

Design & Access Statement

Alchemy Western Plot
Alchemy Way, Knowsley

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Introduction

Application

This Planning, Design and Access Statement has been prepared by AEW Architects on behalf of Network Space to support a planning application for 2 separate industrial units with associated access, landscaping, parking and service yards at Alchemy Way, Knowsley.

The full description of the development is as follows:

“Full application for employment development comprising two units (use class E (g) (ii) (iii) / B2 / B8 use) with ancillary E (g) (i) office space, car parking and vehicular, pedestrian circulation with access onto Alchemy Way.”

The Gross External Area = 14,078 m² / 151,534 ft²

Design and Access Statement

This Design and Access Statement has been written in accordance with The Town and County Planning (Development Management Procedure) (England) (Amendment) Order 2015 and is set out in further sections as detailed below:

Planning Policy Framework - Identifies the relevant planning history, the planning policy framework and compliance of the proposal with the framework. It also identifies the relevant design and access policy from Trafford Council.

Site Context - Provides a written and illustrative analysis of the application site and surrounding area.

Design Statement - Describes in terms of the quantum and scale of the proposed uses, the layout of the proposed development, the appearance principles of the development and the proposed landscape strategy.

Conclusion - Summarises and concludes the assessment of the proposed statement.

References

The following guidance documents have, and will be, referred to in the development of the scheme:

Design and access statements; How to write and use them, The Commission for Architecture and the Built Environment (CABE), 2006

The Principles of Inclusive Design, CABE, 2006

Approved Document M of the building regulations: Access to and use of buildings

BS 8300:2009 & A1:2010 Design of buildings and their approaches to meet the needs of disabled people - Code of practice

Planning Policy Framework.

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Planning Policy Framework

Section 38 of the Planning and Compulsory Purchase Act 2004, states that applications should be determined in accordance with the development plan unless material considerations indicate otherwise.

This section identifies some of the planning policies which are relevant to this proposal. For further information please refer to the Planning Statement submitted within this planning application.

Statutory Planning Policy

Full Planning Permission is sought under relevant planning policy framework for the B1, B2 & B8 Employment Use & B1 Ancillary Offices development proposals. Whereby 'National Planning Policy Framework' (NPPF) and applicable saved policies of Knowsley's 'Unitary Development Plan' have been considered and referenced under the 'Planning Statement' document prepared by Spawforths. The 'Planning Statement' report also covers relevant Planning History for similar associated proposed use designations.

National Planning Policy Framework (NPPF) (2021)

This policy Framework sets out planning approach at a national level which includes key material considerations used to assess and determine planning applications.

The policies contained in the Framework are set within the overarching context of the need to achieve sustainable development and the Framework carries an implicit presumption that sustainable development should be approved without delay.

Sustainable development is defined as 'meeting the needs of the present without compromising the ability of future generations to meet their own needs'. Paragraph 8 of the Framework sets out three dimensions of sustainable development: economic, social, and environmental.

The following items are key elements of the Framework relevant to the development proposals:

- Achieving sustainable development
- Building a strong, competitive economy
- Decision-making
- Promoting healthy and safe communities
- Promoting sustainable transport
- Achieving well-designed places
- Meeting the challenge of climate change, flooding and coastal change
- Conserving and enhancing the natural environment

Statutory Development Plan

The statutory Development Plan for Knowsley Council comprises the following documents:

- Knowsley Local Plan: Core Strategy (adopted January 2016)
- Knowsley Replacement Unitary Development Plan (UDP) (adopted June 2006, saved June 2009)
- Merseyside and Halton Joint Waste Local Plan (adopted July 2013)

The Local Plan: Core Strategy replaces or partly replaces a number of the policies in the Knowsley Replacement UDP.

However, there are many remaining saved policies of the UDP.

Knowsley Local Plan: Core Strategy

The Local Plan: Core Strategy was adopted in January 2016 and is a key Development Plan Document in the Local Development Framework. The Core Strategy provides the local spatial expression of national planning policies and sets the vision, spatial strategy and policies for development in the Borough up to 2028.

Relevant strategic objectives that provide the framework for the Core Strategy includes meeting employment need and establishing the right conditions to sustain employment sites for new and diverse investment to enable Knowsley to remain competitive and contribute to the growth of the economy of the sub-region and to attract and retain employment opportunities.

Context.

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Application Site

The Application Site

The application site is located off Alchemy Way, Knowsley, adjacent to East Lancashire Road. The plot, totalling 7.63 acres/ 3.09 hectares, is situated in an established industrial area, to the east of the M57. The site is presently mostly undeveloped, with 3 no. Existing industrial units to the west of the spine road.

The site is reasonably flat with light vegetation around parts. The western plot's access comes off the main access road on the eastern boundary which also has some existing trees. To the north of the site is an existing hedgerow / trees followed by an empty field and west of that a large industrial unit. To the east, there are many existing trees bounding the site. To the south, there are three existing units with a similar scale to unit 4.



Aerial Location Plan view with red line boundary

Immediate & Wider Context

Immediate Context

The site is located in an area consisting largely of industrial units, known as Knowsley Industrial Park, which have a variety of unit sizes and occupiers. Notable areas include the Deacon Business Park and Academy Business Park, both north of the site, with Knowsley Business Park and Saturn Park to the south.

There are various retail and leisure amenities in the area, with The North Liverpool Retail Shopping Park and Stonedale Retail Park, both in the south west direction, and to the north west is Kirkby Retail Park. Between these parks a variety of amenities are offered, including fast-food restaurants, cinema, Iceland, Home Bargains, Morrison's and other global companies

Wider Context

The site is prominently located in the Knowsley industrial area to the North of Knowsley village. The site is less than a mile from the M57, which provides excellent links to the M58 and M62, connecting the site to cities across the north west and beyond. Located directly on the A580, the site is excellently positioned with a direct link to Manchester city centre.



Aerial view of the site looking west



View A - Deacon Business Park



View B - Academy Business Park



View D - Knowsley Business Park



View C - Saturn Park

Design Statement.

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Design Statement

The brief

The proposed development will see to add to the existing Alchemy Business Park which has a large amount of industrial. The scheme will seek to utilise the existing Alchemy Way by adding 2 separate proposed units to the west of the road, the layout and design match those of the existing units which surround the proposed units. The existing buildings in the southwest of the site are on a medium scale similar to units 4 and 5 which will tie the western side of the scheme together.

The scheme is to use the existing access road from the existing Alchemy Way.

Each unit is to be serviced with utility connections in full accordance with the Mechanical & Electrical scope, design, and specifications. Electric Vehicle Charging Points indicated are proposed in the base build together with ducting installed for ready for future tenants' extension.

Building Envelope & Fabric - All systems have been specified to maximise their functionality, integrity, and appearance.

The development is targeting a 'VERY GOOD' rating under the BREEAM 2018 scheme.

Ecology - A phase 1 habitat survey & AIA were undertaken by Rachel Hacking Ecology Ltd as part of the application. The survey area itself consists of predominantly hard-standing, buildings, Amenity Grassland, Scattered Trees, and mature hedgerows along the northern and eastern boundaries. Areas of tall ruderal habitat can be found throughout the site, mostly along the boundaries.

Security - Please refer to the separate Crime Impact Statement by Graphite Security Ltd.

Please also refer to Highways and Transport report by Pell Frischmann.

