to 20min walk to the sites as indicated on the map.

Pedestrians, cyclists and vehicles can access the sites via the underpass as shown south of the map.

Bus routes connect the two residential zones southeast and north-west. There is a bus stop located close to the site.

-  Bus Route
-  Surface Water Drainage
-  Cycle/Pedestrian Routes
-  Site



3.0 SITE ANALYSIS

3.3 CONSENTED OUTLINE APPLICATION

The outline consented scheme (19/00243/OUT) proposed three speculative B1/B2/B8 units in one terraced mass. Access was proposed at two points along Gellings Road. The design was intended to intergate seamlessly with the local developments, retaining most of the existing landscape which serves to screen the site quite well, especially from the motorway.

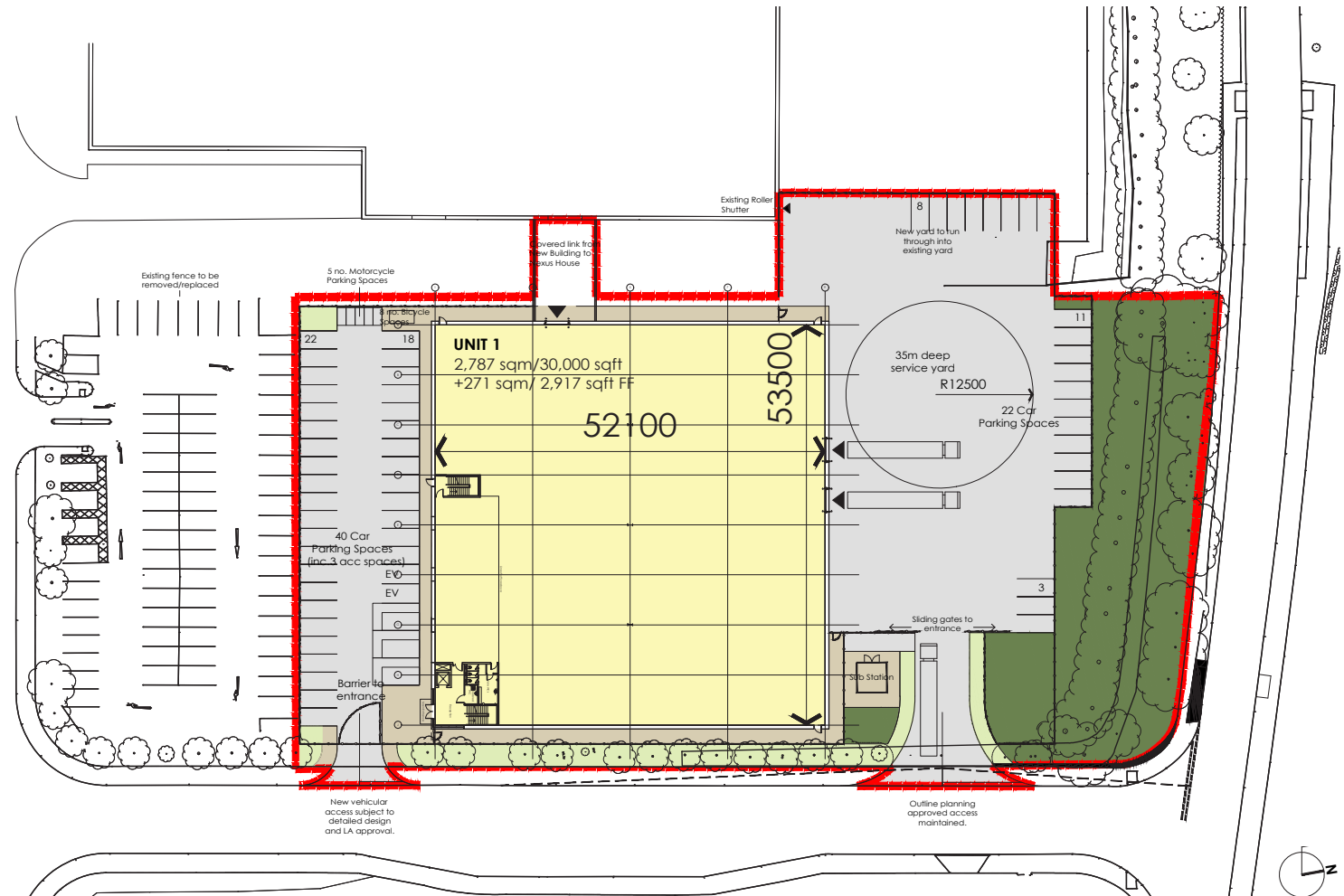


4.0 DESIGN PROPOSAL

4.0 DESIGN PROPOSAL

4.1 SITE LAYOUT PLAN

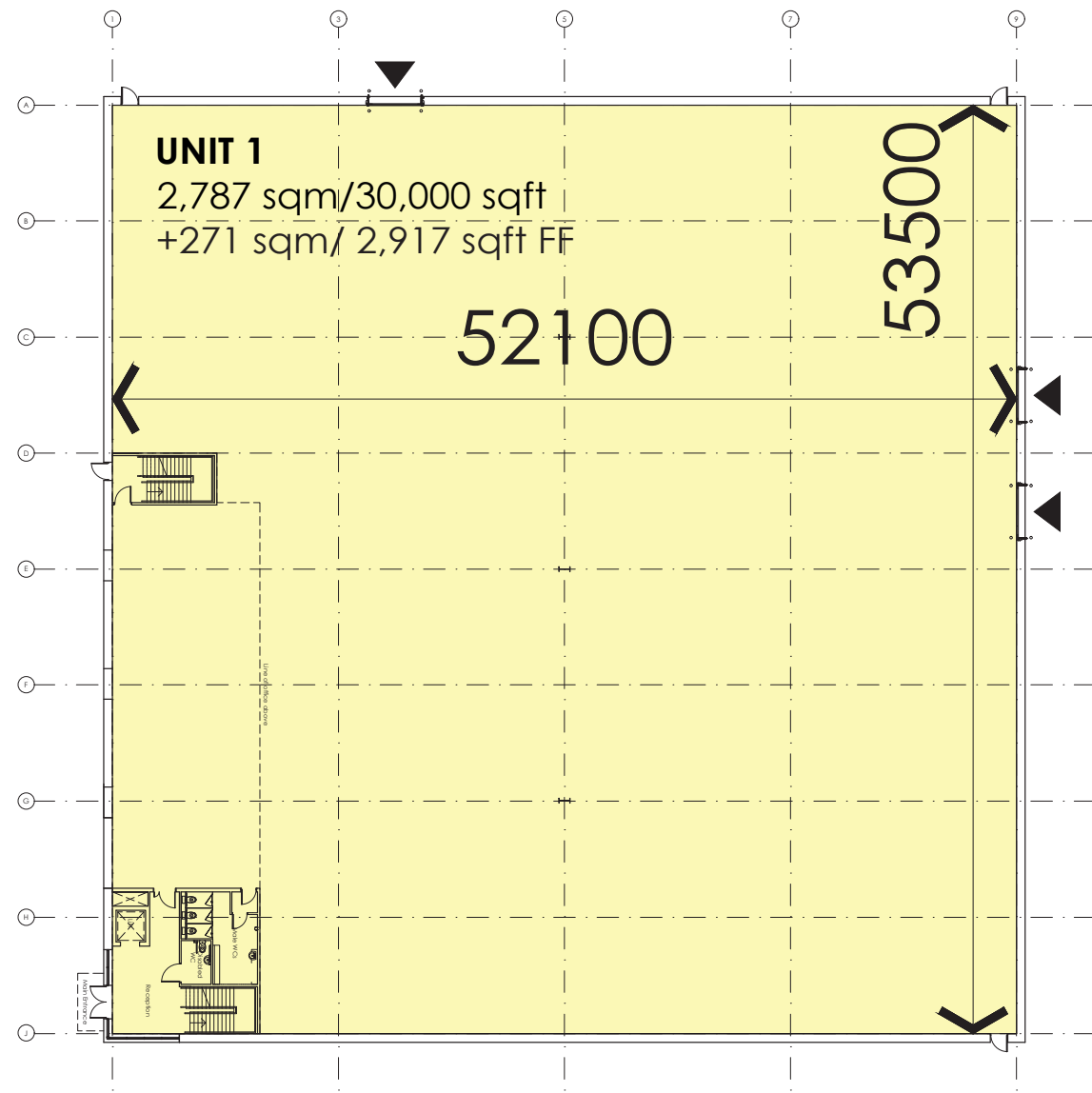
- Erection of a an industrial unit (Use Classes B2/B8 with ancillary Class E) comprising floorspace 3,058 sq.m (including mezzanines) with access, service yard, car park, pedestrian link with existing building and associated works
- The Site will provide 62 car parking spaces including 3 accessible spaces and 5 additional motorcycle spaces.
- Designed to integrate with local developments.
- Pedestrian and cycle links within the site as well as 8 bicycle spaces provided.
- Responsibly sourced materials designed to



