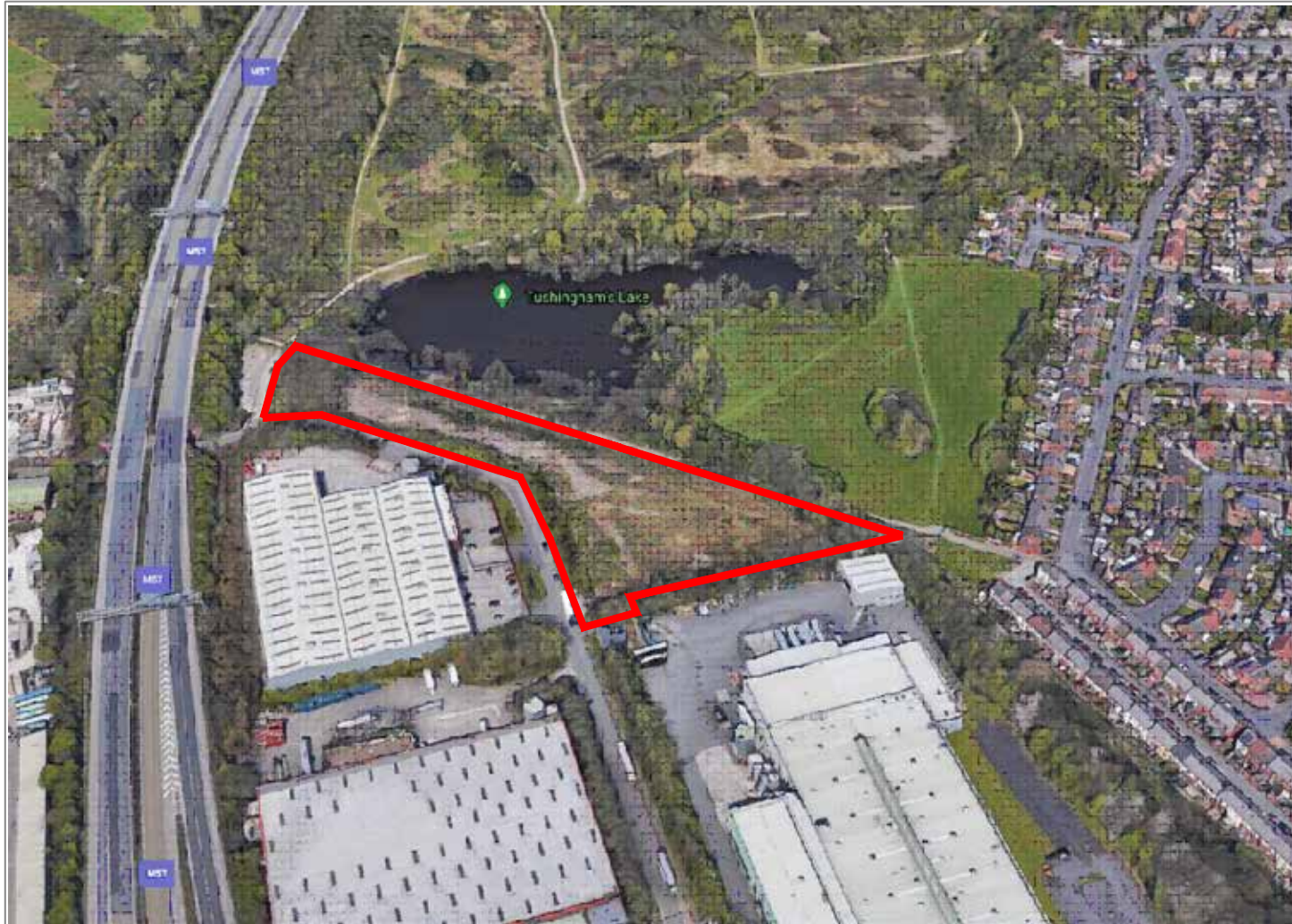


Design and Access Statement

August 2021

Planning Application for Construction of 13no. Industrial Units

Fallows Way, Whiston,
Prescot, L35 1RZ



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1.0 Introduction

1.1 Purpose of this document

1.2 National Planning Policy

1.3 Local Planning Policy

1.4 Relevant Planning History

1.0 Introduction

1.1 Purpose of this document

1.1.1 This Design and Access Statement has been prepared by Edward Architecture on behalf of the applicant, Allied Properties Limited, to support a Full Planning Application for the erection of 13no. industrial units on vacant land off Fallows Way, Whiston, Prescot, L35 1RZ.

