

DESIGN AND ACCESS STATEMENT

Proposed Industrial Development
with
Car Parking and Service Areas

at

Goodlass Road
Speke
Liverpool

for

SPEKE BUSINESS PARK LTD

8 KENYON ROAD,
NELSON,
LANCASHIRE,
BB9 5SP

Craven Design Partnership
Ribble Court, Mead Way
Padiham, Burnley
Lancashire
BB12 7NG

Tel: 01282 778066

Type of Application

Full Planning Permission.

Location of proposed development

Land off Goodlass Road, Speke, Liverpool

Description of proposed development

The development includes the construction of new steel framed industrial buildings with composite and profiled, built up cladding with aluminium framed office entrance glazing, insulated sectional overhead doors and curved metal decking to the roof.

The development will also include the provision of staff and visitor car parking together with service and turning areas for delivery / dispatch vehicles.

All works are to be carried out to the requirements of the Building Regulations.

Date of Preparation

28th of February 2011.

Date of amendments***Applicant***

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Introduction:

This Design and Access Statement has been prepared on behalf of ?? to accompany the planning application for the development of Four, Single Storey, Industrial Buildings in Speke, Liverpool.

The statement has been prepared in accordance with the Department for Communities and the Local Government (DCLG) Circular 1/2006: *Guidance on the Changes to the Development Control System* which came into force on the 10th of August 2006.

Assessing the Context of the Site:

The site formed part of a much larger paint manufacturing facility which closed down in 1990. The factory employed approximately 800 people.

The site remained unused until demolition began in 2000. when the manufacture of paint restarted but on a much smaller scale with approximately 80 employees.

The site is designated for commercial, office and light industrial and distribution uses.

The new buildings are to be used as B1, B2 or B8 accommodation.

The proposed consists four, single storey, industrial buildings with car parking, service accommodation and external refuse and recycling storage

The southern site boundary to the railway is currently fenced with galvanized palisade fencing which will be retained.

The new development will follow the recommendations set out within the Access for All statements.

Design principles and concepts applied to the proposal:

The design and access statement refers to the proposed development on land off Goodlass Road, Speke, Liverpool. The site is located at the end of Goodlass Road which is accessed from Speke Hall Road and has good access to the national road and motorway network.

The proposed development will provide industrial accommodation in four buildings with a total net internal floor area of 4673sq.m. (gross external 4876sq.m.)

The individual units range between 85m. and 37m long by 26m. and 15.4m wide and 8.5m. high (overall maximum dimensions).

The site will be set-out in such a fashion that a shared car park between the buildings will be created to allow all delivery vehicles to load and unload at the loading doors and vehicles to collect refuse and recycled materials from the external storage areas. The main site will be level and provide disabled car parking spaces adjacent to the entrance lobbies.

The site is to be fenced with galvanized, palisade fencing to match the existing to provide a secure site, with landscaping to the boundary and within the site.

The external building colours are noted on the elevation drawings, these colours are to match the recently completed office buildings on the adjacent site.

All described elements can be seen on the attached scaled drawings. The use of sustainable building techniques and materials together with a sustainable drainage system will be incorporated where possible.

The overall design of the site makes allowance for all aspects of travel to and from the site with no discrimination. The proposed hard landscaped area are generally level or set to minimal falls and where required solid ramps will be installed to entrances at a maximum gradient of 1:12 in and around the site in order to fully comply with all aspects of the Disability Discrimination Act (1995).

The proposed development represents a significant investment and aims to enhance the local area with the proposed development being in context with physical, social and economic characteristics of the existing site and its surroundings as well as any existing planning policies or guidelines which may exist.

Philosophy and approach to creating an accessible development:

The proposed development has been designed to provide an environment that can be accessed and used by all regardless of gender, age or disability. Access to the buildings will either be via level access from ground level or from ramps set at a maximum 1:12 gradient which will be provided with slip resistant and textured surfaces where applicable. The site operation will allow easy access to be provided.

Key Access issues of the design including the nature and impact of any constraints:

Staff and visitor car parking will be provided adjacent to the buildings which has been laid out, landscaped and orientated to provide the best views of the site from the adjacent railway and Speke Boulevard which are major access routes into the city.

Illuminated signage will be installed to show accessible routes and entrances. The signage will follow the recommendations set down in BS8300.

Vehicular and Transport Links

A separate Transport Assessment Report has been supplied and submitted as part of this application.

The site is well served by public transport with a regular bus service on Speke Hall Road, two Bus Stops with shelters are within a seven minute walk, the Train Station is within a twelve minute walk.

The Proposed Travel Plan will be supervised, controlled and monitored on site by dedicated staff in each building.

Commitment to maintaining design and access statement:

Through out the development the Agents and Contractor will ensure the Access Statement will be maintained and updated as works on the development progresses. Furthermore Building Control or a Corporate Approved Inspectors will monitor the works to ensure they meet current regulations.

At the end of the development the Access Statement will be passed on to the client to show a record of decisions that had an impact on accessibility and design.

Design Standards and Guidance followed to prepare the design and Access statement. ·
The Building Regulations 2000 Approved Document M. · Access for all.·
BS8300 – Designing for Accessibility.