PROPOSED SITE PLAN

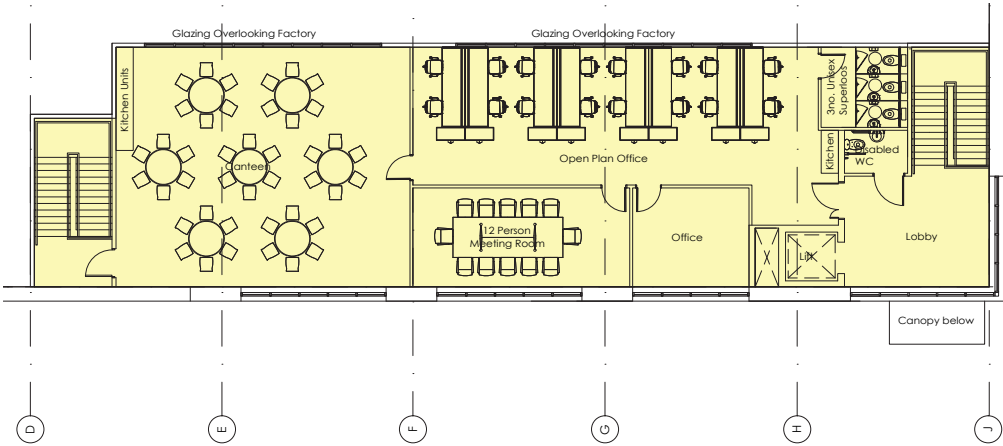
4.0 DESIGN PROPOSAL

4.2 PROPOSED PLANS

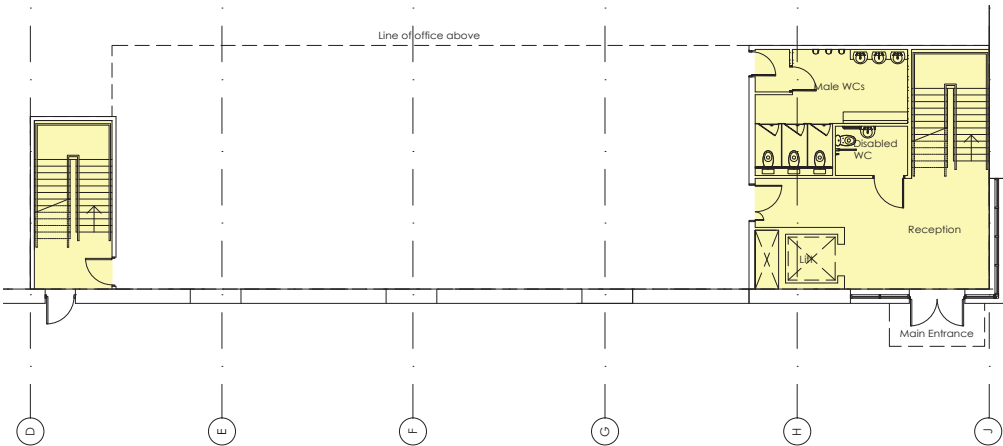


4.0 DESIGN PROPOSAL

4.2 PROPOSED PLANS



PROPOSED FIRST FLOOR OFFICE PLAN



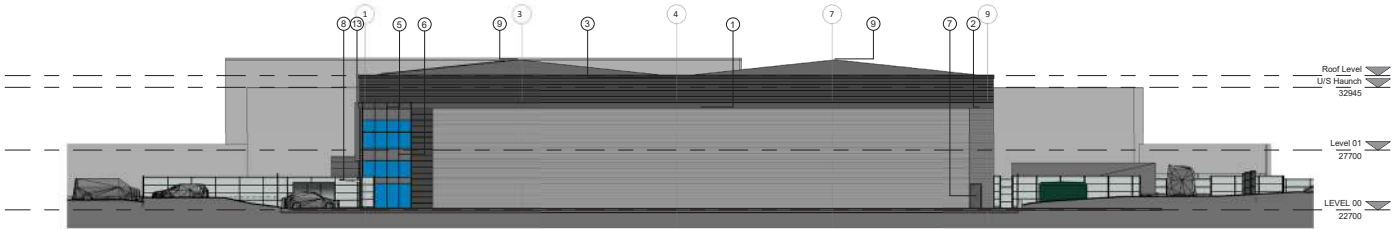
PROPOSED GROUND FLOOR OFFICE PLAN

4.0 DESIGN PROPOSAL

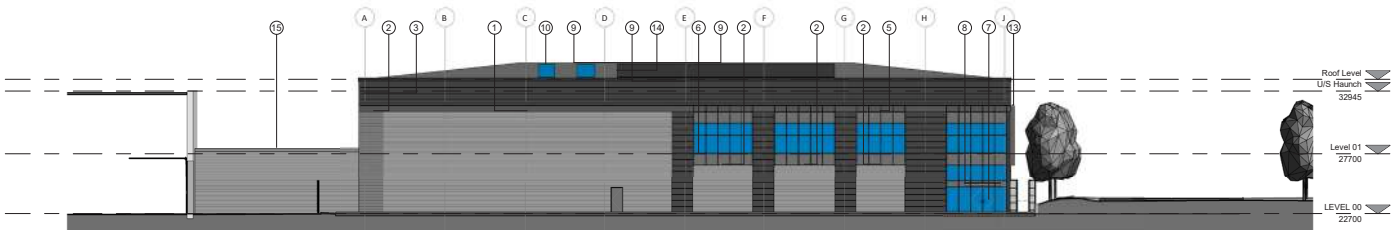
4.2 PROPOSED ELEVATIONS



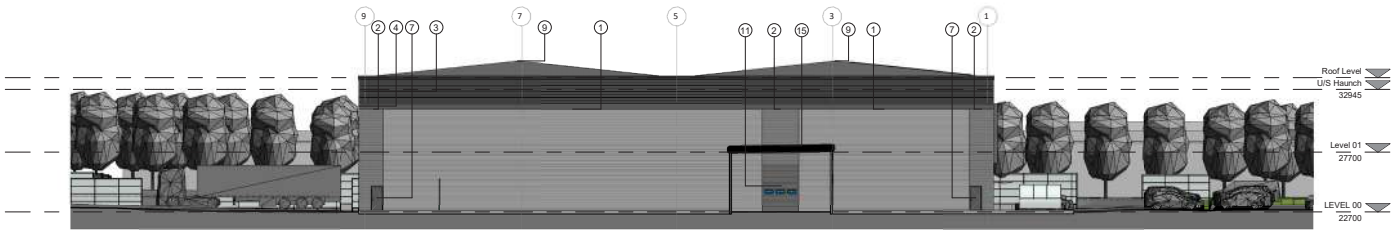
Proposed North Elevation
1:200



Proposed East Elevation
1:200



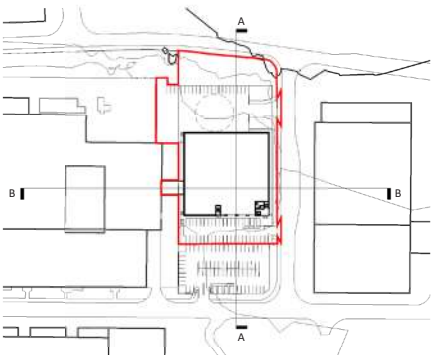
Proposed South Elevation
1:200



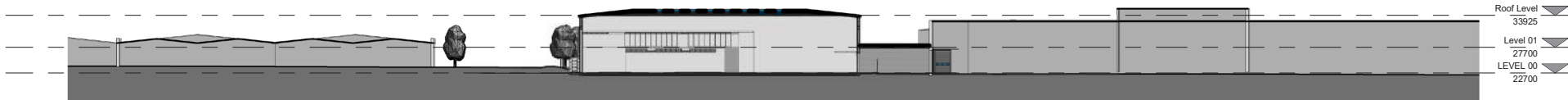
Proposed West Elevation

4.0 DESIGN PROPOSAL

4.3 PROPOSED SITE SECTIONS



PROPOSED SITE SECTION 1



PROPOSED SITE SECTION 2

4.0 DESIGN PROPOSAL

4.4 APPEARANCE



AERIAL VIEW LOOKING NORTH-WEST

4.0 DESIGN PROPOSAL

4.4 APPEARANCE



AERIAL VIEW LOOKING NORTH-EAST

4.0 DESIGN PROPOSAL

4.4 APPEARANCE



AERIAL VIEW LOOKING SOUTH-WEST

4.0 DESIGN PROPOSAL

4.4 APPEARANCE



AERIAL VIEW LOOKING SOUTH-EAST

4.0 DESIGN PROPOSAL

4.4 APPEARANCE



STREET VIEW LOOKING FROM GELLINGS ROAD TOWARDS CAR PARK ENTRANCE

4.0 DESIGN PROPOSAL

4.4 APPEARANCE



STREET VIEW LOOKING FROM GELLINGS ROAD TOWARDS OFFICE

4.4 APPEARANCE



STREET VIEW LOOKING FROM CAR PARK ENTRANCE TOWARDS OFFICE

4.0 DESIGN PROPOSAL

4.4 APPEARANCE



STREET VIEW LOOKING FROM CAR PARK TOWARDS OFFICE

4.0 DESIGN PROPOSAL

4.4 APPEARANCE



STREET VIEW LOOKING FROM EXTERNAL CAR PARK TOWARDS BUILDING

4.0 DESIGN PROPOSAL

4.4 APPEARANCE



STREET VIEW LOOKING FROM RANGLES ROAD TOWARDS BUILDING

4.0 DESIGN PROPOSAL

4.4 APPEARANCE



STREET VIEW LOOKING FROM NEXUS HOUSE SERVICE YARD TO BUILDING

4.0 DESIGN PROPOSAL

4.4 APPEARANCE



STREET VIEW LOOKING FROM SERVICE YARD ENTRANCE TO BUILDING

5.0 SUSTAINABILITY

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5.1 ENERGY & SUSTAINABILITY

As part of Knowsley Council Core Strategy the development will be implemented with the adopted Energy and Sustainability in mind.

As a result a number of provisions will be considered for the shell construction -