1.1.2 This document has been submitted in response to the requirements of the Town & Country Planning (General Development Procedure) Order 2006.

1.1.3 The purpose of this document is to describe in detail the site and its surroundings, relevant design policy and guidance, and the concepts and principles behind the development of the site.

1.1.4 By preparing this document the intention is to ensure that the proposals result in the creation of high-quality places that are inclusive, practical and attractive.

1.1.5 This document will demonstrate how the physical characteristics of the scheme have been informed by a rigorous process including;

- **Assessment**
- **Involvement**
- **Evaluation**
- **Design**

1.1.6 Through the above process the following design issues will be addressed;

- **Use**| What the buildings and spaces will be used for
- **Amount**| How much would be built on the site
- **Layout**| How the buildings and public and private spaces will be arranged on the site, and the relationship between them and the buildings and spaces around the site.
- **Scale**| How big the buildings and spaces would be (their height, width and length)
- **Appearance**| What the building and spaces will look like, for example, building materials and architectural details.

1.1.7 The following access issues will also be considered;

- **Vehicular and transport links**| Why the access point and routes have been chosen, and how the site responds Arboricultural and Ecological considerations.

1.2 National Planning Policy Framework

1.2.1 The purpose of the National Planning Policy Framework is to help to achieve sustainable development. The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied.

1.2.2 It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

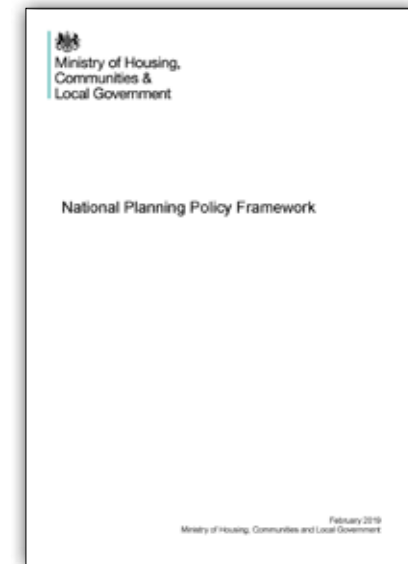
1.2.3 Detailed national planning policy information is provided within the Planning Statement which supports this application.

1.3 Local Planning Policy

1.3.1 Information relating to local planning policy is provided within the Planning Statement, which supports this application, as prepared by Alistair Flatman Planning.

1.4 Relevant Planning History

1.4.1 A review of planning history shows that the application site has received consent for the construction of industrial units along with hardstanding & car parking areas although these applications have now lapsed.



2.0 Site and Surroundings

2.1 Site Location and Current Use

2.2 Visual Analysis of Site

2.3 Visual Analysis of Surroundings

2.0 Site Description and Analysis

2.1 Site Location and Current Use

2.1.1 The site is located approximately three miles (4.8 km) south west of Prescot and falls within the Metropolitan Borough of Knowsley in Merseyside (see Figure 1).

2.1.2 According to the 2019 census the town of Prescot has a population of just over 38,570

2.1.3 The town is in close proximity to Liverpool 11 miles (17.7 km) to the west, Manchester 29 miles (46.6 km) to the East and Chester 27 miles (43.4 km) to the south.

2.1.4 Prescot benefits from very good transport links, situated near the M62/M57 with access via junction 6 (see Figure 2).

