

LAWRENSEN ASSOCIATES

**CONSULTING STRUCTURAL ENGINEERS
PLANNING & DEVELOPMENT CONSULTANTS
ARCHITECTURAL SERVICES**

1 THE GLOBE
142 HARDSHAW STREET
ST. HELENS
MERSEYSIDE
WA10 1JT

DIRECTORS

WILLIAM LAWRENSEN

HOWARD T. LAWRENSEN

C.Eng. M.I.Struct.E.

B.Eng. C.Eng. M.I.Struct.E.

Tel: 01744 733446

E-mail: info@lawrensonassociates.co.uk

Website: www.lawrensonassociates.co.uk

Our ref: 6064/BM

November 2021

DESIGN & ACCESS STATMENT

for

THE CONVERSION OF FORMER MAGAZINE BUNKER INTO A MANUFACTURING AND STORAGE FACILITY

at

**BUNKER 9-10,
DRAW WELL ROAD,
KIRKBY,
KNOWSLEY,
L33 7BJ**

INTRODUCTION

This supporting planning statement has been prepared to assess and support the merits of a planning application, which seeks full planning permission for the conversion of a dis-used former Magazine Bunker into a manufacturing and storage facility.

INFORMATION TO ACCOMPANY THE PLANNING APPLICATION

Plan Number	Description
6064-01	Location Plan
6064-101	Floor Plan – As Existing
6064-102	Floor Plan – As Proposed
6064-103	Elevations – As Existing
6064-104	Elevations – As Proposed
6064-105	Site Plans – Existing and Proposed

THE SITE AND ITS SURROUNDINGS

The site, subject of this planning application is the site of a former Magazine Bunker.

The reinforced concrete bunker occupies the whole site, leaving almost no ground visible. Historically, the bunker was covered in a thick layer of vegetation to camouflage the bunker; obscuring it from any potential war time threat – however, since the bunker’s abandonment, the vegetation had become wildly overgrown. Prior to this planning application – as per the repair/refurbishment proposal which has been agreed with Knowsley Council, the dense vegetation has been removed; exposing the Bitumen Covered reinforced concrete structure.

The immediate surrounding area forms part of the Knowsley Business Park, which is home to many industrial premises.



Figure 1- One entrance into Knowsley Business Park

The site is located at the cul-de-sac end of Draw Well Road; a long, straight tarmac road with tarmac pavements on each side.



Figure 2 - Entrance to Draw Well Road

Either side of the site are other former Magazine Bunkers which have been converted into industrial premises; namely, Mulberry Waste Limited neighbours the site to the North and UK Events Group neighbours the site to the South.



Figure 3- Mulberry Waste Ltd – Located on the right-side of the site.



Figure 4- UK Event Group - Located on the left-side of the site.

Directly across the street there are no buildings; the whole area between Draw Well Road and Acornfield Road has been demolished to allow for future development. At the time of writing, the area has been surrounded with temporary steel fencing and the ground is covered in loose rubble.

SITE PHOTOGRAPHS



Figure 5- Magazine 9-10, Prior to vegetation clearance.

PROPOSED DEVELOPMENT

Demolition of the road-side perimeter wall; exposing the bunker's external wall – this will release a portion of land between the road and the bunker's external wall for the creation of landscaping and car parking. The site perimeter will be enclosed with a new black, stripe-mesh paladin fence.

Internally, the bunker (which is flooded and subject to significant damp) will be drained and dried out and structurally repaired. The building will also have CCTV, an alarm system, broadband, and LED lighting installed.

The main bunker will remain primarily a large open-plan space, which can be adapted to suit the assembly and storage requirements of Abbey Engineering. An internal fire-protected escape corridor will be constructed along the southern-edge of the bunker; to provide a safe emergency egress point for all people within the bunker. A new Kitchen, Canteen, and WC will be installed to cater for the building's employees – a new office will also be created for the site manager.

LANDSCAPING

The site is free of any mature trees and the extensive poor quality overgrown vegetation has been removed. New landscaping will be planted as part of the overall site plan.

TRANSPORT

Vehicular access is provided via the existing site entrance off Draw Well Road. Car parking for staff and visitors will be provided along the front of the site – as shown on the proposed site plan. Deliveries/exports will be brought/removed to/from the site via Light Commercial Vehicles, such as commercial delivery vans and flat-bed vans; these vehicles will be unloaded/loaded on site in the existing dedicated loading/unloading bay.

CONCLUSION

The Applicant considers that the proposed development will provide a good example of repairing, developing, and reusing an existing dilapidated building for commercial use. Care has been taken to ensure this development reflects its position in the locality, along with the existing industrial and commercial arrangements on all sides of the site. As such, the Applicant feels that there are no material planning reasons why this application should not be approved, subject to any reasonable conditions associated with this type of development.