

DESIGN & ACCESS STATEMENT



X141_JHA_XX_XX_RP_A_001 Design and Access
Statement_Rev B

Revision B 01/10/25

1.0

JH.A

INTRODUCTION

INTRO

This Design and Access Statement has been prepared by JH Architects on behalf of Fothergill Coated Fabrics Ltd (FCF) to support a full planning application for the erection of an extension to the existing unit storage.

The statement should be read in conjunction with relevant reports submitted with this planning application, which are referenced where applicable throughout the report.

Please note that drawings in this document may not appear at the correct scale, for accurate reference please use the appended drawings as listed below.

X141-AP1.01 Location Plan
X141-EX-AS1.01 RevB - Existing Site Plan
X141-EX-AS2.01 RevA Existing Ground Floor Plan
X141-EX-AS3.01 Rev.A Existing Elevations Sheet 1
X141-EX-AS3.02 RevA Existing Elevations Sheet 2

X141-PR-AP1.01 Rev A - Proposed Location Plan
X141-PR-AK1.01 Rev B - Proposed Site Plan
X141-PR-AL1.01 Rev A - Proposed Ground Floor Plan
X141-PR-AV1.01 Rev A - Proposed Elevations_Sheet 1
X141-PR-AV1.02 Rev A - Proposed Elevations_Sheet 2

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CONTEXT

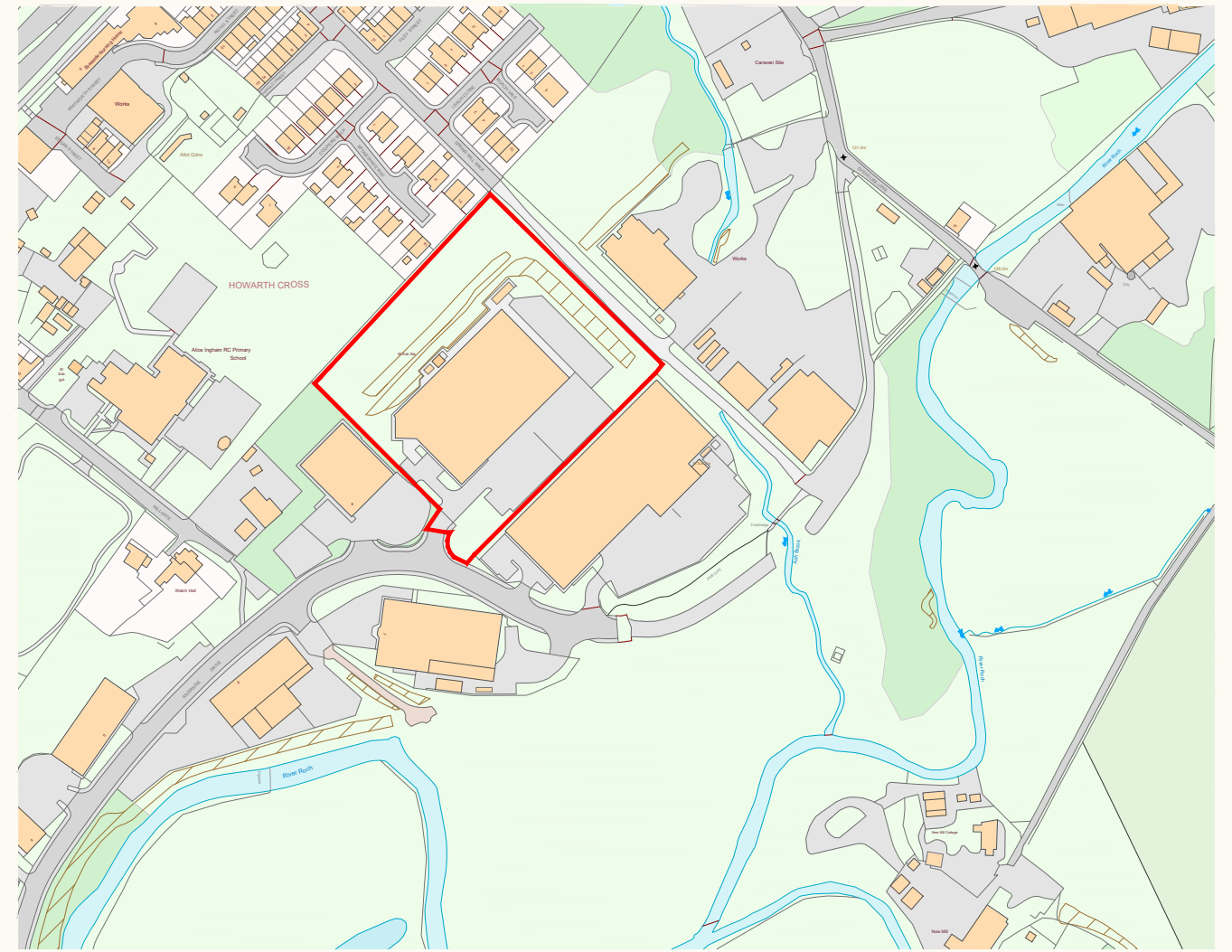
ABOUT FCF

Fothergill Coated Fabrics manufacture premium quality fluoropolymer coated performance fabrics from a state of the art coating facility in Rochdale, England. The purpose designed factory embodies the latest processes and coating technology to achieve consistently high standards across a range of materials. For more than one and a half centuries the name of Fothergill has represented the finest quality in woven textiles. The unique symbol of the tiger's head is recognised by customers throughout the world as a mark of innovation and unsurpassed performance. FCF develop, manufacture and market PTFE Coated Fabrics for use in a wide range of demanding applications. FCF bring together the most up to date coating and converting technology with decades of production and market knowledge to offer customers superior products and service across the globe.



