

Design and Access Statement Unit K31 C, Acornfield Road, Knowsley Business Park, Liverpool,

Ref: 308-02

03/04/23

Brief.

AH Knight Group provide services to the global mining and refining industry and commodities market to enable trade. One of the services they provide is the chemical analysis of metalliferous products traded between a typical buyer and seller transaction.

They have leased unit K31C to expand their laboratory facilities and the vacant warehouse is to be fitted out in 3 phases.

This planning application relates to the external plant which is required to service the new assay and laboratory areas.

Scope.

Located on the West side of Acornfield Road, the warehouse is newly constructed and Planning was approved on 10/2/21 ref . 20/00688/FUL.

The investment in this fit out project is aimed at increasing operational capacity, while improving welfare facilities for the client's staff. Expansion also supports insurance disaster recovery planning for our larger operation and main laboratory facility at our Headquarters in Prescot.

Vehicle/ Pedestrian access.

There is existing vehicle access to the North of the unit, which is to remain, along with existing disabled, cycle, car & heavy goods vehicle parking spaces dedicated to this Warehouse.

There are level access existing pedestrian entrance doors and fire escape doors as well as roller shutter doors and a loading dock which are all to be retained.

Proposals.

The Phase 1 proposal is to subdivide the warehouse to create new Proton Assay unit workshops, with associated male/female locker space and changing facilities and materials preparation areas at ground floor. The existing first floor will be extended to create a canteen facility, and additional office & meeting accommodation, with a new escape stair.

Within Phase 2 there will be provision of brand-new state of the art laboratories, but the phase 3 use is yet to be determined.

To the rear (South) of the building a fenced secure service area is to be created to house the air handling units and air extract plant serving the workshops and labs, along with several new flues fixed to and penetrating this rear elevation.