The rising cost of energy needs to be considered in the design stage of every development. While energy can be saved by good design there will always be a need no matter how small. Therefore this development will consider on site power generation including, combined heat and power, photo-voltaics, geothermal or district heating and cooling etc. Not all solutions are suitable for a development of this type, however the options will be assessed and suitable provision will be made if feasible.

Sustainable Construction – the development will be highly insulated and individual units sub metered. High quality landscaping will be included as well as retaining majority of the perimeter landscaping to help the impact on ecology.

As part of a high quality scheme sustainability and low carbon use are at the forefront of the development.

It is our aspiration to create a responsible development which will :-

- Retain and upgrade pedestrian routes and public realm.
- Retain and increase commerce and jobs within Knowsley.
- Responsibly source materials designed to reduce on site waste and construction time.
- Retain as much existing planting and boundary treatments where possible.
- Utilise responsible massing, building and site design to facilitate the integration of the proposal into the surrounding area.
- Include permeable paving and Sustainable Urban Drainage System (SUDS) to reduce surface run off.
- Encourage the penetration of natural sunlight to reduce heating and daylight which will minimise the requirement of artificial lighting and is flexible enough to withstand climate change due to the orientation and layout of the buildings.
- Provide appropriate storage space for recyclable waste materials and composting.

5.0 SUSTAINABILITY

5.2 HEALTH IMPACT

The proposed development has incorporated and encouraged healthy lifestyle through ease of access, urban design and retaining the existing landscape where possible.