Height, Scale & Massing / Use and Quantum

Building Mass & Form

The proposed units are steel portal framed building(s) on reinforced concrete foundations to suit ground conditions. This is to create large clear spans over the internal spaces. Building heights are based on industry standards and for maximised let-ability in the market.

Unit footprint sizes capture a variety of scales and types of accommodation, providing a blend to offer flexibility.

All units are gable ended buildings with standard 6° pitched roof slopes to new build units, with the existing pitches being retained. They will have out-board gutters, eaves and verges with external rainwater goods.

Use and Quantum

The development is designed to accommodate a mix of B2 and B8 employment use with ancillary B1(a) office space up to 7,104 ft² / 660 m² GIA.

The two units maximise the development’s range of potential end users.

Alchemy Way has been designed to accommodate the appropriate infrastructure to support the use of the development. This includes the provision of yards suitable for HGV loading/unloading and car parks for staff and visitors.

The overall development will have a positive social economic impact that will benefit the local and wider area by reinstating a previously developed area of land; encouraging inward investment into the local area; increasing expenditure in the local area; creating jobs in both the construction and operational phases and ensuring long term management of the site.

Building Heights

Unit 4	Maximum ridge height 18.4m
Unit 5	Maximum ridge height 14.2m

Schedule of Accommodation

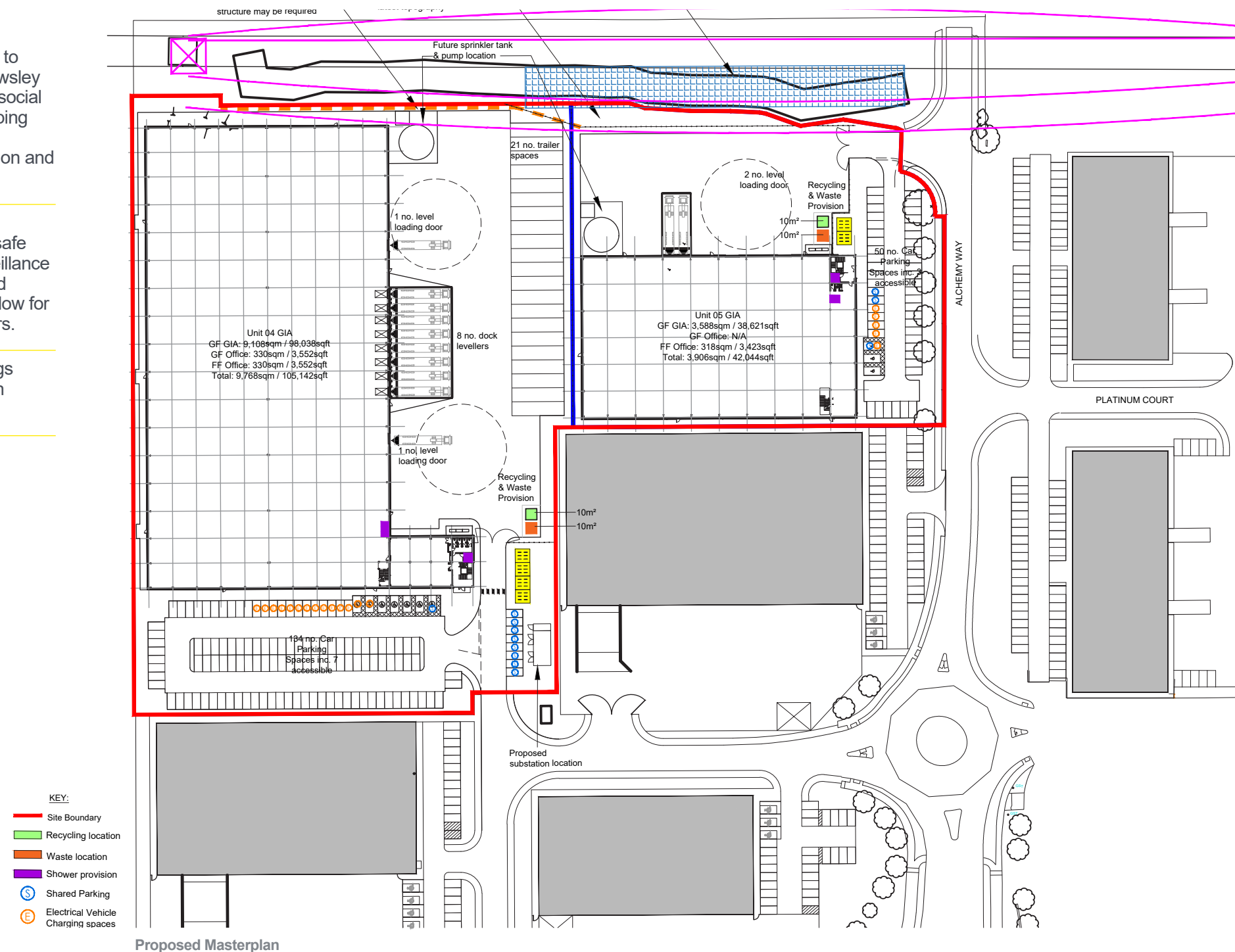
Western Plot Area Schedule		
	GIA m² / ft²	
Unit 4		
GF Warehouse	9,108 / 98,038	134 (7)
GF Office	330 / 3,552	
FF Mezz	330 / 3,552	
Total	9,768 / 105,142	
Unit 5		
GF Warehouse	3,588 / 38,621	50 (3)
FF Mezz	318 / 3,423	
Total	3,906 / 42,044	
TOTAL		
184 (10)	13,674 / 147,186	
RED LINE BOUNDARY		
Circa. 7.63 acres / 3.09 ha		

Site Layout

The layout includes the provision of yards suitable for HGV servicing to all units and car parking for staff and visitors broadly in line with Knowsley car parking standards. The overall development will have a positive social economic impact that will benefit the local and wider area by developing the vacant sites; encouraging inward investment and increasing expenditure in the local area; and creating jobs in both the construction and operational phases and in the long-term management of the site.

The layout allows for car parking to be generally located adjacent to each unit's entrance. Car parking locations next to the offices allow safe pedestrian routes to unit entrances. It also encourages natural surveillance of the car parks. Accessible parking spaces are provided and located conveniently outside of the office entrances with dropped kerbs to allow for inclusive access. 5% of the parking shown is allocated for car sharers.

Where practical, the service yards are to be screened by the buildings themselves or by fencing and landscaping to mitigate their impact on amenities and to respond sensitively to the immediate context.



Appearance

The development will comprise of steel portal-framed units with robust external metal clad envelopes to ensure durability and security. The external envelopes will predominantly be built-up profile metal cladding to warehouse areas, with composite cladding panels to feature areas and mezzanine office elements. The office elements are generally located at the prominent corners of the units to maximise the visual impact and unit identity when entering the site along the main spine road.

The colour pallet is proposed in various tones of grey which provides further interest and a contemporary theme. The cladding colours will complement those units in a close context which is visible in the approach to Alchemy Way.

The visualisation shown in this Design & Access Statement is of the initial designs of the units.