SITE CONTEXT

FCF is located on Smallbridge Business Park on Riverside Drive. The site is 2 miles to the east of Rochdale Town Centre via A58.
The site is part of a wider Industrial and Business Park



PLANNING CONTEXT

Rochdale Core Strategy: The following policies of the adopted Rochdale Core Strategy are relevant:-

SO1 To deliver a more prosperous economy

SO2 To create successful and healthy communities

SO3 To improve design, image and quality of place

SD1 Delivering sustainable development

E1 Establishing thriving town, district and local centres

E2 Increasing jobs and prosperity

E3 Focusing on economic growth corridors and areas

P2 Protecting and enhancing character, landscape and heritage

P3 Improving design of new development

G2 Energy and new development

G6 Enhancing green infrastructure

G7 Increasing the value of biodiversity and geodiversity

G8 Managing water resources and flood risk

G9 Reducing the impact of pollution

T2 Improving accessibility

DM1 General development requirements

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EXISTING

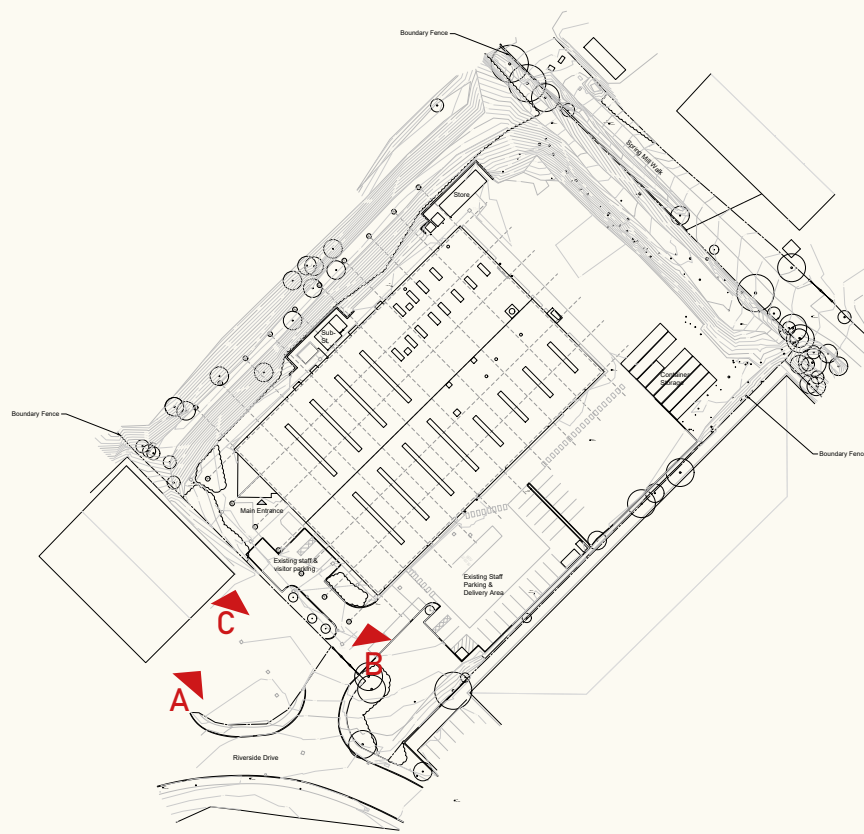
EXISTING SITE PHOTOS



A



B



C A

EXISTING SITE PLAN

Access

The site is currently accessible from Riverside Drive off Albert Royd Street (A664), to the east of Rochdale Town Centre via A58. The property enjoys good access to the M62 via either Junction 21 (2miles) or Junction 20 (3miles).

Landscape

The site is largely characterised by it's industrial nature. The banking is tree lined along the North West edge of the site, with a car park and hard landscaping to the south and east. It is worth noting that the designated site for development does not fall within any flood zones.

Existing Use

The current use of the site is an Industrial use. Fothergill Coated Fabrics Ltd are industrial leaders for the manufacture PTFE Coated Glass and Aramid Fabrics, Tapes and Belts.

Proposed Use

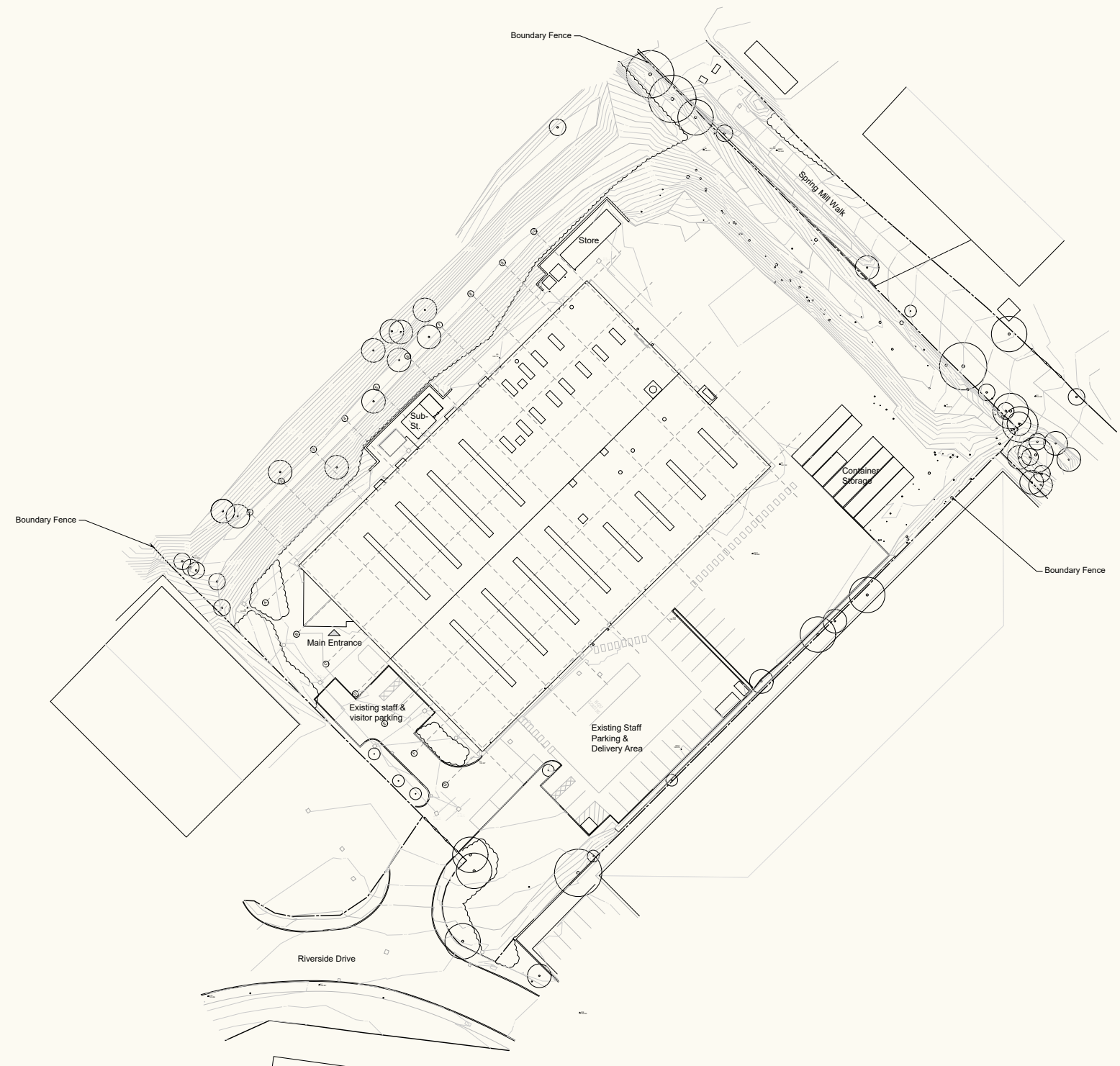
The proposed extension would be a simple elongation of the existing structure.

