DESIGN AND ACCESS STATEMENT

151 Products Ltd
Abbotsfield Road
Reginald Road Industrial Estate
St Helens
WA9 4HU

Prepared by GTA North on behalf of the client
151 Products Ltd

GUY TAYLOR ASSOCIATES

architecture
landscape
heritage
innovation

CONTENTS

1. INTRODUCTION

This Design and Access Statement has been prepared on behalf of 151 Products Ltd. to accompany the planning application for the construction of a high bay warehouse extension to the existing warehouse buildings at Abbotsfield Road, St. Helens.

Proposal

Construction of a high bay warehouse extension to the existing warehouse buildings at Abbotsfield Road, St. Helens

Location

151 Products Ltd is located in an industrial context area; 1.5km to the south from St. Helens Junction, via Reginald Rd (B5204) and Abbotsfield Rd.

Access

The access from Abbotsfield Rd will remain as the existing. A new access is to be created from the same road for construction purposes, maintenance and emergency vehicles.

Address

151 Products Ltd. Abbotsfield Road,
Reginald Road Industrial Estate,
St Helens, Merseyside WA9 4HU

Location Plan

Physical context

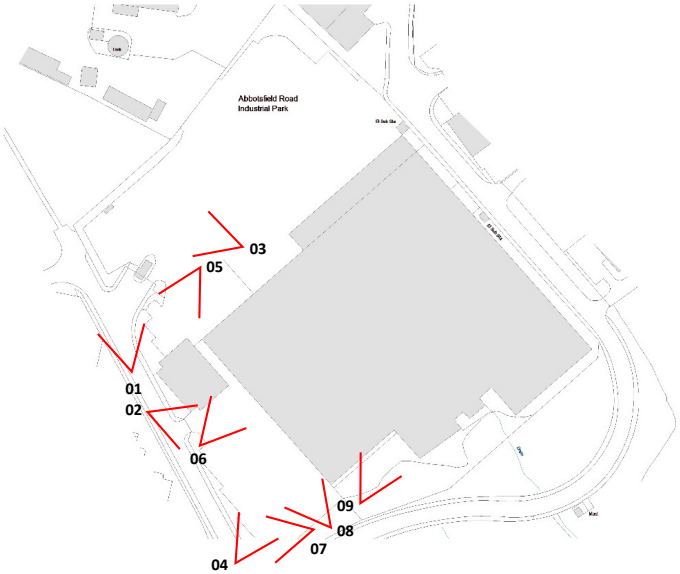
Existing access from Abbotsfield Road will be retained as existing. The proposal includes forming a new access from Abbotsfield Rd to the front of the unused staff car parking, next to the proposed extension.

A. St. Helens Junction
B. Reginald Rd
C. Abbotsfield Rd
D. Access to site
E. Surrounding industrial buildings
F. Junction between Reginald Rd and Abbotsfield Rd
G. Existing green buffer to the perimeter of the site unaltered

Existing Buildings

The existing industrial buildings appearance show a solid plinth/ground floor with masonry build-up and metal cladding above with roof metal decking.