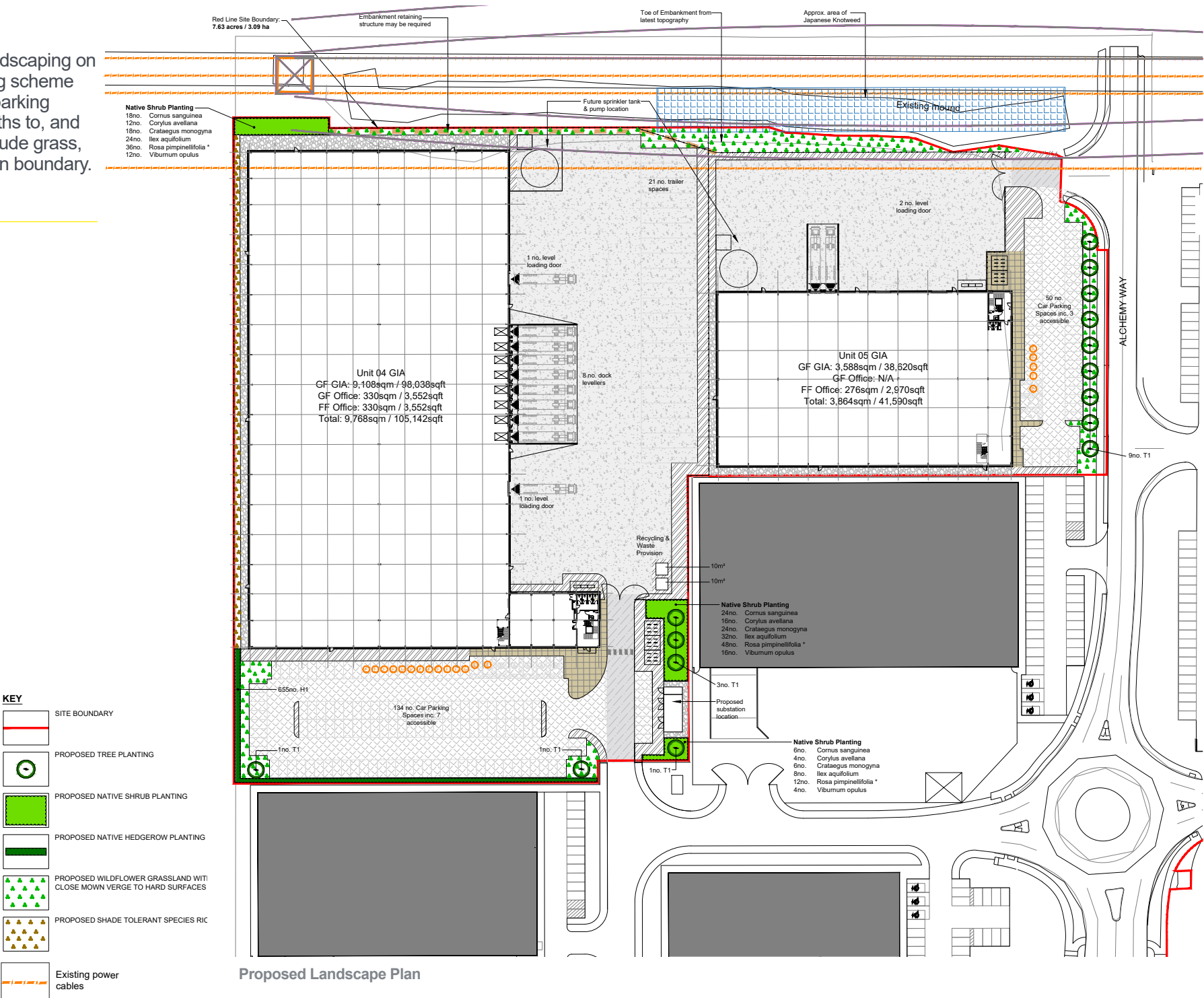
Proposed frontage perspective of typical Unit design - Unit 5



Proposed frontage perspective of typical Unit design - Unit 4

Landscape

The development will incorporate elements of hard and soft landscaping on the principle of simplicity with high quality. The hard landscaping scheme includes concrete service yards and a tarmac finish to the car parking bays, with buff precast concrete paving slabs utilised for the paths to, and around, the units entrances. Soft landscaping elements will include grass, shrubs, and trees on the approach to the site along the southern boundary. Where possible, existing trees have largely been retained.



Inclusive Access

The project is to provide a Gross External Area circa 151,534 ft² of unit space on a site within a well established industrial area with a good transport network. The new units will provide their own self contained service yards, warehouse staff amenity, staff parking, incoming main services and fire and security warning installation networks. The site is mostly flat and will offer non hazardous simple access to the premises to all as part of the design.

The new premises will be stand-alone single storey portal steel framed structures with two storey staff amenity block set within the first bay of the main structural foot print and integral loading bays serving the warehouse area.

Access to and egress from the site and building has been sighted to offer the best possible solution on due consideration of operational needs, site topography and imposed development restrictions.

The design of this new facility incorporates the full provision required under Building Regulations Approved Document M plus facilities to promote cycle to work ideals with secure cycle storage.

As the service yard and storage areas are considered unsafe environments for the wheelchair bound, visually and audibly impaired, provision under Building Regulation Approved Document M has been limited to the provision of ambulant disabled staircases and steps within these areas as necessary.

Pedestrian and cyclist approach to a convenient formalised entry point designated as level (walkways greater than 1:20 grade) avoiding the need for formal ramps, steps or balustrades.

Access for foot traffic from the site entrance to the building is controlled by well defined walkways directing people to formal dedicated reception and staff entrance points, minimising the risk of any potential conflict between pedestrians and cars or HGVs. Units 4 & 5 have covered cycle storage is provided within the car parking areas with access to and from the building via paved walkways, which designs out potential vehicular hazards.

In summary, the administration areas will offer the following facilities for inclusive access:

Disabled parking

Level access

Ambulant designed staircase

Wheelchair compliant toilet and changing facilities

Further provision could form part of the internal management policy structure.