2.1.5 The site is currently vacant & remains undeveloped.



Figure 1 - Site map 01

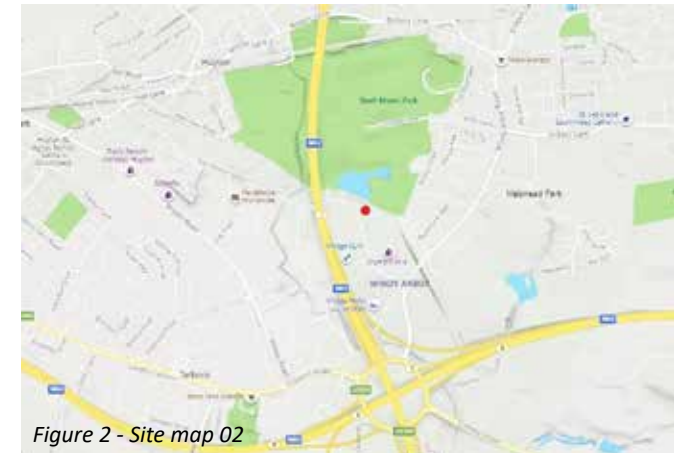


Figure 2 - Site map 02

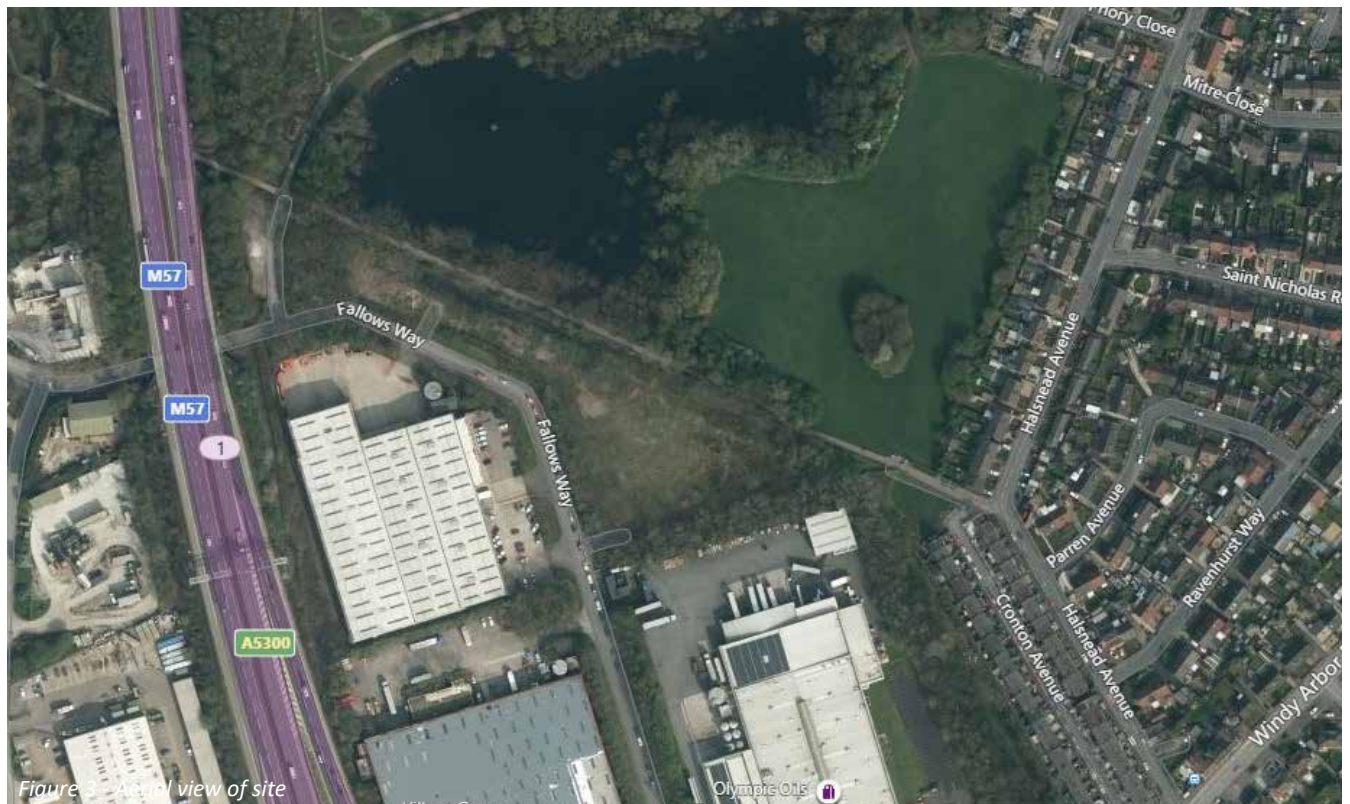


Figure 3 - Aerial view of site

2.2 Visual Analysis of Site

2.2.1 The site is approximately 3.6 acres (1.45 hectares) and is generally overgrown with wooded areas, shrubs & vegetation.



