

# KNOWSLEY INDUSTRIAL AND BUSINESS PARK

## LOCAL DEVELOPMENT ORDER DESIGN CODE

*Facilitating investment and reducing red tape*



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# Knowsley Industrial and Business Park Local Development Order

## Design Code

### Introduction

1. This Design Code has been prepared to support the implementation of the Knowsley Industrial and Business Park Local Development Order (LDO). It should be read alongside the LDO and provides a means of ensuring that the development permitted through the Order achieves a high standard of design and makes a positive contribution to the character and appearance of the area.
2. The specific aims of the Design Code are to:
  - Achieve high quality design in accordance with the emerging Knowsley Local Plan: Core Strategy and the National Planning Policy Framework and ensure that new development is appropriate to its setting;
  - Speed up the delivery of development in the area by providing clear standards on what is considered to be acceptable design quality;
  - Provide certainty to landowners, developers and businesses on the standards development permitted by the LDO will be expected to adhere to; and
  - Revitalise and regenerate the area by requiring development permitted by the LDO to enhance the environmental quality and image of the area.

### How to use the Design Code

3. The Design Code provides guidance on a number of topic areas which are considered to be integral to achieving good design.
4. It incorporates a series of **Specific Design Standards** which must be complied with to affect the grant of permission under the LDO. Other aspects of the Code have however been prepared to allow for a greater level of flexibility and do not rigidly delineate the design of new development in the Parks. Consequently, the Code also includes **General Design Guidance** which developers are strongly encouraged to follow but which does not constitute prescriptive standards that development permitted by the Order is required to comply with.
5. As part of the Self-Certification process developers should provide details of how their proposal has taken the guidance contained within the Design Code into account. At this stage of the process, developers are also expected to provide details of the external materials that would be used for the proposed development.

## **Extensions and Alterations**

6. The LDO grants permission for the extension of existing offices, industrial buildings and warehouses in Knowsley Industrial and Business Parks. The extensions permitted by the Order are subject to a number of limitations which, amongst other things, restrict their height and the amount of floorspace created. The LDO also grants permission for certain physical alterations to existing buildings in the Parks, including the re-cladding of building exteriors and the insertion of new windows and doors.
7. The architectural quality of extensions and physical alterations can have a significant bearing on the image of the area. In particular, poorly designed extensions and alterations can adversely affect the appearance of existing buildings, detract from the street scene and have a negative impact on perceptions of the area. Consequently, when developing proposals to extend or alter existing buildings in the LDO area, developers should seek to ensure that their proposal achieves a high standard of design and, where possible, enhances the character of the area.
8. Although they do not constitute prescriptive standards which development permitted by the Order is required to comply with, developers proposing extensions or alterations to existing buildings within Knowsley Industrial and Business Parks are strongly encouraged to reflect the following General Design Guidance in their proposed development.

### **General Design Guidance 1: Extensions and Alterations**

Developers are encouraged to:

- Adopt simple building forms which reflect the functional nature of the building;
- Ensure that the scale, height and layout of extensions respect the character of the original building and the surrounding area;
- Respect established building lines;
- Ensure that new window and door openings reflect and blend in with the appearance of the original building;
- Follow Secured by Design principles;
- Ensure that frontages adjacent to pedestrian routes or public highways are designed to provide visual interest, activity and natural surveillance; and
- Incorporate design elements that improve the sustainability of the building, such as natural ventilation, passive solar gain, water conservation, rainwater harvesting and the use of green roofs/façades.

### **Materials**

9. The choice of external materials can have a major impact on the appearance of a building. The selection of materials for extensions and physical alterations should therefore be carefully considered to ensure that they are appropriate for their location and use. Consideration should be given not only to the appearance of the materials but also their durability and whether they are appropriate for the use of the building.

- 10 Where an extension is erected under the provisions of the Order it **must** comply with the following Specific Design Standard.

#### Specific Design Standard 1: Materials

The external materials used in an extension should match those of the existing building in terms of type, size, colour and texture unless otherwise agreed in writing with the Local Planning Authority.

11. A variety of different materials will be suitable when it is proposed to re-clad an existing building in its entirety. Developers are however strongly encouraged to take the following General Design Guidance into account.