The description above also applies to the surrounding industrial properties



01

02

03

04

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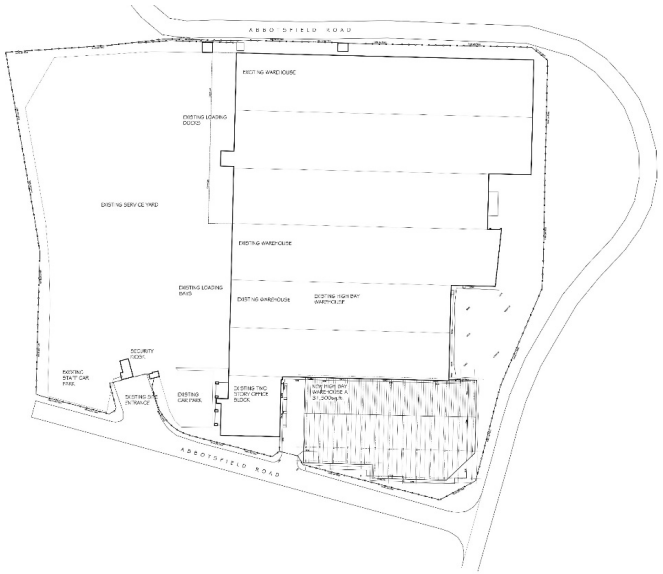
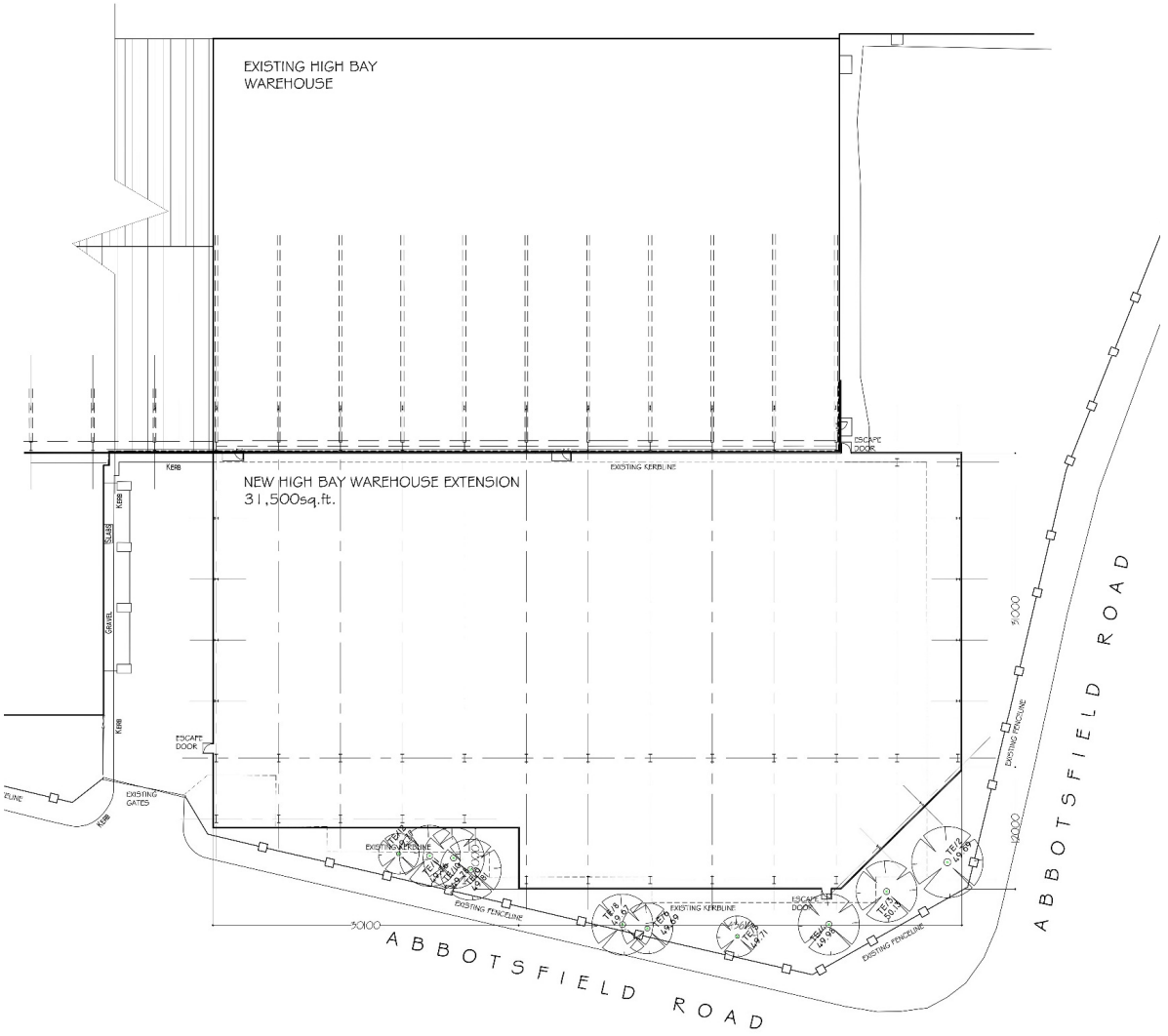
09

3. PLANNING HISTORY

Planning Reference

P/2011/0532
Proposed high bay warehouse extension
August 2011
Status: **Approved**