Parking

Existing car parking is provided for staff and visits on the southeast + southwest of the site.

Access

The main entrance at the front of the building is at grade adjacent to visitors and accessible parking. The main entrance provides direct access to the 2 storey office accommodation with lift and stair to first floor. Access is also provided from here into the production area. Level access to production and storage areas is provided through several doors from the service yard to the Southeast.



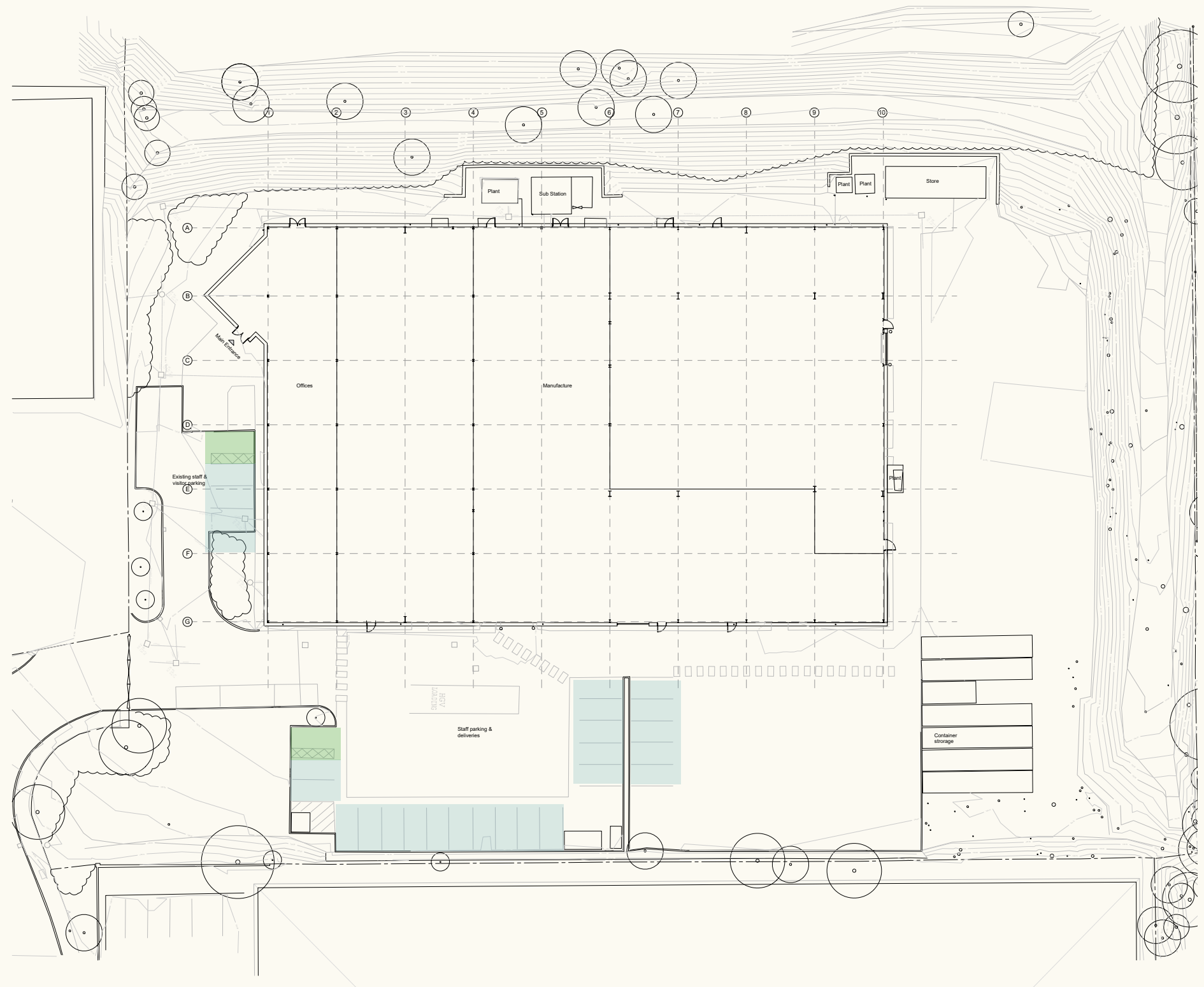
EXISTING SITE PLAN
SCALE 1:500

EXISTING PLAN

Parking Area Schedule

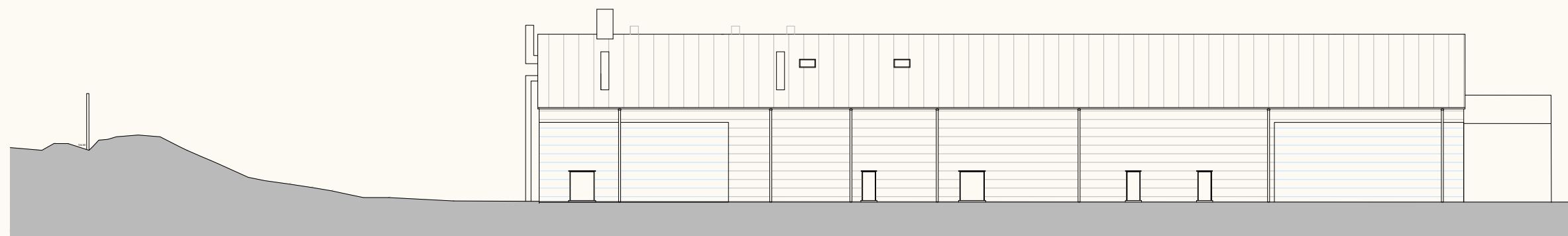
Total Parking Spaces: 30
2 no. accessible parking