Cycle Parking

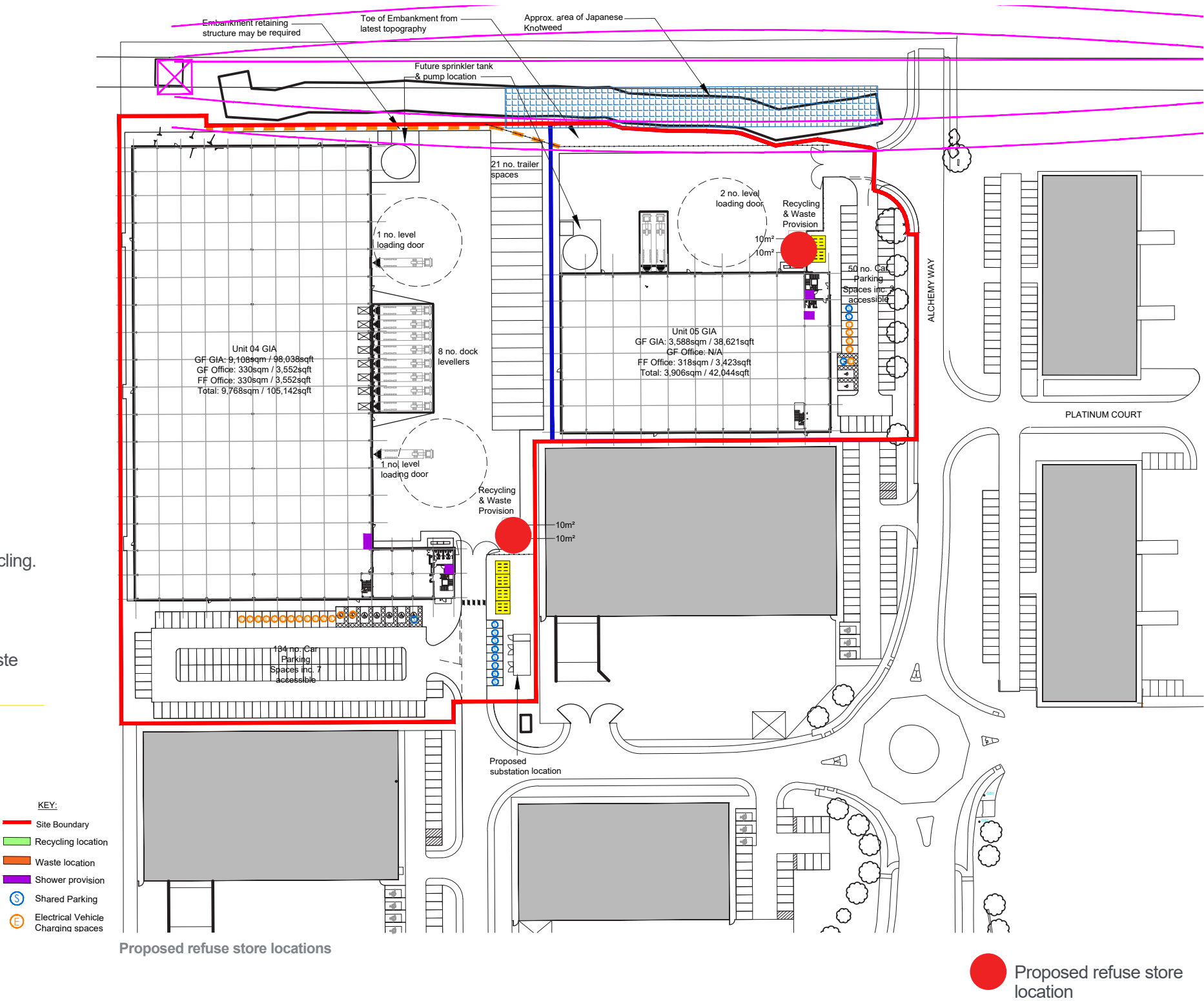
Unit 4	42
Unit 5	17

Waste Management

Each unit has space allocation for waste and refuse storage and recycling.

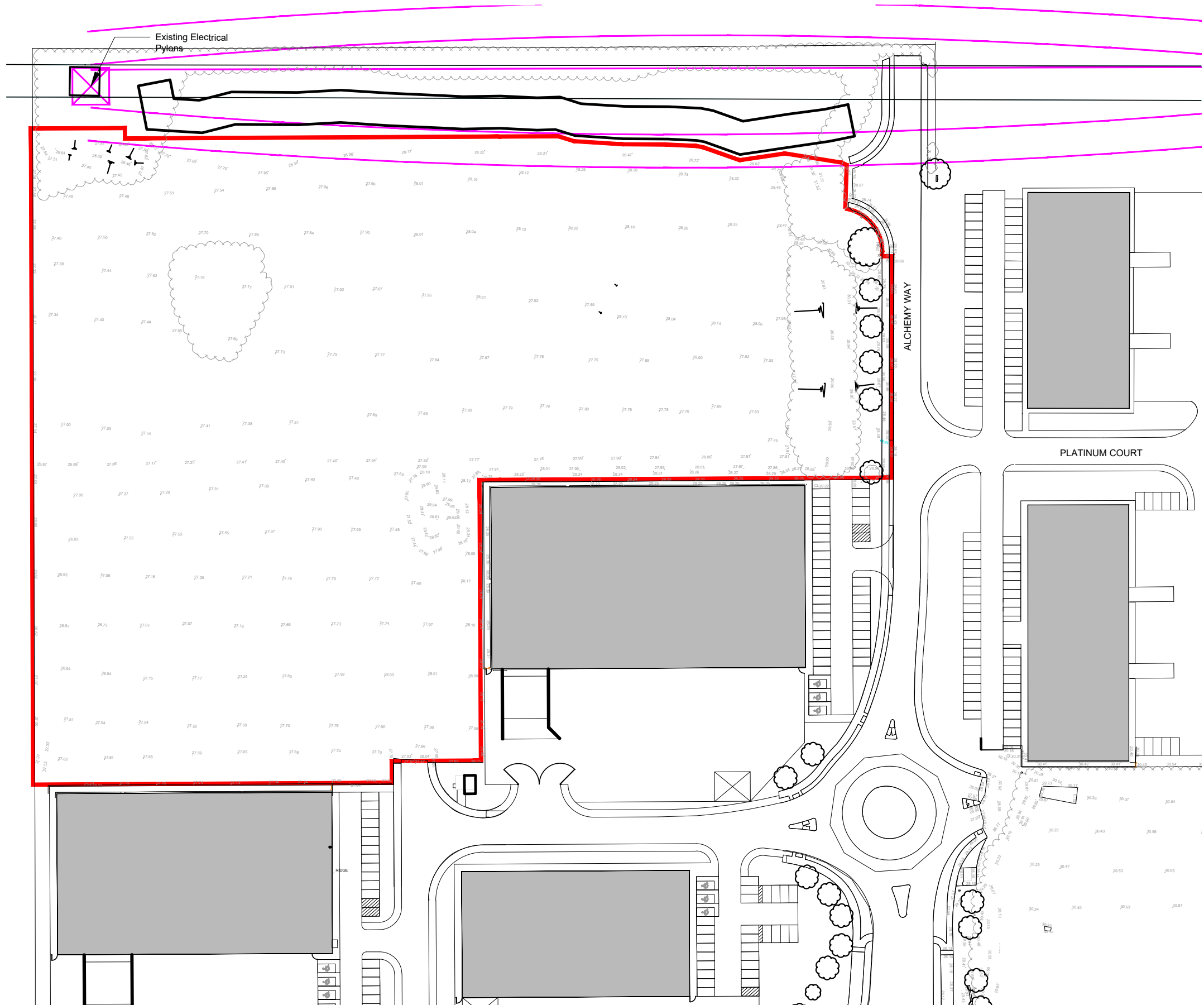
Proposed locations are shown to service areas of the development masterplan, which are accessible for refuse collection vehicles.

It is intended unit occupiers will engage private contracts for trade waste collections.