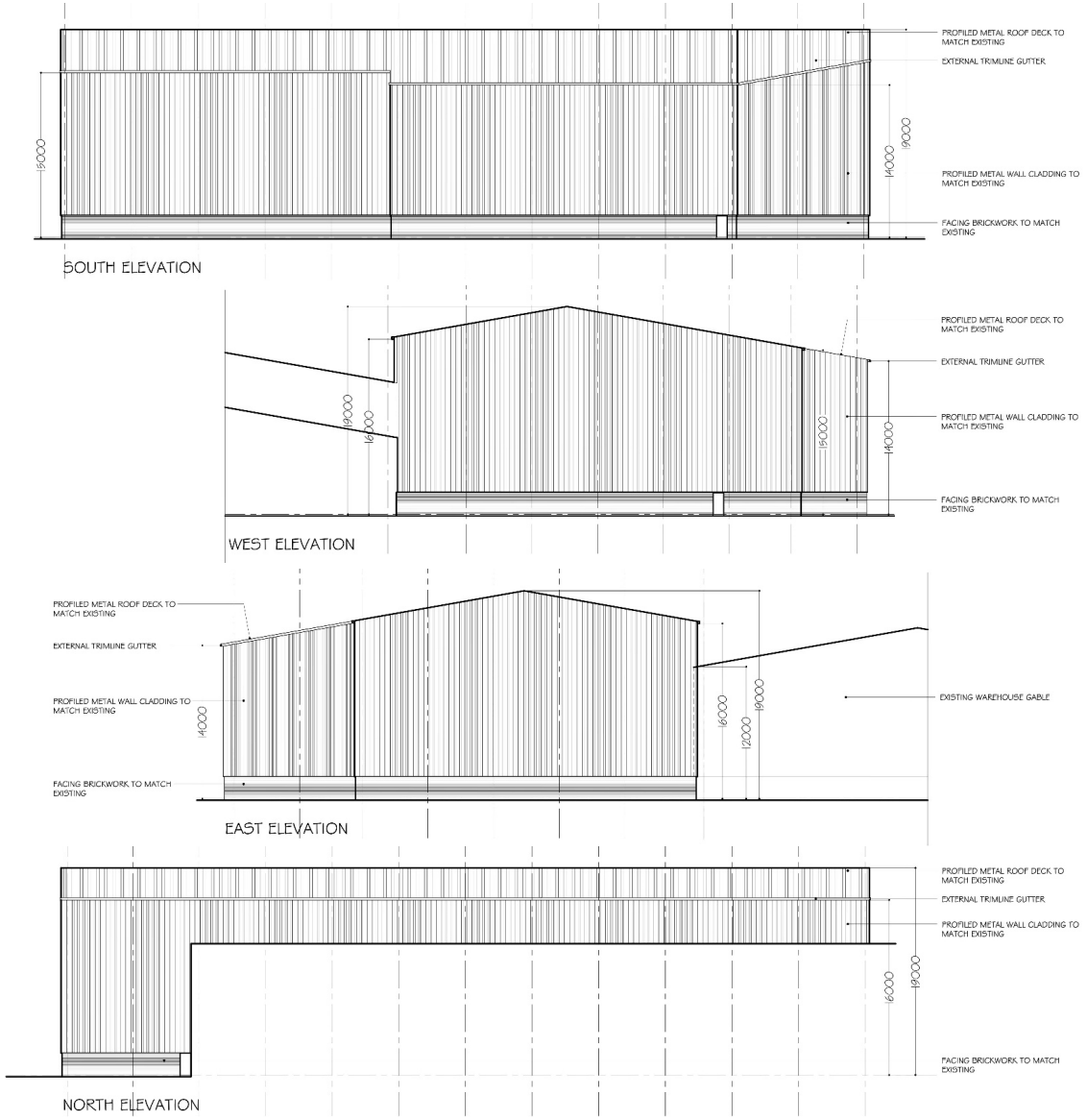




Site Plan and proposed Ground Floor

Planning Reference

P/2011/0532
Proposed high bay warehouse extension
August 2011
Status: **Approved**



Proposed Elevations

4.1 Use

The current use of the site is warehouse storage and the new extension is also warehouse storage.