#### General Design Guidance 2: Materials

Developers are encouraged to:

- Use external materials which reflect the context of the site and reinforce the vision of uncomplicated buildings that sit well within its surroundings.

Although a limited palette of materials is generally preferred, the appropriate use of different materials to achieve articulation, add visual interest and architectural relief is also encouraged.

12. Examples of appropriate materials and the successful use of contrasting materials to add visual interest and break up the massing of large elevations are provided below.





### Fences, Gates and Boundary Treatments

13. Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order (as amended) (GPDO) provides planning permission for the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosures, subject to a number of limitations. These include restricting the height of any gate, fence, wall or means of enclosure to 1 metre above ground level when it is adjacent to a highway used by vehicular traffic and 2 metres in all other instances.
14. The Knowsley Industrial and Business Park LDO extends these permitted development rights to provide permission for the erection of gates and fences up to 2.5 metres in height when it is adjacent to a highway used by vehicular traffic and 3 metres in all other instances.
15. The quality of the public realm can however be significantly affected by the form of boundary treatments and it is important to balance the need to create secure business premises with the need to create a high quality business park environment.
16. Consequently, where fences and gates are erected under the provisions of the Order they **must** comply with the following Specific Design Standard.

#### **Specific Design Standard 2: Fences, Gates and Boundary Treatments**

- Any fence or gate erected should allow for views through by achieving a low ratio of solid to void;
- Any fence or means of enclosure erected adjacent to a highway or which is visible from public view should be paladin fencing;
- Palisade or chain-link fences are considered to be inappropriate; and
- Prior to its erection, any fence, gate or means of enclosure should be powder coated in a colour which has first been agreed in writing by the Local Planning Authority.

17. Examples of suitable high quality boundary treatments are provided below.



### Closed Circuit Television Systems

18. The Knowsley Industrial and Business Park LDO grants permission for the installation, alteration or replacement of closed circuit television (CCTV) cameras to be used for security purposes, including any pole/column or supporting equipment required for such installation. The Order does however include a number of restrictions which, amongst other things, limit the height of any pole erected to support the provision of a CCTV camera to 8 metres and restricts the number of poles/columns that can be inserted on any one site.
19. Any column/pole erected to support the provision of a CCTV system has the potential to impact upon the street scene. Consequently, in order to protect the visual amenity of the area, any pole/column erected to support the provision of a CCTV system **must** comply with the following Specific Design Standard.

#### **Specific Design Standard 3: Closed Circuit Television**

- Prior to its erection, any pole/column to support the provision of a CCTV system should be powder coated in a colour which has first been agreed in writing by the Local Planning Authority.

### Cycle and Smoking Shelters

20. The Knowsley Industrial and Business Park LDO provides permission for the erection of a shelter for the purpose of the storage of bicycles and associated equipment or to act as a smoking shelter. The Order does however limit the height of such shelters to 3 metres and stipulates that a shelter can only be erected under the provision of the LDO where it would cover an area of 20 square metres or less.
21. In order to benefit from the provisions of the LDO, any shelter erected **must** comply with the following Specific Design Standard.

#### Specific Design Standard 4: Cycle and Smoking Shelters

- Any shelter erected should be secure and covered; and
- Unless otherwise agreed in advance with the local planning authority, any shelter that is closer to a highway to the front or side of a property than the existing building should be manufactured using laminated/tempered safety glass or clear polycarbonate sheeting and a galvanized steel frame with galvanized steel or steel powder coated in a colour which has been agreed in writing with the local planning authority.

22. Where the shelter would be erected for the storage of bicycles, developers are also strongly encouraged to comply with the following General Design Guidance.

#### General Design Guidance 3: Cycle Shelters

Developers are encouraged to:

- Ensure cycle shelters are conveniently located and easily accessible from roads/and or cycle routes;
- Position cycle shelters where it would benefit from natural surveillance; and
- Incorporate Sheffield stands or similar stands which are bolted to or embedded into the ground.

23. Under the Smoke-free (Premises & Enforcement) Regulations 2006 a structure can only be used as a smoking shelter if it is not 'enclosed' or 'substantially enclosed'. Consequently, if a shelter is to be used for this purpose it **must** comply with the following Specific Design Standard.