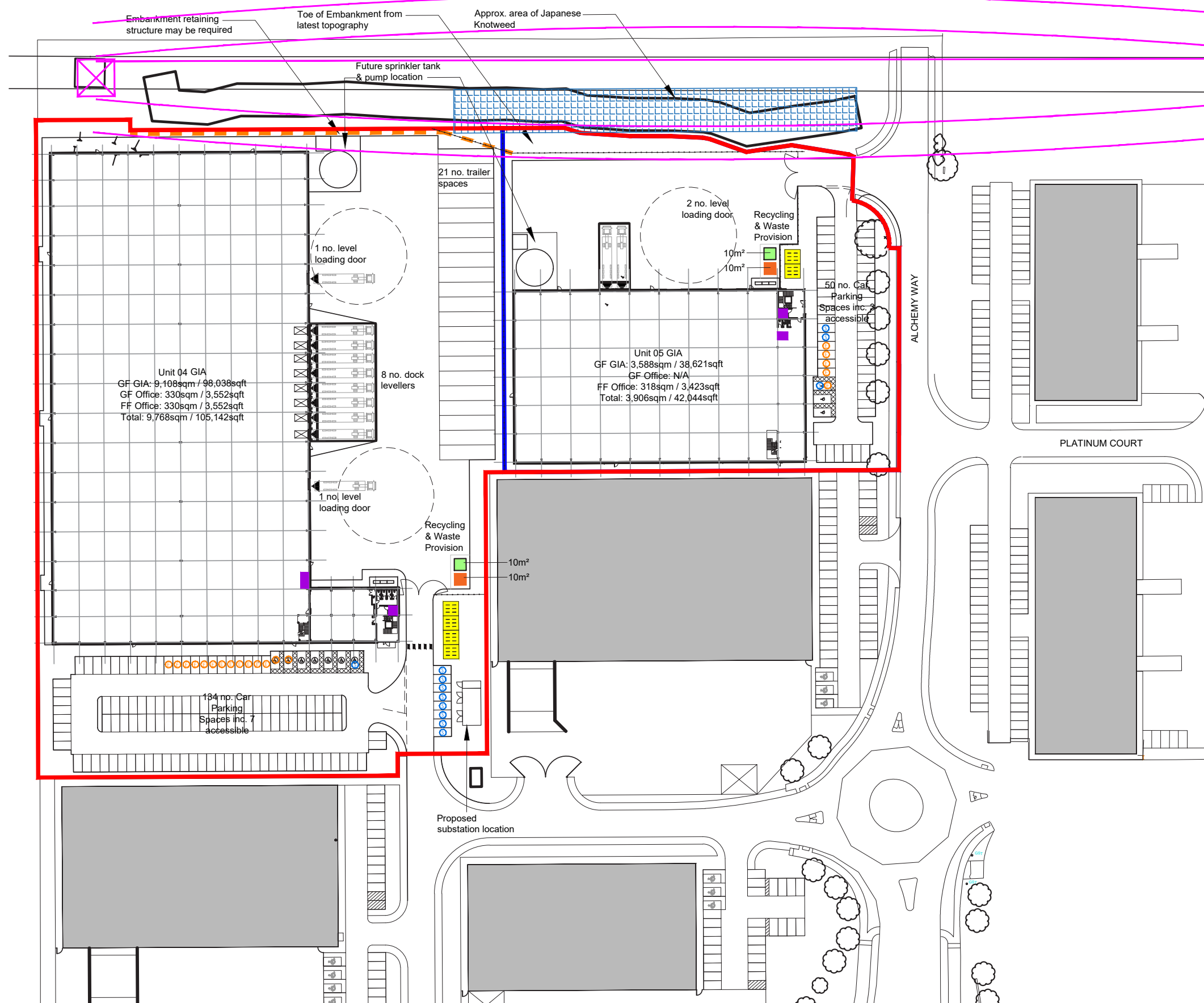


AEW Drawings.

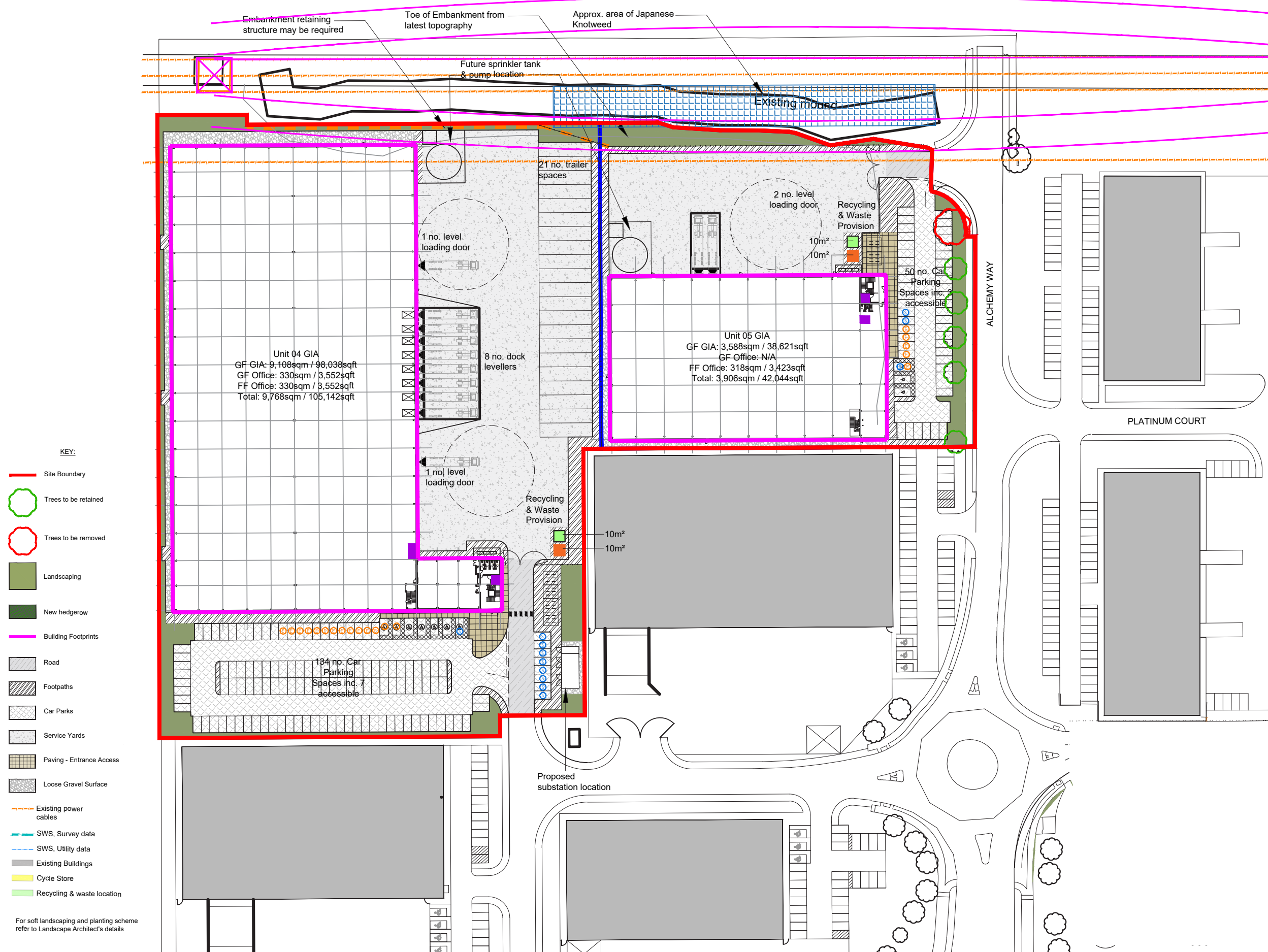
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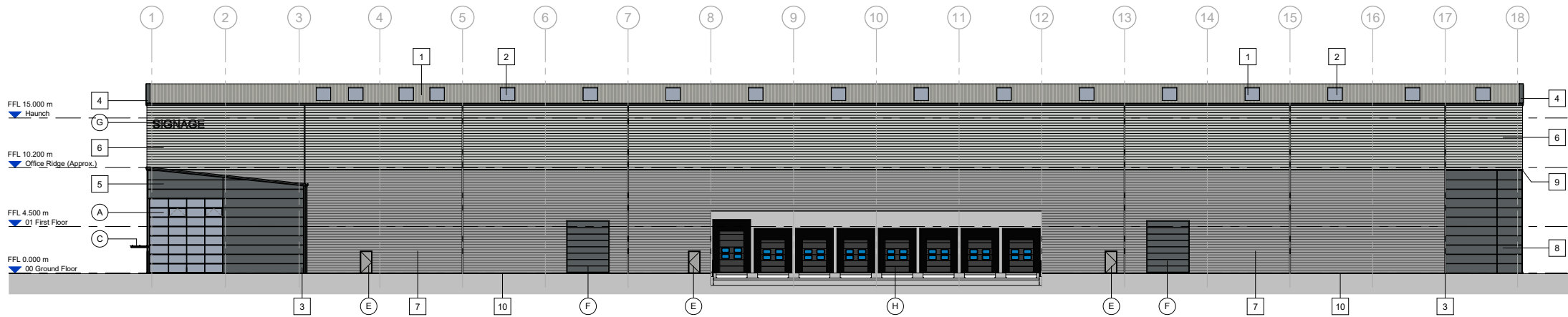
12474-AEW-SI-XX-DR-A-0502-S2-P01_Existing Site Plan



