

22 Brunborough Close
Bromborough
Wirral
CH62 6HB

9th July 2021

Design and Access Statement

Re: Proposed Side Extension for Pro-Lab Diagnostics, 3 Bassendale Road, Bromborough

This statement must be read in conjunction with supporting drawing nos 557/1 to 4 incls.

Existing Premises

The premises is an industrial unit that forms part of the purpose-built Croft Business Park and is used for the research, development and manufacture of in-vitro diagnostic kits and reagents for laboratory use including Covid related products. The design of the unit is typical for this development and comprises a steel portal frame structure with colour coated profiled metal roof and wall cladding incorporating areas of glazed aluminium curtain walling. The site is landscaped with mature trees, grassed areas, paved footpaths and bounded by mesh security fencing. It is accessed from Bassendale Road through a security gate and there is designated on-site car parking and turning space for cars and delivery vehicles.

The internal ground floor space contains an accessible personnel entrance, goods entrance, kitchen, toilets including a disabled toilet, laboratories, storage, production/assembly room and warehouse. There is a partial first floor element with staircase access that contains a reception, toilets, offices, admin area and meeting room.

Proposed Extension

The proposed extension would be sited on the west side of the premises and would align with the profile of the existing structure. It would be clad externally to match the existing premises incorporating new areas of aluminium curtain walling. The west side of the extension would terminate 1.50m from the adjacent security fence. The use of the existing internal ground and first floor spaces would be extended and contained within the proposed extension.

The extension would necessitate the removal of 8no trees. There would be no changes to the operational function of the premises.