By retaining the perimeter landscape boundary, the building is partially screened off from the road edges, enveloping the buildings to provide a natural enclosed environment which also encourages a healthier environment for both people and animals.

With the site being located close by between the three residential communities and with a bus stop close to the site. The proposed scheme provides and encourages pedestrians and cyclists to access the site comfortable with links between buildings and appropriate tactile paving and zebra crossing where required. The pedestrian pavement has been extended and widened to the cross road where the pedestrian path is currently narrow (adjacent to the Nexus building on School lane).

Additional trees and vegetation have been implemented where possible to maximise green spaces.

The wider design team have worked closely to coordinate and consider the :-

- Environmental/ health impacts.
- Site accessibility for vehicles, cyclists and pedestrians.
- Feasible/ efficient designs.
- Site constraints and implication on the built environment.
- Improvement of the environment.

6.0 CONCLUSION

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- The proposals outlined in this document will adopt the existing colour palette within the area with the intension of enhancing the appearance of the area.
- Existing trees and vegetation will be retained where possible which will act as a natural screen and filter possible noise within and surrounding the site.
- The development layout and design aims to maximise existing pedestrian, vehicle and cycle links as well as creating new links within the site.
- The proposed development is situated within short walking distance of the nearby residential areas and industrial estates/ local businesses.
- The proposed developments is situated within the industrial zone and will fit seamlessly within the typology of buildings.
- The proposed development seeks not only keep an established business within the area, but also to expand the business.
- As part of the proposals, the highways will be improved and implemented as part of the development to provide ease of access for vehicles, cyclists and pedestrians.