- Regular Parking
- Accessible Parking

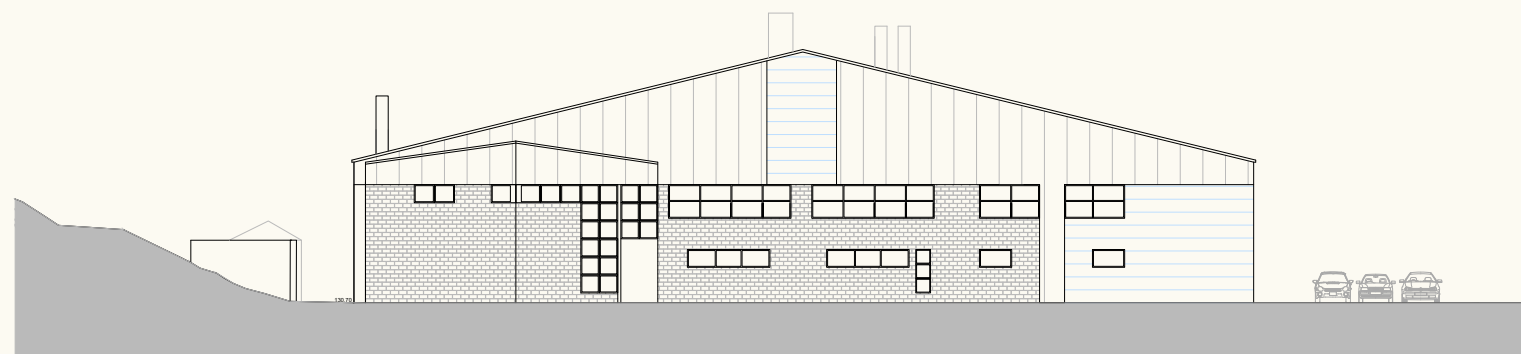


EXISTING GROUND FLOOR PLAN
SCALE 1:200

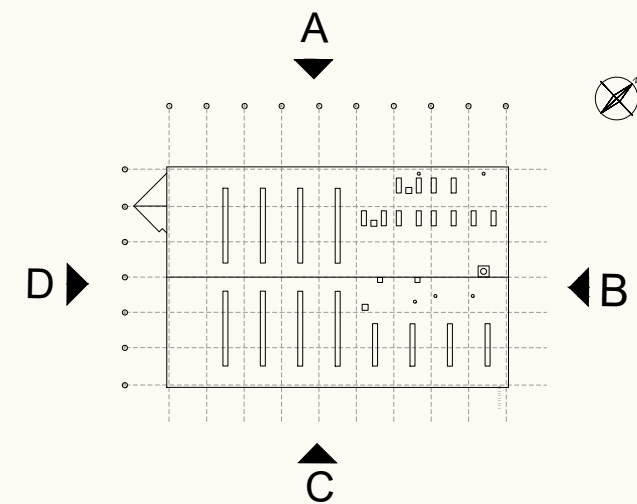
EXISTING ELEVATIONS



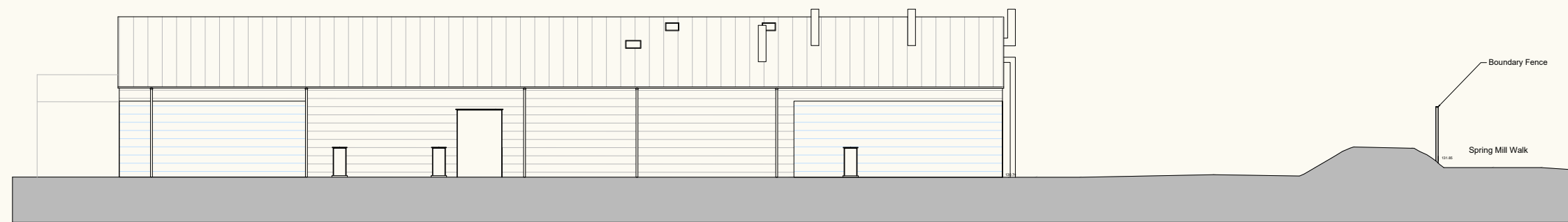
ELEVATION A



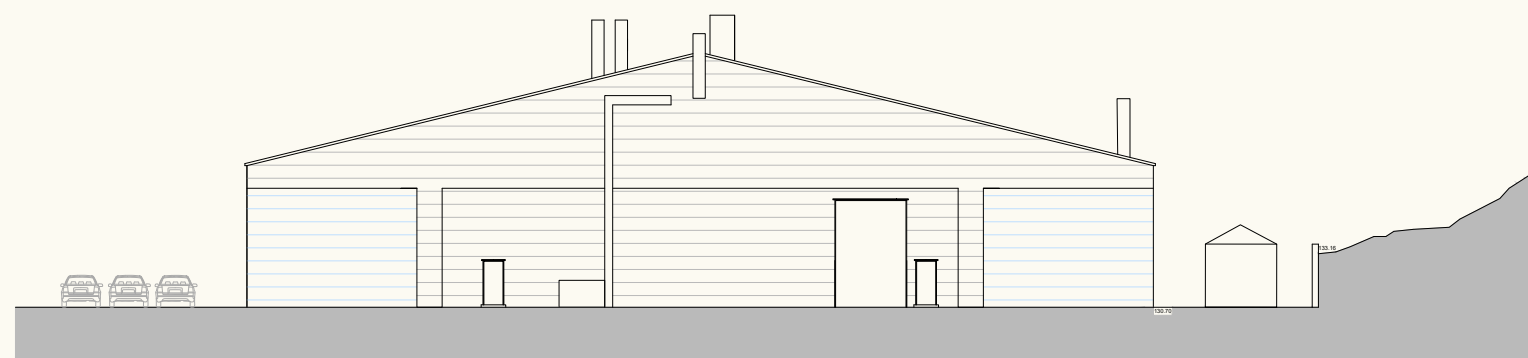