4.2 Amount

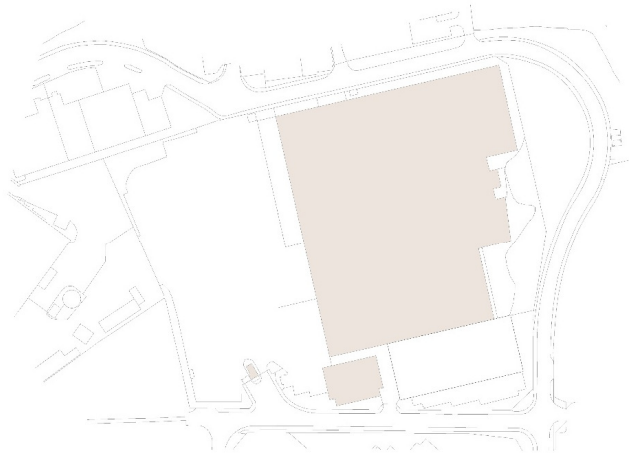
Footprint – The proposed extension covers 5.70% (2301.77sqm) of the total 40362.01sqm site.

The total area of the existing green buffer / landscaping 4990sqm-approx. to the perimeter of the site and surrounding the existing buildings and proposed extension is to remain unaltered.

4.3 Scale

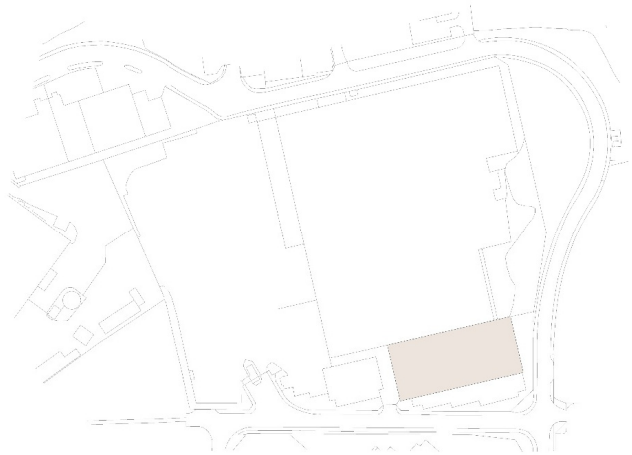
The volume and massing is of a comparable size to the other surrounding industrial warehouses and according to its use.