#### Specific Design Standard 5: Smoking Shelters

More than half (50%) of the sides of any structure erected to serve as a smoking shelter must be permanently open.

## Landscaping and Green Infrastructure

24. The LDO area is principally an industrial townscape characterised by large, functional industrial sheds and associated areas of hardstanding. There are some pockets of well-established green infrastructure within the Parks and sections of the Business Park in particular are comparatively well-landscaped. However, a significant proportion of the LDO area is largely devoid of landscape features and green infrastructure.
25. It is recognised that there may be parts of the park which are it is difficult to incorporate areas of landscaping due to site constraints and/or the operational requirements of businesses. However, although not a requirement of the Order, developers are strongly encouraged to consider the following General Design Guidance.

### **General Design Guidance 4: Landscaping and Green Infrastructure**

Developers are encouraged to:

- Make landscaping an integral part of their design and/or include appropriate landscaped areas within their sites; and
- Incorporate soft landscaping comprising of ornamental shrub and tree planting to buffer fencing and other means of enclosure.

26. When considering the potential for incorporating landscaping within a site, it is however essential to ensure that any visibility splays at junctions remain unobstructed by vegetation.
27. Examples of the successful integration of landscaping are provided below.



## Highways

### Visibility Splays

28. A number of the developments permitted by the LDO, such as the extension of existing buildings and the erection of fences, have the potential to impact on highway safety if they take place in a location where they would obstruct sight lines at a junction or other vehicular access to the highway.
29. In order to ensure satisfactory and safe access and egress from the highway, the LDO therefore requires adequate sight lines to be maintained at all junctions on the public highway and at any other vehicular access to the highway. This is to ensure that there is sufficient inter-visibility between users of the highway and that pedestrians, cyclists and vehicle users are able to stop safely if required.
30. Where the junction or access is on to a road with a speed limit of 30mph, development within the LDO area will normally be expected to maintain the following visibility splays.

Site access visibility splays	X	2.4m
	Y	90m
Where X = the distance back along the minor arm from which visibility is measured. Y = The distance that a driver exiting the minor arm can see to their left and right along the main alignment.		

31. Where the junction is on to a road with a speed limit of 50mph, development within the LDO area will normally be expected to maintain the following visibility splays.

Site access visibility splays	X	2.4m
	Y	160m
Where X = the distance back along the minor arm from which visibility is measured. Y = The distance that a driver exiting the minor arm can see to their left and right along the main alignment.		

### Parking Standards and Design

32. Parking standards for development within Knowsley Industrial and Business Parks are set out in Appendix 7 of the LDO. Although the Knowsley Ensuring a Choice of Travel Supplementary Planning Document only includes maximum parking standards for B1, B2 and B8 uses, the standards set out in Appendix 7 are not expressed as maximums.
33. Maximum parking standards are seen as forming part of a package of measures to encourage more sustainable forms of transport. However, the Knowsley Industrial and Business Park LDO grants planning permission for extensions to existing employment premises in the Parks and also permits a change of use between B1, B2 and B8 use. There can be a significant difference in the number of employees and vehicle movements generated by B1, B2 and B8 uses. It is therefore essential that sufficient parking is provided

for businesses as an inadequate provision of on site parking could lead to on-street parking which has a detrimental impact on highway safety and the operation of the highway network. Consequently, the standards within Appendix 7 should be complied with unless otherwise agreed in writing with the local planning authority.

34. Any car parking provided will be expected to comply with the following Specific Design Standard.

#### Specific Design Standard 6: Car Parking

- Car parking bays should be clearly marked on the surface of a designated parking area and shall be kept free of other obstructions that might prevent the use of the area for parking;
- An adequate area to allow for manoeuvring and turning within the site as well as parking should be provided;
- Parking areas should be separated from servicing areas to avoid unnecessary conflicts; and
- Car parking bays should be set out in accordance with the following minimum dimensions:
  - Standard parking bay: 2.4m x 4.8m
  - Disabled parking bay: 2.4m x 5m with 1.2m clearance to the side and rear of the bay.

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