Figure 4 - View looking West



Figure 5 - View looking East

2.3 Visual Analysis of Surroundings

2.3.1 The immediate surrounding area of the site is a mixture of industrial accommodation to the West & South with Stadt Moers Park to the North

2.3.2 To the West & North of site are footpaths that lead up to & along Stadt Moers Park (see Figures 6 & 7).

2.3.3 To the South of the site is Fallows Way (see Figures 8 & 9).

2.3.4 To the West & South of Fallows Way is Liverpool FWDC (see Figures 10 & 11).



Figure 6 - Footpath to West of the site



Figure 7 - Footpath to North of the site.



Figure 8 - Fallows Way looking East



Figure 9 - Fallows Way looking West



Figure 10 - Liverpool FWDC



Figure 11 - Liverpool FWDC

3.0 Design Development

3.1 Site Constraints

3.0 Design Development

3.1 Site Constraints

3.1.1 The key site constraints have been assessed & are shown diagrammatically (see Figure 12) These have been considered as follows;

- Well established trees to the northern & western boundaries.
- Proximity of existing footpath that runs along the northern boundary between the site & Stadt Moers Park.
- Location of existing site access to the south of the site.
- Existing service easements to the north west of the site.
- Location of existing mine cap.

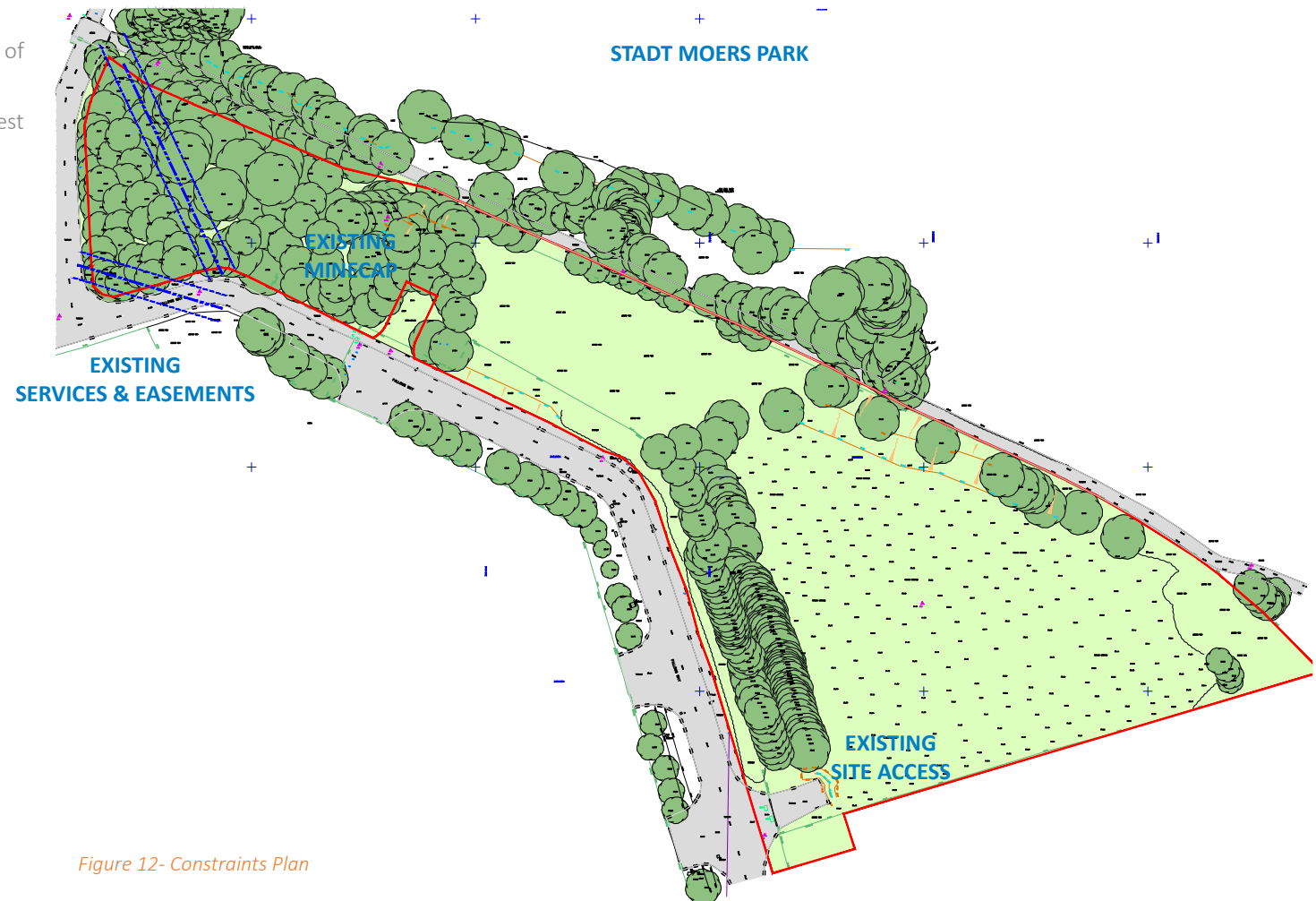


Figure 12- Constraints Plan

4.0 Proposal

4.1 Knowsley Council's Design Policies

4.2 Summary of Proposals

4.3 Use

4.4 Amount

4.5 Layout

4.6 Scale

4.7 Landscaping

4.8 Appearance

4.9 Access

4.10 Integrating Land Use and Transport

4.11 Promoting Public Transport, Walking and
Cycling

4.12 Crime Prevention

4.0 Proposal

4.1 Knowsley Council's Design Policies

4.1.1 Consideration has been given to Knowsley Councils Design Guides, and the relevant Core Strategy policies.

4.2 Summary of Proposals

- Proposals will see the existing vacant & undeveloped land cleared and a new development of 13no. portal framed industrial units constructed.