TOTAL SITE AREA: 40362.01m²



TOTAL AREA OF EXISTING BUILDINGS: 16510.84m²

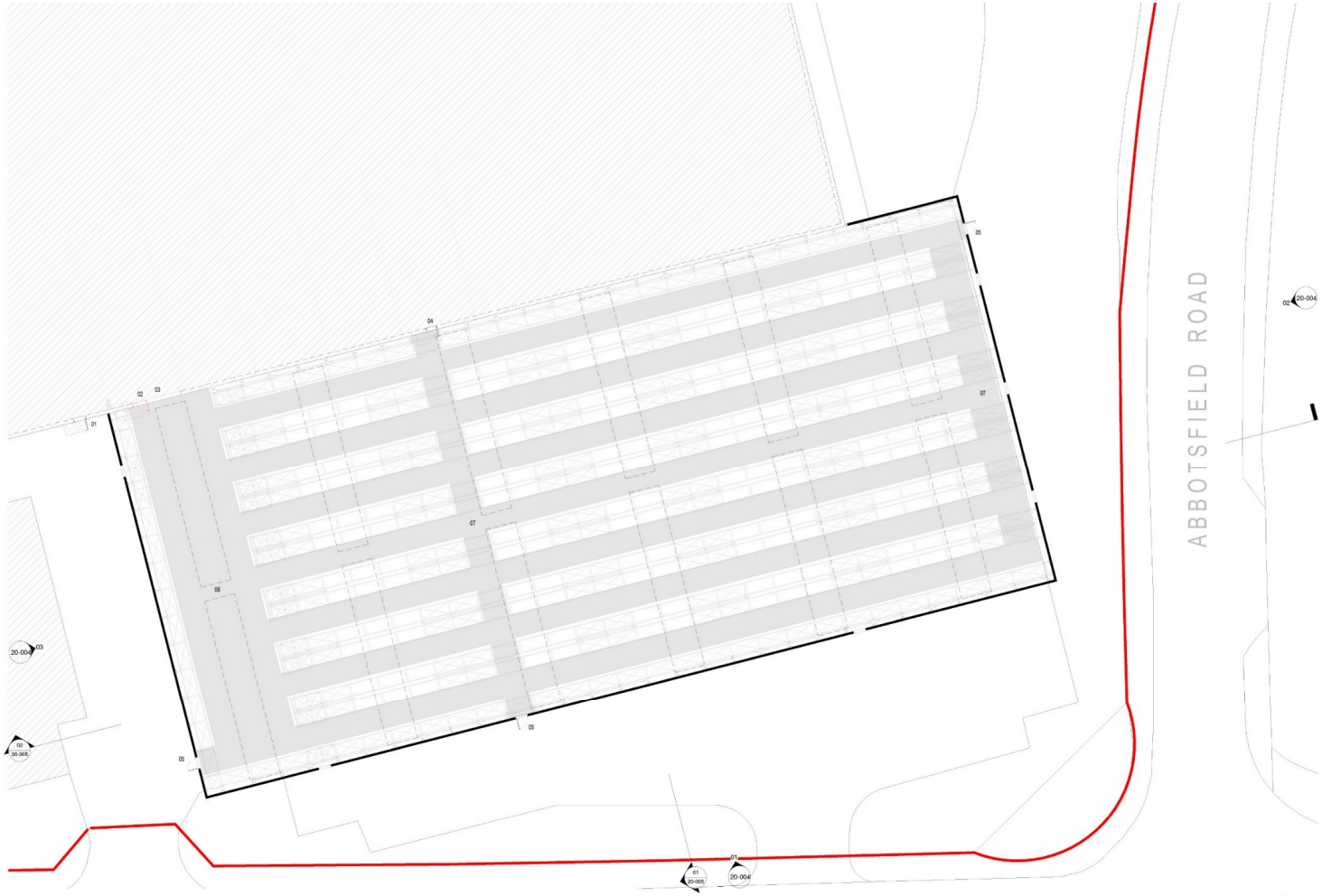
TOTAL AREA OF NEW CAR PARKING: 697.48m²



TOTAL AREA OF PROPOSED EXTENSION BUILDING: 2301.77m²

4. DESIGN

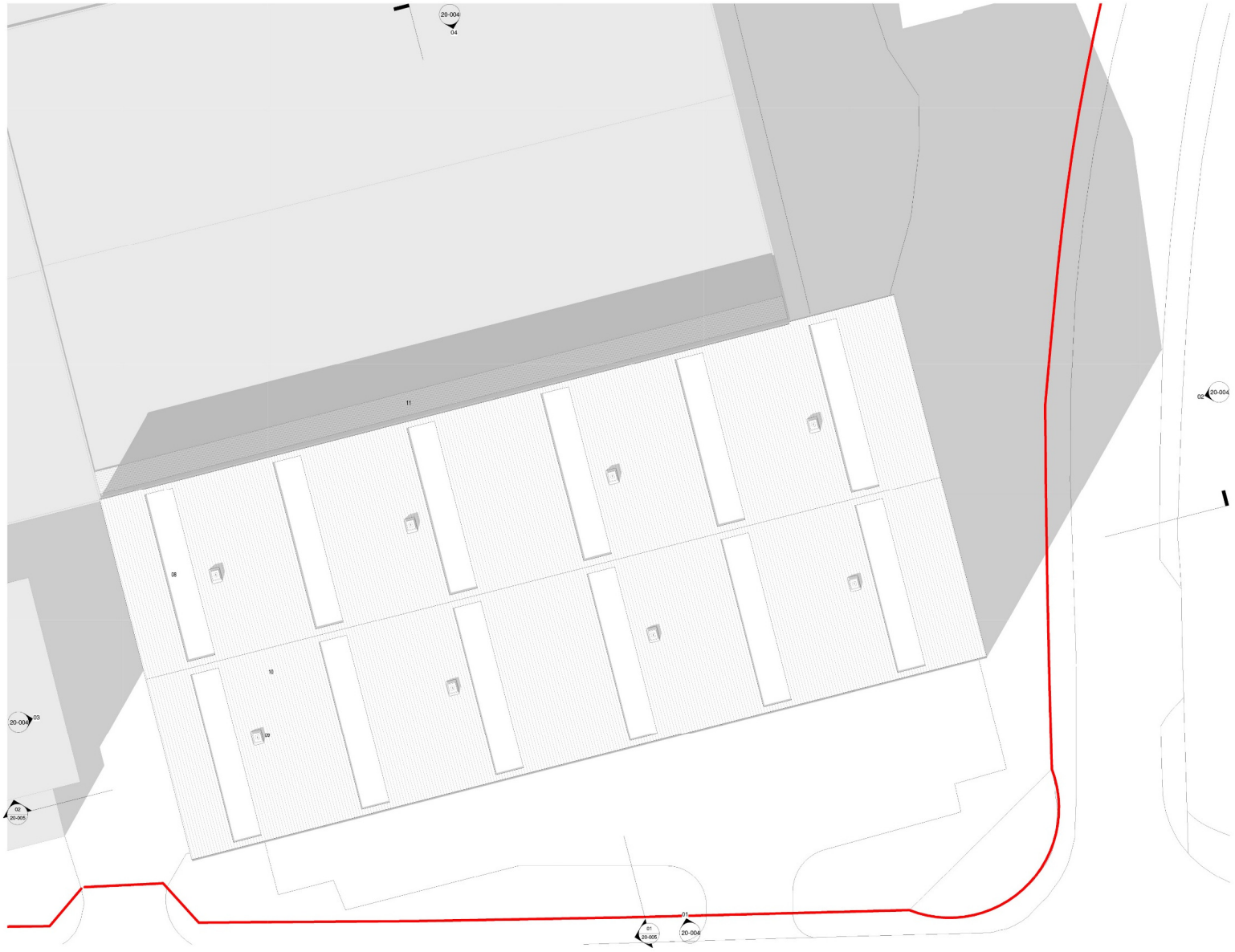
4.4 Layout



The site is currently a underutilized staff car park. 96 spaces

Proposed Floor Plans – Ground Floor

4.4 Layout



Drawing Notes:

08. Trapezoidal polycarbonate rooflights