ELEVATION D (FRONT)



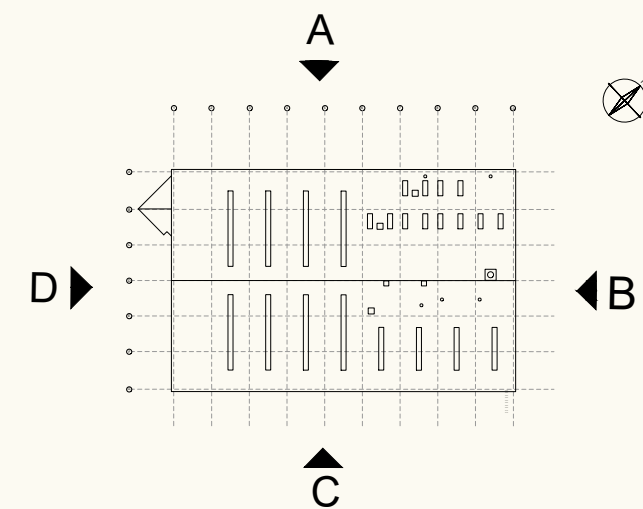
EXISTING ELEVATIONS



ELEVATION C



ELEVATION B



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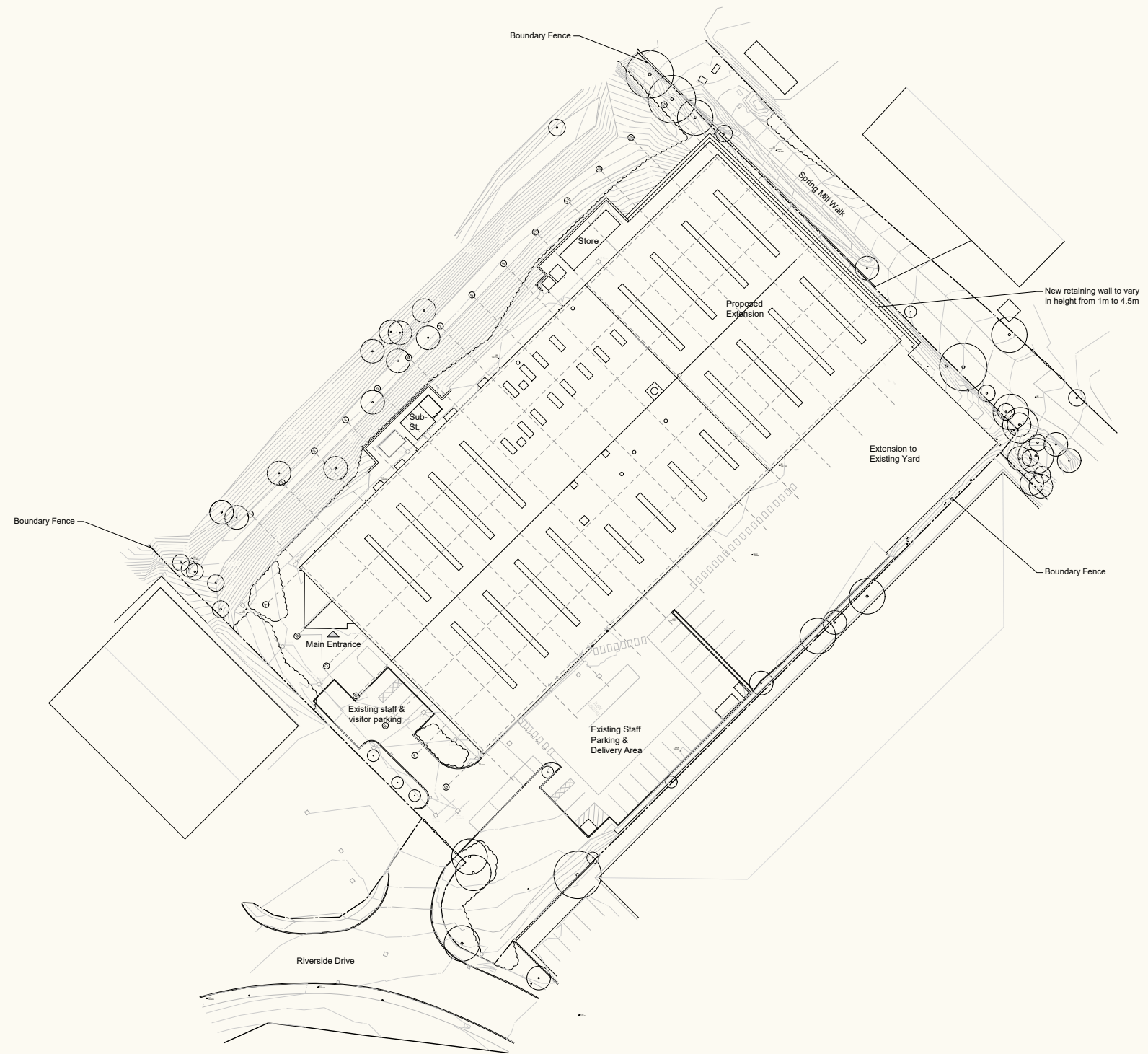
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PROPOSAL