- A new estate road will be formed along with new parking spaces & delivery turning areas.
- New boundary treatments are proposed throughout.

4.3 Use

4.3.1 The proposed use is General Industrial [B2], Storage or Distribution [B8], Research and Development of Products or Processes [E(g)(II)], and Industrial Processes [E(g)(III)].

4.4 Amount

4.4.1 The proposed scheme seeks permission for the development of 13no. industrial units, including road layout, and boundary treatments.

4.4.2 This medium density scheme is in keeping with the other units on the industrial estate.

4.5 Layout

4.5.1 The Proposed Site Layout is shown below (see Figure 13).

4.5.2 A summary of the key layout principles for the business park are as follows;

- The majority of the industrial units have been positioned along the boundary with Fallows Way which will maintain the well established trees & landscaping strip to the North West of the site.
- The new access road will be positioned between the buildings & the footpath that runs along the boundary to the North and will provide vehicular and pedestrian

movement through the site.

- This will provide an active frontage to industrial units and ensure a good level of natural surveillance.
- The site has been designed to give refuse truck access to all units. Each occupier will have differing needs for refuse / skips etc depending on their operations. The units are laid out to give occupiers the option of internal low key refuse storage or space for larger skips inside or outside the units. Occupiers have the option to utilise a commercial waste co for refuse collection.
- The new hard-standing will create in-curtilage car parking with room for 77no. new parking spaces, including 4no. accessible.

4.5.3 New boundary treatments include;

- New 1800mm high galvanised palisade fencing to replace the existing chain link fencing and timber post & rail fence.
- New palisade vehicular and personnel access gates erected across the vehicle access points into the site.