09. Terminator roof fan
10. Grey trapezoidal metal roof cladding to match existing
11. Roof maintenance walkway

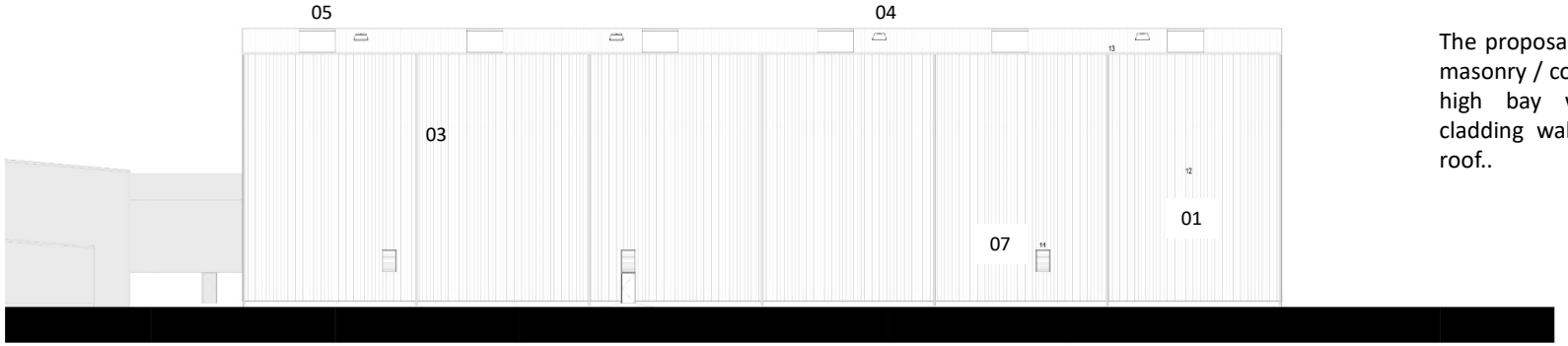
Proposed Floor Plans – Ground Floor

4. DESIGN

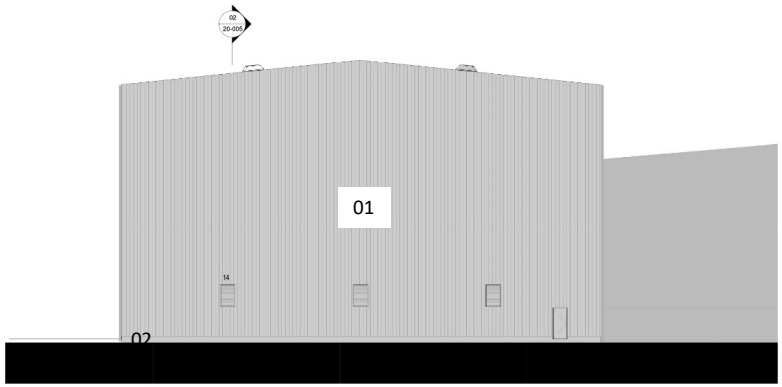
4.5 Appearance

The appearance of the extensions draws on the existing dominant material palette in the area due to the nature of its industrial use, which requires a robust build-up solution.