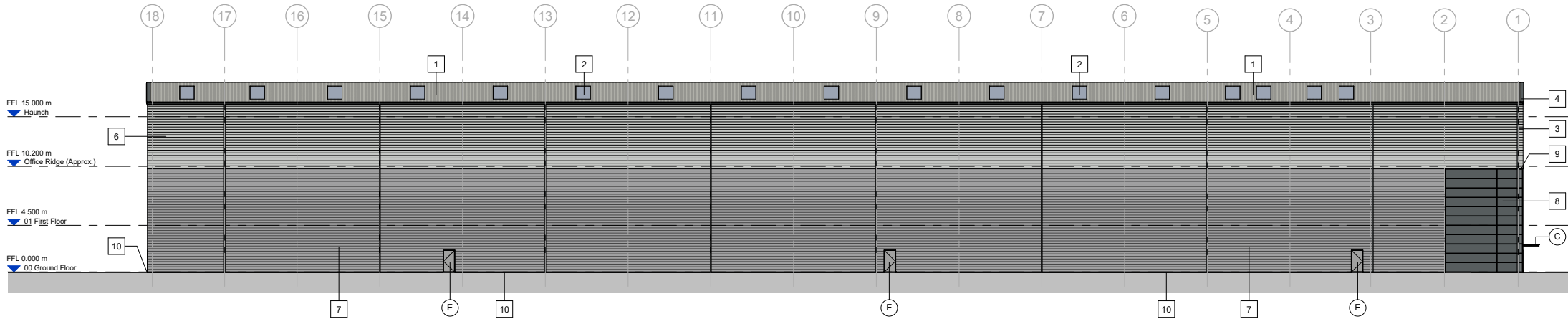
12474-AEW-SI-XX-DR-A-0503-S2-P04_Proposed Site Plan



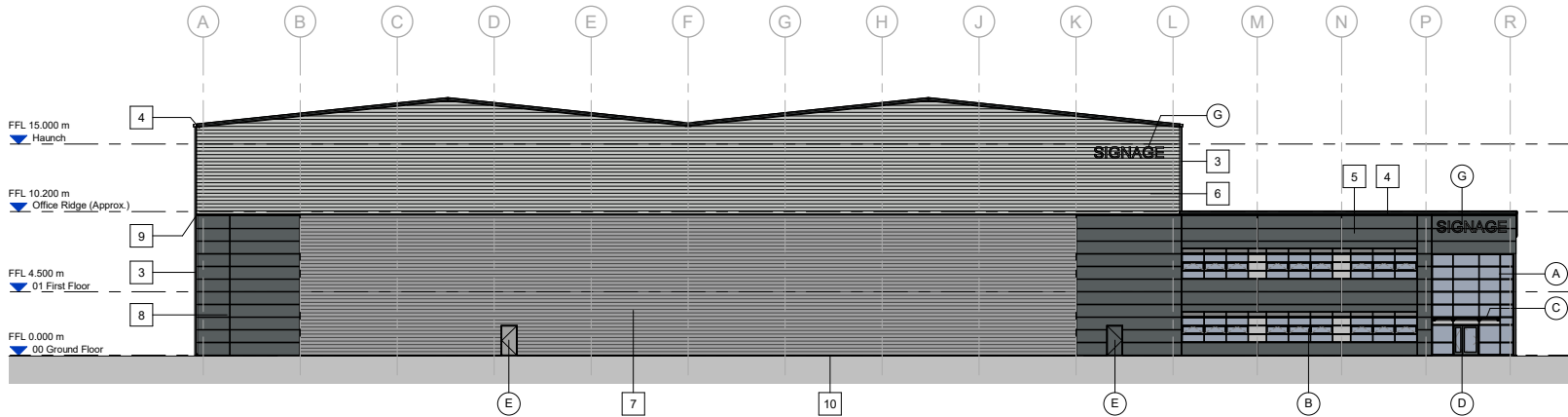
12474-AEW-SI-XX-DR-A-0504-S2-P04_Proposed External Works Plan