4.5.4 Proposals will create a defensible curtilage for the proposed industrial units .

4.5.5 The site is approximately 3.6 acres (1.45 hectares) and is located directly off Fallows Way.

4.6 Scale

4.6.1 Units 1 - 12 vary from 87.5m² up to 232m² in footprint, with possible base for mezzanine floors.

4.6.2 Unit 13 has a 3,075m² footprint which includes 370 m² office accommodation at ground & first floor levels.

4.6.3 Internally, units 1 - 12 have a clear height of 6.1m from ground floor to haunch level with Unit 13 having a clear height of 8.25m to haunch level.

4.6.4 Units 1 - 12 are sized to accommodate small and new businesses which will be economical in terms of rates and bills making the units an attractive option for now and in the future.

4.6.5 Unit 13 has been sized to accommodate businesses who are looking to expand into the area.

4.7 Landscaping

4.7.1 The development does not include any public open space as part of proposals.

4.7.2 Any communal landscaping proposed within the development area is intermittent and low maintenance.

4.7.3 A number of the well established trees currently on site will be retained with new trees & shrubs added as per the Landscape drawings included with the planning application..

4.7.4 There are no issues with Tree Preservation Orders on the site, therefore a tree survey is not required as part of this submission.

4.8 Appearance

4.8.1 Proposals for the industrial units have been designed to reflect the local character. Floor plans and elevations, including areas schedule and proposed boundary treatments support this application.

4.8.2 The following is a general summary of the key design features;

- Powder coated Trapezoidal steel-clad wall and roof panels with contrasting colour wall panels to form a feature around the entrances of the units.
- Powder coated pressed metal flashings in colour to match the cladding panels
- Powder coated gutters & downpipes
- Aluminium double glazed windows
- New door openings to receive steel faced doorsets
- New insulated sectional overhead doors with vision panels.
- New polycarbonate rooflights
- Signage zones for tenants own signage.

4.9 Access

4.9.1 The existing site access to the south of the site is to be infilled & a new main access point to the site is to be formed on Fallows Way which will lead directly into the service yard & car parking areas of Unit 13 with a separate branch off to provide access to Units 1- 12.

4.9.2 The previous crossover to the North West of Fallows Way is to be reinstated which will provide a secondary entrance & exit for Units 1- 11.

4.9.3 All entrances into the buildings will have level access to meet Building Regulations Part M requirements.

4.10 Integrated Land Use and Transport

4.10.1 The proposed industrial development is in keeping with national planning policy & is a medium density development.

4.10.2 Access to the site can be gained via car, foot, or cycle, with public transport routes in close proximity.

4.10.3 This makes an efficient use of the land, adds to the vitality of the area as it helps to encourage use of the many local amenities, and reduces the need to travel.

4.10.4 The location of the site will allow occupants the opportunity to live, within a close vicinity to their work.

4.11 Promoting Public Transport, Walking and Cycling

4.11.1 The location of the site is within reasonable walking distance from the 2 bus stops located either side of Windy Arbor Road.

4.11.2 The site is located within a mile of Whiston train station & 3 miles of Huyton train station.

4.11.3 The scale and location of the development is such that there is limited scope for any requirement to make improvements to either public transport or footpaths/ cycleways.

4.11.4 This development will not have a material impact on existing provision.

4.12 Crime Prevention

4.12.1 The layout has been designed to provide 2 points of access to the industrial park, with site gates and personnel gates, providing control of security and surveillance.



Figure 13 - Proposed Site Layout

5.0 Conclusion

5.1 Summary

5.0 Conclusion

5.1 Summary

5.1.1 This document supports a Full Planning Application for the erection of 13no. industrial units on vacant land off Fallows Way, Whiston, Prescot, L35 1RZ.

5.1.2 Detailed and careful consideration has been given to the proposals. The proposals create a development that not only respects the site and its surroundings but also provides a high quality and well considered place to work.

5.1.3 This development will provide a good basis for new businesses to start and develop given the economical size and rates associated with this development.

5.1.4 A key aspect of sustainable development is improving access to facilities such as employment, retail, and local services, by environmentally friendly modes of transport.

5.1.5 This location will allow occupants to commute to a more sustainable location and allow them the freedom of choice of several methods of transport.

5.1.6 In light of the documentation submitted in support of this application it is considered that consent should be granted for the proposed development.