

New Storage/ Warehouse Building for
Whitakers Garden Centre
Manchester Road, Prescot L34 5UD

Design and Access Statement



SEPT 2024

Site Address	Land adjacent to Pilkington Court, Cables Way Business Park Cables Way, Prescott
Site Ownership	James Whitaker & Sons (Nurserymen) Ltd Manchester Road, Prescot L34 5UD
Description	Planning Application for work to provide a new warehouse and storage unit, with onsite parking
Applicant Details	James Whitaker & Sons (Nurserymen) Ltd Manchester Road, Prescot L34 5UD Tel 0151 432 7540 Email - info@whitakersgardencentre.co.uk
Agent Details	Life Architecture Ltd 16, Column Road, West Kirby, Wirral. CH48 8AX Contact – Andrew Banks Tel - 07885 518154 Email – andrew@lifearchitecture.co.uk

SITE LOCATION PLAN AREA
5 HA
SCALE 1:250 on A4
CENTRE COORDINATES: 346585, 392198



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Introduction

This Planning Application is for works to provide a new warehouse/ storage unit for Whitakers Garden Centre and is situated close to their Garden Centre in Liverpool Road, Prescot opened at Easter 2023

The Garden Centre includes a shop area, a covered plant sales area, a café, an external plant sales area and a landscaping sales area. The centre also includes parking, and delivery areas

This application is for a building to support the Garden Centre which includes

- Additional parking/ overspill for peak times
- Storage/ Warehouse Space

Recent Planning History

The site was given Planning Permission in December 2021 Ref 20/00207/FUL. The approval was for a Home Improvement Centre, which included a Trade Counter for Beesley and Fildes. This application is for a Storage/ Warehouse building, there is no requirement for a Trade Counter. This proposal includes a Mezzanine providing offices, small kitchen and toilets

Description of Existing Uses/ Buildings on the Site

The existing site area is around 3,000m² and is currently clear of any buildings.

The site boundary is fenced with 2.0m high mesh fencing

The site area includes landscaping to the rear which will be retained

The site area was leveled around 2 years ago and new boundary treatment provided comprising of 2.0m high green mesh fencing and 1.2m retaining walls

Description of the Range of Development Envisaged in terms of Uses

The previous approval was for a building classed as Sui Generis, this application is for a building which is for Storage/ Warehouse use

Design and Access Principles

Amount

The proposal includes a large single storey storage building with a small Mezzanine

The areas are

Total Storage/ Warehouse Building	746.2m ²
Mezzanine area	108m ²
Total Area	885m ²

The overall height of the proposed building is around 8.0m which is around 1.0m less than previous approved building

Materials

The proposal will be clad in a colour coated profiled metal (cladding colour to be agreed) with brickwork to 1.0m in height (choice of brick to be agreed)

The roof will be the same material to include rooflights

Windows and roller shutter doors will be colour coated

Gutters and rainwater pipes match the cladding colour

Appearance and Aesthetics

It is intended that new proposal is similar to the existing planning approval. It is intended that colours will be similar to the garden centre to give continuity across the two sites (as above colours are to be confirmed). The proposals will include a canopy

Layout

The building position has been altered from the previous approval and the existing access retained

The proposal includes 47 Car Parking spaces which includes 2 no spaces for use by wheelchair users

Scale

As above the height of the building is around 8.0m, which is less than the approved building and of a similar height to existing surrounding buildings

Landscaping

The landscaping to the rear of the site will not be affected and will be retained

Access

The building complies with Part M of the Building Regulations

1.0 Site Photos



Existing Garden Centre



Photos as Existing

Appendix 1 - Schedule of Application Drawings

PL01 Site /Location Plan

PL02 Site Plan as Existing

PL03 Site Plan as Proposed

PL04 Elevations as Proposed

PL05 Elevations as Proposed