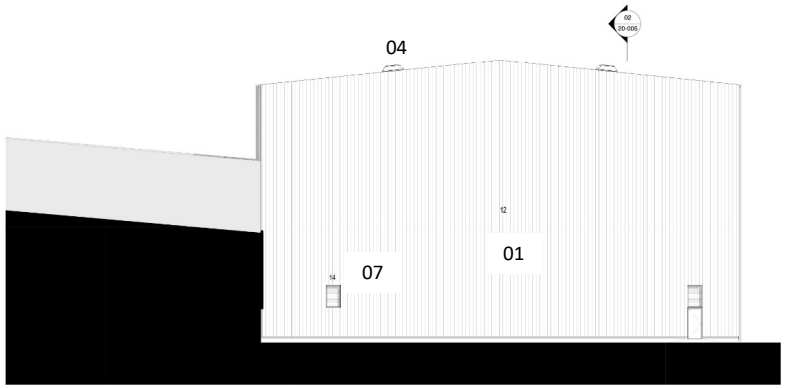
The proposal includes the construction of a solid masonry / concrete plinth and a new steel framed high bay warehouse extension with metal cladding wall panels and metal decking to the roof..



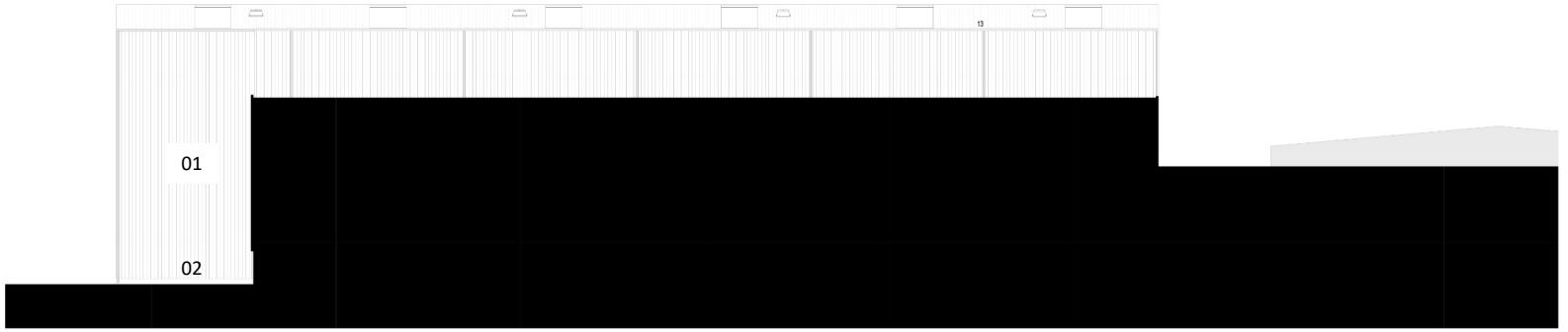
01 PROPOSED ELEVATIONS - SOUTH-WEST
1 : 150



02 PROPOSED ELEVATIONS - SOUTH-EAST
1 : 150



03 PROPOSED ELEVATIONS - NORTH-WEST
1 : 150



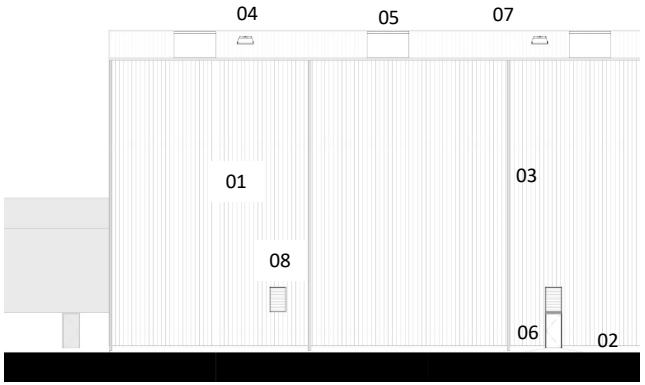
04 PROPOSED ELEVATIONS - NORTH-EAST
1 : 150