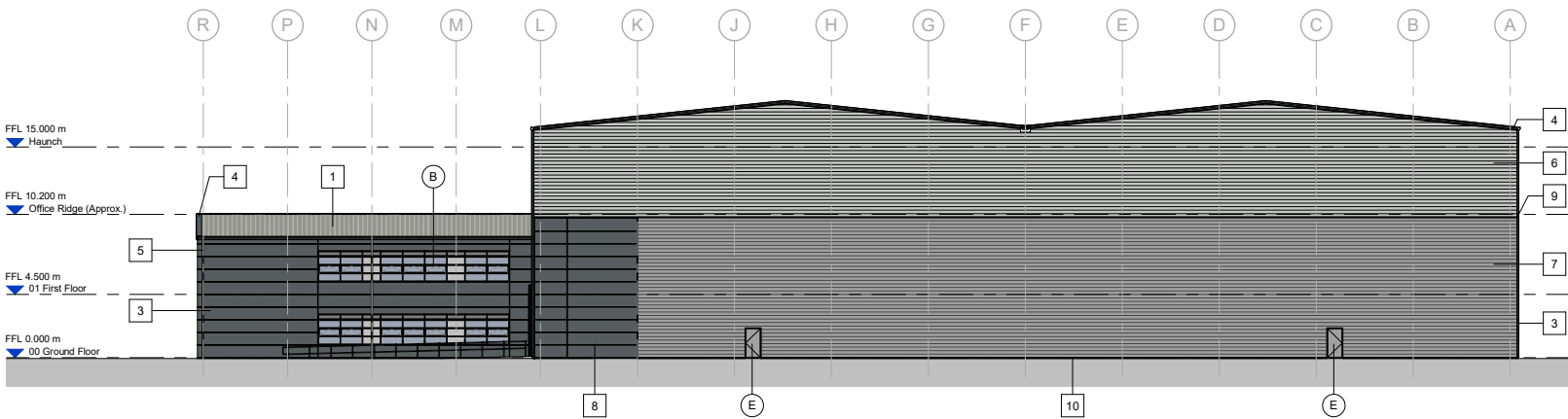
Unit 4 Proposed East Elevation



Unit 4 Proposed West Elevation



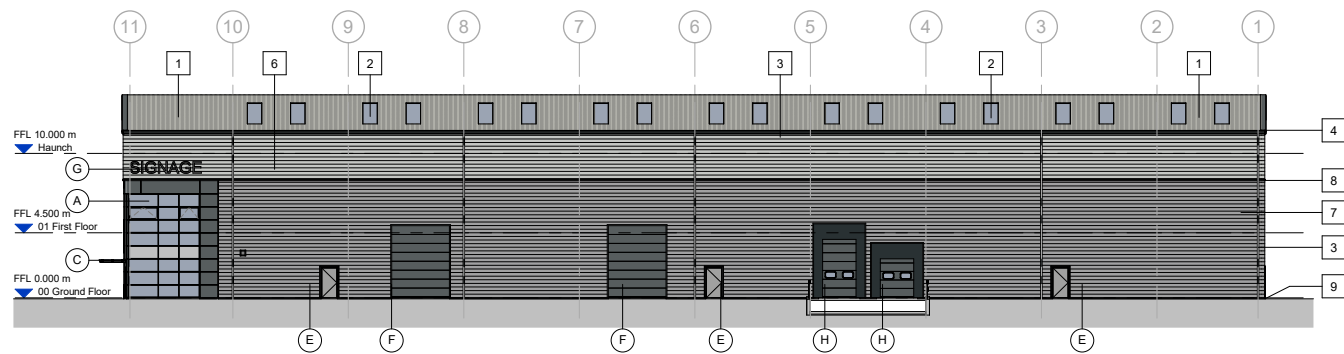
Unit 4 Proposed South Elevation



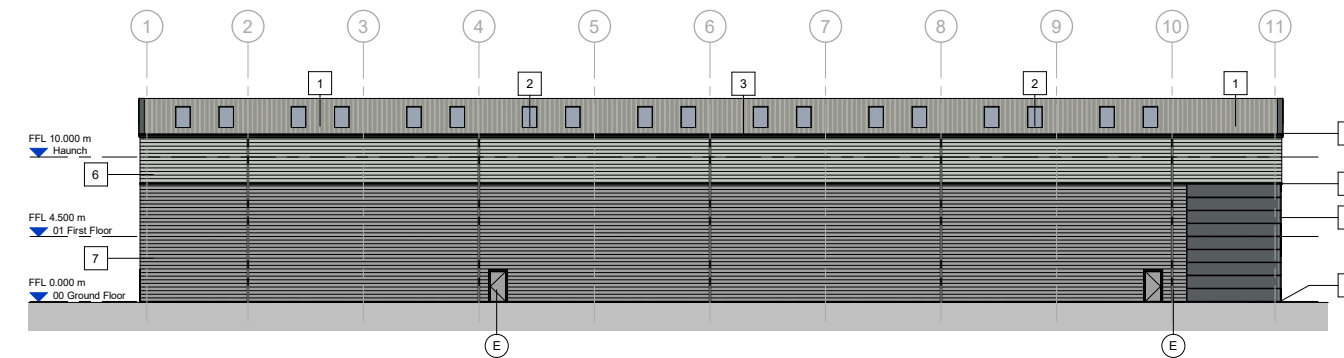
Unit 4 Proposed North Elevation

BUILDING FABRIC - MATERIALS SCHEDULE

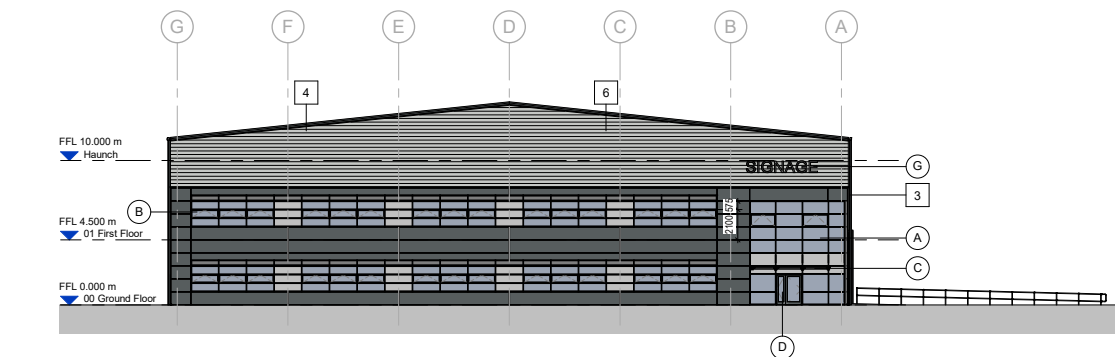
- | | |
|---|--|
| <div style="border: 1px solid black; width: 20px; height: 20px; margin-bottom: 5px;"></div> 1 | Roof Cladding – Trapezoidal Profile (MW5RS)
Colorcoat HPS200 Ultra – Goosewing Grey (RAL 7038) |
| <div style="border: 1px solid black; width: 20px; height: 20px; margin-bottom: 5px;"></div> 2 | Rooflights
GRP, in-plane, non-fragile, triple skinned
Translucent |
| <div style="border: 1px solid black; width: 20px; height: 20px; margin-bottom: 5px;"></div> 3 | Rainwater Goods & Gutters (square)
Outboard, proprietary plastisol coated pressed metal
PPC Slate Grey (RAL 7012) |
| <div style="border: 1px solid black; width: 20px; height: 20px; margin-bottom: 5px;"></div> 4 | Verge Flashing
Profiled plastisol coated pressed metal
PPC Slate Grey (RAL 7012) |
| <div style="border: 1px solid black; width: 20px; height: 20px; margin-bottom: 5px;"></div> 5 | Wall Cladding – Type 1, Micro-Rib Profile
Colorcoat Prisma – Slate Grey (RAL 7012) |
| <div style="border: 1px solid black; width: 20px; height: 20px; margin-bottom: 5px;"></div> 6 | Wall Cladding – Type 2, Trapezoid Profile (1000/32R)
Colorcoat Prisma – Oyster (RAL 7035) |
| <div style="border: 1px solid black; width: 20px; height: 20px; margin-bottom: 5px;"></div> 7 | Wall Cladding – Type 3, Trapezoid Profile (1000/32R)
Colorcoat Prisma – Silver Metallic (RAL 9006) |
| <div style="border: 1px solid black; width: 20px; height: 20px; margin-bottom: 5px;"></div> 8 | Wall Cladding – Type 4, Trapezoid Profile (1000/32R)
Colorcoat Prisma – Slate Grey (RAL 7012) |
| <div style="border: 1px solid black; width: 20px; height: 20px; margin-bottom: 5px;"></div> 9 | Cladding Transition Flashing
Profiled plastisol coated pressed metal
PPC Slate Grey (RAL 7016) |
| <div style="border: 1px solid black; width: 20px; height: 20px; margin-bottom: 5px;"></div> 10 | Cladding Base Drip Flashings
Profiled plastisol coated pressed metal
PPC finish to match above cladding |
| <div style="border: 1px solid black; width: 20px; height: 20px; margin-bottom: 5px; border-radius: 50%;"></div> A | Glazing – Type 1, Curtain Wall stick system
Aluminium framed, PPC Slate Grey (RAL 7012)
Double glazed infill units |
| <div style="border: 1px solid black; width: 20px; height: 20px; margin-bottom: 5px; border-radius: 50%;"></div> B | Glazing – Type 2, Window section
Aluminium framed, PPC Slate Grey (RAL 7012)
Double glazed infill units
Glass 'look-a-like' spandrel panels where indicated |
| <div style="border: 1px solid black; width: 20px; height: 20px; margin-bottom: 5px; border-radius: 50%;"></div> C | Office Entrance – Canopy
Cantilevered Glazing, matched to Curtain Walling
Steel arm supports, PPC Slate Grey (RAL 7012) |
| <div style="border: 1px solid black; width: 20px; height: 20px; margin-bottom: 5px; border-radius: 50%;"></div> D | Office Entrance – Personnel Access Doorset
Aluminium framed (TB), PPC Slate Grey (RAL 7012)
Double glazed infill units (matched to Curtain Wall) |
| <div style="border: 1px solid black; width: 20px; height: 20px; margin-bottom: 5px; border-radius: 50%;"></div> E | Personnel Access / Escape Doorset
Galvanised Steel, PPC Silver Metallic (RAL 9006)
Thermally insulated core |
| <div style="border: 1px solid black; width: 20px; height: 20px; margin-bottom: 5px; border-radius: 50%;"></div> F | Operational Door – Level Access
Sectional Insulated Shutter
Plastisol Coated finish, Grey Aluminium (RAL 9007) |
| <div style="border: 1px solid black; width: 20px; height: 20px; margin-bottom: 5px; border-radius: 50%;"></div> G | Building Signage Zone
(Detail subject to separate application) |
| <div style="border: 1px solid black; width: 20px; height: 20px; margin-bottom: 5px; border-radius: 50%;"></div> H | Operational Door – Dock Leveller
Sectional Insulated Shutter
Plastisol Coated finish, Grey Aluminium (RAL 9007) |