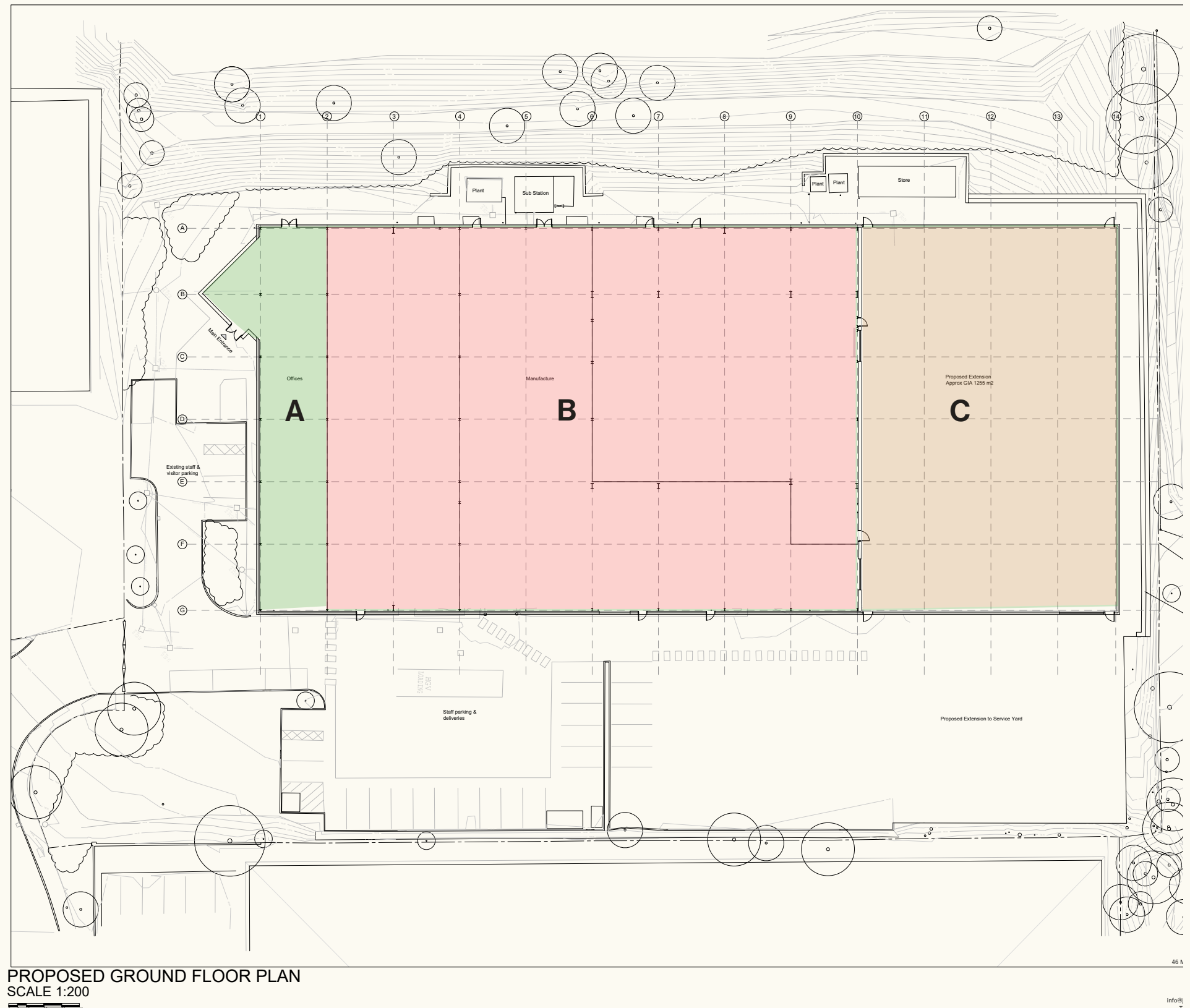
PROPOSED SITE PLAN

Access

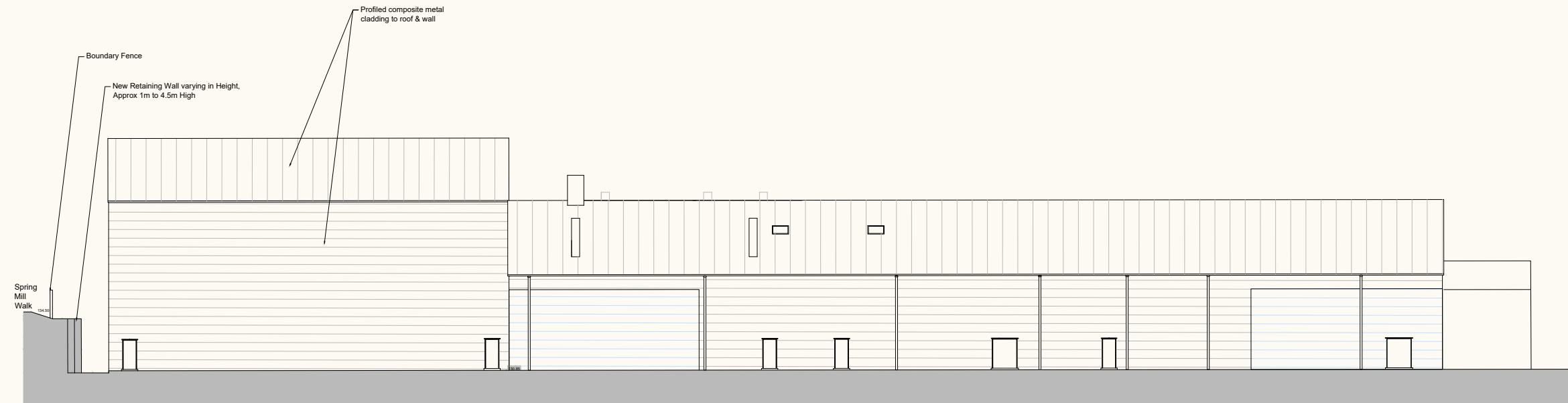
The existing building access remains unchanged, externally the extension. The extension will be accessed internally by connecting doors. Externally, the extension will be accessed at grade from the extended service yard. New emergency escape doors are provided