SCALE 1:150

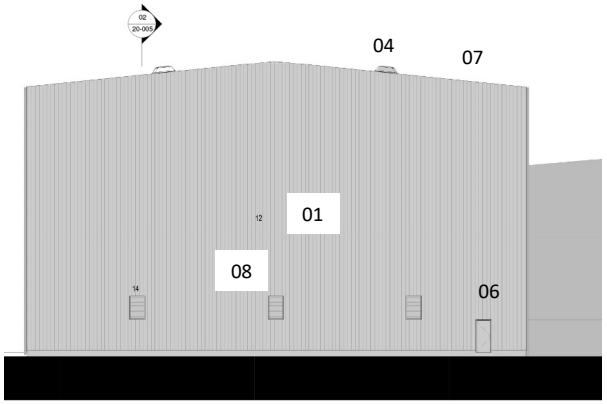
1. Metal cladding
2. Solid masonry / concrete plinth
3. RWP
4. Roof vent
5. Trapezoidal polycarbonate rooflight
6. Metal gutter
7. Metal louvre

4.6 Materials

1. Metal cladding
2. Solid masonry / concrete plinth
3. RWP
4. Roof vent
5. Trapezoidal polycarbonate rooflight
6. Metal gutter
7. Roof metal decking



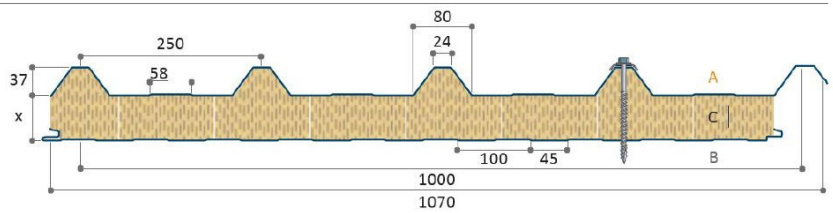
(Partial) Proposed Elevations – South-West



Proposed Elevations – South-East

1. Wall metal cladding Euroclad Elite 51 Range modular panel for vertical cladding in grey. The system comprises of a trapezoidal profile sheet fixed to a spacer system with compressed quilt insulation (0.040W/mk) retained between the outer and inner sheet. Overall wall thickness: 180mm, approximate U-value: 0.30w/m2/K
2. Solid masonry plinth. Engineering brick S2/F2. Colour to match existing buildings
3. (6.) Metal RW drainage industrial system, to suit wall and roof solution, by Euroclad (or similar approved)
4. Termination roof vent / fan Nuaire (or similar approved)
5. Trapezoidal polycarbonate rooflight (kingspan or similar approved)
6. Steel door in grey to match cladding
7. Roof metal decking Euroclad Roofspan in grey. Overall thickness 200mm, approximate U-value 0.21W/m2K
8. Renson powdercoated aluminium louvre to match cladding

5. Trapezoidal polycarbonate rooflight



7. Roof metal decking Euroclad Roofspan

5. Termination roof vent / fan Nuaire

8. Metal louvre

1. Wall metal cladding

4.7 Sustainability and Energy statement

The existing green areas are to remain unaltered / improved to ensure a soft edge and a more approachable and sustainable context.

It is proposed a 20% of the total roof area for rooflights to benefit the building with natural light and reduce the energy input for artificial lighting.

The energy strategy assumes that this building would be exempt from the requirements given in sections 1 to 9 of the Approved Document L, Volume 2, as it is considered a building with storage use and low energy demand within an industrial site.

Location Plan

4.8 Access

The site is accessed via Abbotsfield Rd

Existing Pedestrian / Vehicular access

Existing Vehicular access

New Vehicular access

The site is accessed via Abbotsfield Rd.

It is proposed a new vehicular access for the construction of the extension that would remain for future maintenance and emergency situations.

The footprint of the proposal sits on an existing staff car parking that is partially unused and that is to be relocated to the left of the main entrance (C) with a total of 37no car parking bays. This combines with existing car parking in this area to provide 52 spaces.

Site Plan

4.9 Flood map

The development site is within Flood zone 1

Source: https://flood-map-for-planning.service.gov.uk

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