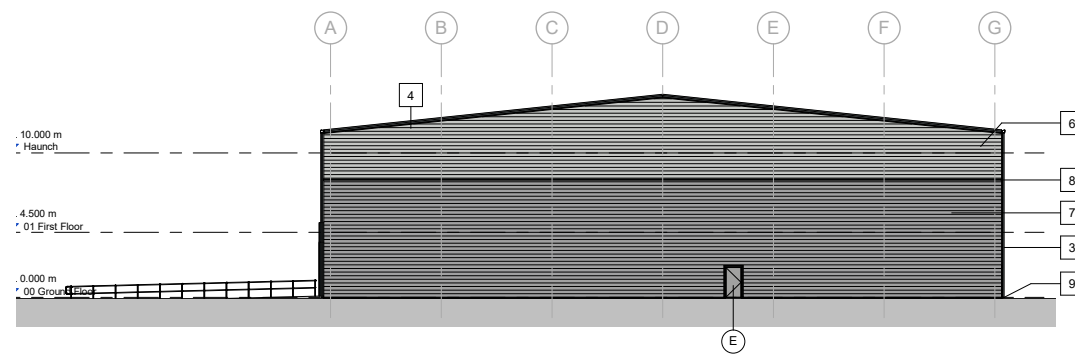
Unit 5 Proposed North Elevation



Unit 5 Proposed South Elevation



Unit 5 Proposed South Elevation



Unit 5 Proposed South Elevation

BUILDING FABRIC - MATERIALS SCHEDULE

- | | |
|---|--|
| 1 | Roof Cladding – Trapezoidal Profile (MW5RS)
Colorcoat HPS200 Ultra – Goosewing Grey (RAL 7038) |
| 2 | Rooflights
GRP, in-plane, non-fragile, triple skinned
Translucent |
| 3 | Rainwater Goods & Gutters (square)
Outboard, proprietary plastisol coated pressed metal
PPC Slate Grey (RAL 7012) |
| 4 | Verge Flashing
Profiled plastisol coated pressed metal
PPC Slate Grey (RAL 7012) |
| 5 | Wall Cladding – Type 1, Micro-Rib Profile
Colorcoat Prisma - Slate Grey (RAL 7012) |
| 6 | Wall Cladding – Type 2, Trapezoid Profile (1000/32R)
Colorcoat Prisma – Oyster (RAL 7035) |
| 7 | Wall Cladding – Type 3, Trapezoid Profile (1000/32R)
Colorcoat Prisma – Silver Metallic (RAL 9006) |
| 8 | Cladding Transition Flashing
Profiled plastisol coated pressed metal
PPC Slate Grey (RAL 7016) |
| 9 | Cladding Base Drip Flashings
Profiled plastisol coated pressed metal
PPC finish to match above cladding |
| A | Glazing – Type 1, Curtain Wall stick system
Aluminium framed, PPC Slate Grey (RAL 7012)
Double glazed infill units |
| B | Glazing – Type 2, Window section
Aluminium framed, PPC Slate Grey (RAL 7012)
Double glazed infill units
Glass 'look-a-like' spandrel panels where indicated |
| C | Office Entrance – Canopy
Cantilevered Glazing, matched to Curtain Walling
Steel arm supports, PPC Slate Grey (RAL 7012) |
| D | Office Entrance – Personnel Access Doorset
Aluminium framed (TB), PPC Slate Grey (RAL 7012)
Double glazed infill units (matched to Curtain Wall) |
| E | Personnel Access / Escape Doorset
Galvanised Steel, PPC Silver Metallic (RAL 9006)
Thermally insulated core |
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Sectional Insulated Shutter
Plastisol Coated finish, Grey Aluminium (RAL 9007) |
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(Detail subject to separate application) |
| H | Operational Door – Dock Leveller
Sectional Insulated Shutter
Plastisol Coated finish, Grey Aluminium (RAL 9007) |

Conclusion.

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Conclusion

This Planning, Design and Access Statement has been prepared by AEW Architects on behalf of Network Space to support a planning application for 2 separate industrial units with associated access, landscaping, parking and service yards at Alchemy Way, Knowsley.

The full description of the development is as follows:

“Full application for employment development comprising two units (use class E (g) (ii) (iii) / B2 / B8 use) with ancillary E (g) (i) office space, car parking and vehicular, pedestrian circulation with access onto Alchemy Way.”

The statement identifies the existing site context and describes the principles used to influence the proposal through the design process. A number of design measures and considerations were taken into account as summarised below

The vehicular access to the units, circulation around and the layout of the development has been carefully considered to ensure that the scheme is viable and works efficiently in terms of meeting the needs of modern industrial schemes. This includes providing suitable access to the site via the existing access points along Alchemy Way.

In line with relevant design policies, the layout, scale and appearance of the proposals have been developed to create a high quality, robust scheme. The material and colour choices are in-keeping with the surrounding area. The specification of the materials and finishes are appropriate for the lifetime of the scheme as they are durable and resilient systems.

Fundamental to creating an attractive and appropriate development is an effective landscaping strategy. The proposed development will incorporate elements of both hard and soft landscaping on the principle of simplicity, with high quality.

The layout responds sensitively to the site's proximity to existing residential properties to the north in order to mitigate amenity, visual and acoustic issues.

In conclusion, it is considered that the planning application reflects an appropriate and viable contemporary industrial development that will add socio-economic value to the area and complement the existing context. The proposed use accords with those of the surrounding industrial area and planning policy. It is considered that the provision of new employment units will help reinforce the growth of employment at this location and we encourage the local authority to approve this planning application without delay.



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