throughout the extension and a level pathway is provided around the buildings curtilage for maintenance and access. Vehicular access and parking remain unchanged.



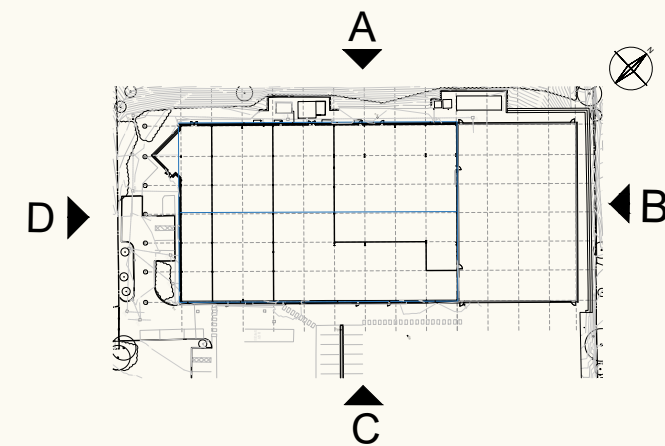
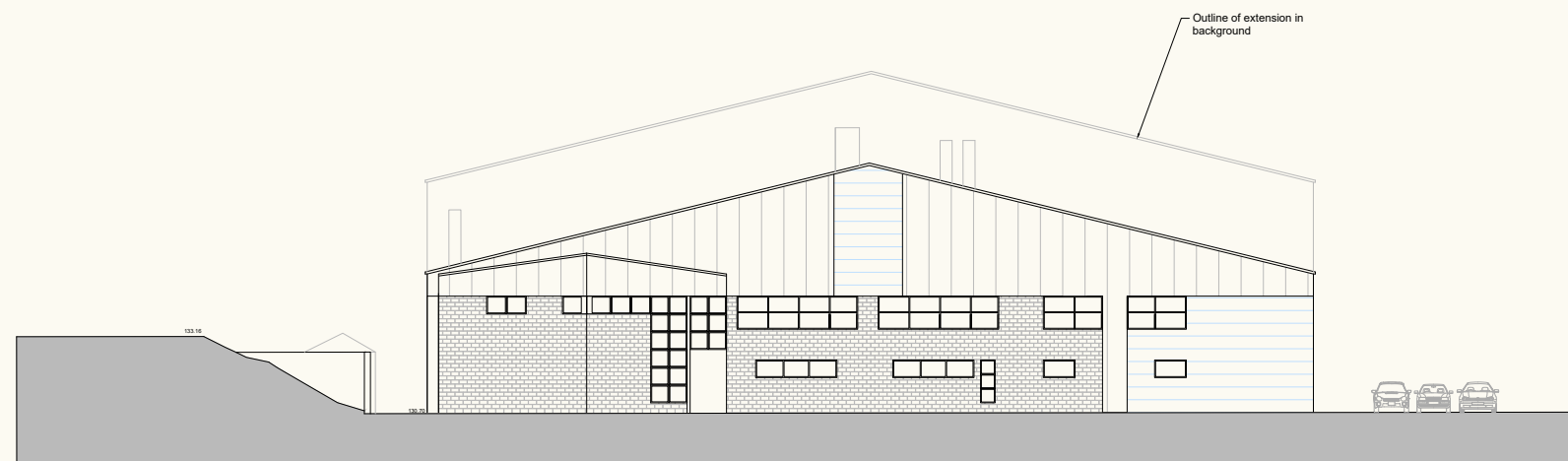
PROPOSED PLAN

A - Office Accommodation - 372m²B - Existing Production Facility - 2609m²C - Proposed Extension - 1255m²

PROPOSED ELEVATIONS



ELEVATION A



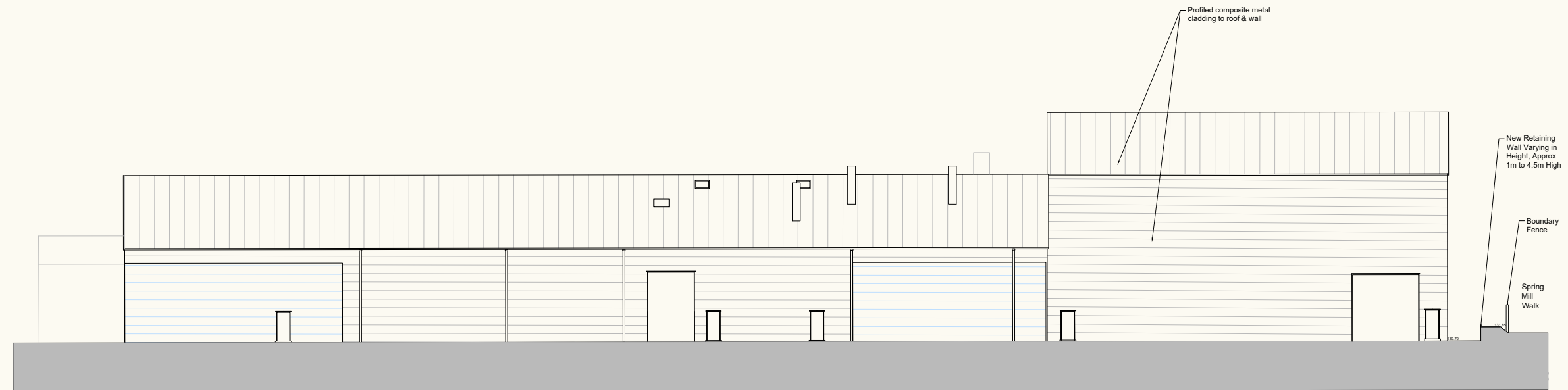
Massing

The form of the extension follows and extends the existing footprint of the building. However, to maximise the potential storage capacity the extension is higher than the existing unit.

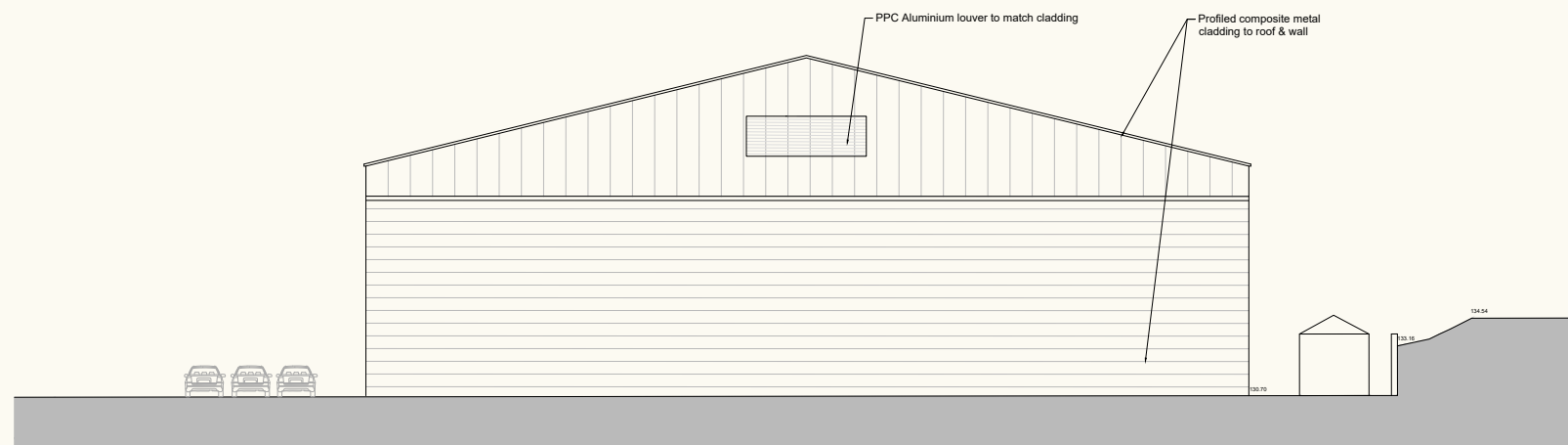
Materials

The building will be predominantly clad with a combination of horizontally laid, metal-faced composite panel. The materials proposed have been selected to imitate the host building and local context.

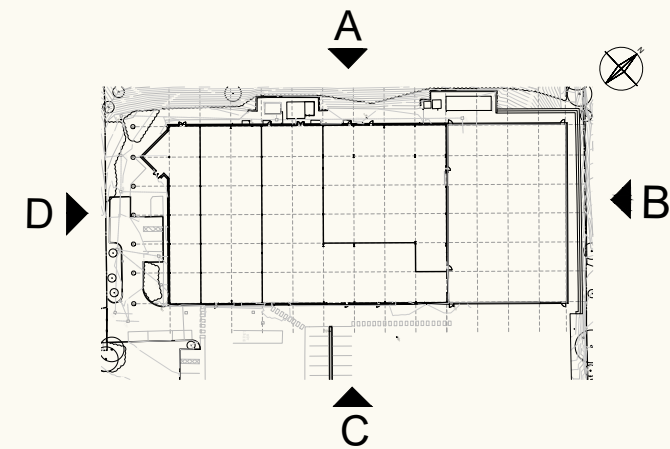
PROPOSED ELEVATIONS



ELEVATION C



ELEVATION B (REAR)



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LANDSCAPE

LANDSCAPE / FLOODING

Landscape and Ecology

This document is to be read in conjunction with the preliminary ecological appraisal report prepared by Collington Winter (June 25').

The site benefits from dense and well-established landscaped buffers along its northern and western boundaries comprising established trees of varying maturity and low-lying shrubs. These visually soften the boundaries between the industrial park to the south and east, and residential site to the north west.



BNG Statement

The site is located within an established industrial estate and the existing area for the proposed extension comprised of an existing hard standing. Although the proposed development will not decrease the biodiversity value, a BNG report has been produced by Collington Winter (June 25')

Flooding

With reference to the Environmental Agency's Flood Mapping data, the site is found to be located in Flood Zone 1, with a low probability of flooding. This means in any year land has less than 0.1% chance of flooding from rivers or the sea.

A flood risk and drainage design report has been prepared by PG Consulting as part of this application.

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CONCLUSION

CONCLUSION

Conclusion

In conclusion, the proposed extension to the industrial unit represents a carefully considered design that harmonizes with the existing functional structure. By increasing the capacity for production and generating additional local economic activity.