

DESIGN AND ACCESS STATEMENT

Warehouse Fit Out, H2, Heywood Distribution Park
Planning - Non-Material Amendment

Document Prepared for:

IRON MOUNTAIN

Revision - P01

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01 INTRODUCTION



01 INTRODUCTION

01.1 STATEMENT OVERVIEW

Overview

On behalf of Iron Mountain (the applicant), enclosed is the following non-material amendment ('NMA') application to planning permission. This document outlines the proposed changes and acts as part of the supporting documentation for the external alterations of Unit 9 within Heywood Distribution Park.

NMA Proposals

The Applicant, Iron Mountain, is seeking to secure planning consent for the enhancement of the existing planning. The proposed works include:

- Provision of a 12m canopy to the southern level access door
- Relocation of the Amenity Block

Report Content & Structure

This document outlines the proposed amendments and reasoning for the suggested changes.

The statement is structured as follows;

- 01.0 - Introduction
- 02.0 - Design Proposals
- 03.0 - Access
- 04.0 - Summary



01 INTRODUCTION

01.2 SCOPE OF APPLICATION

The scope of this application seeks to obtain planning permission for the proposed non-material amendments to the refurbishment and external alterations at the existing Unit 9 at Heywood Distribution Park.

The application is for the addition of a new proposed canopy, and the repositioning of the new amenity block.

The document, supported by illustrations of the architectural design, demonstrates a clear vision of the developed design.



02 DESIGN PROPOSALS



02 DESIGN PROPOSALS

02.1 DESIGN SUMMARY - PROPOSED SCHEME

The proposed amendments have been developed to better accommodate user requirements whilst maintaining the overarching objectives of the approved scheme. Each modification has been carefully considered to ensure it does not compromise the integrity of the original permission. Collectively, the amendments preserve the design quality of the development and continue to support the economic and strategic goals of the site.

A summary of the changes proposed as part of this application is set out below:

- 01 - Relocation of the Amenity Block
- 02 - Additional Canopy

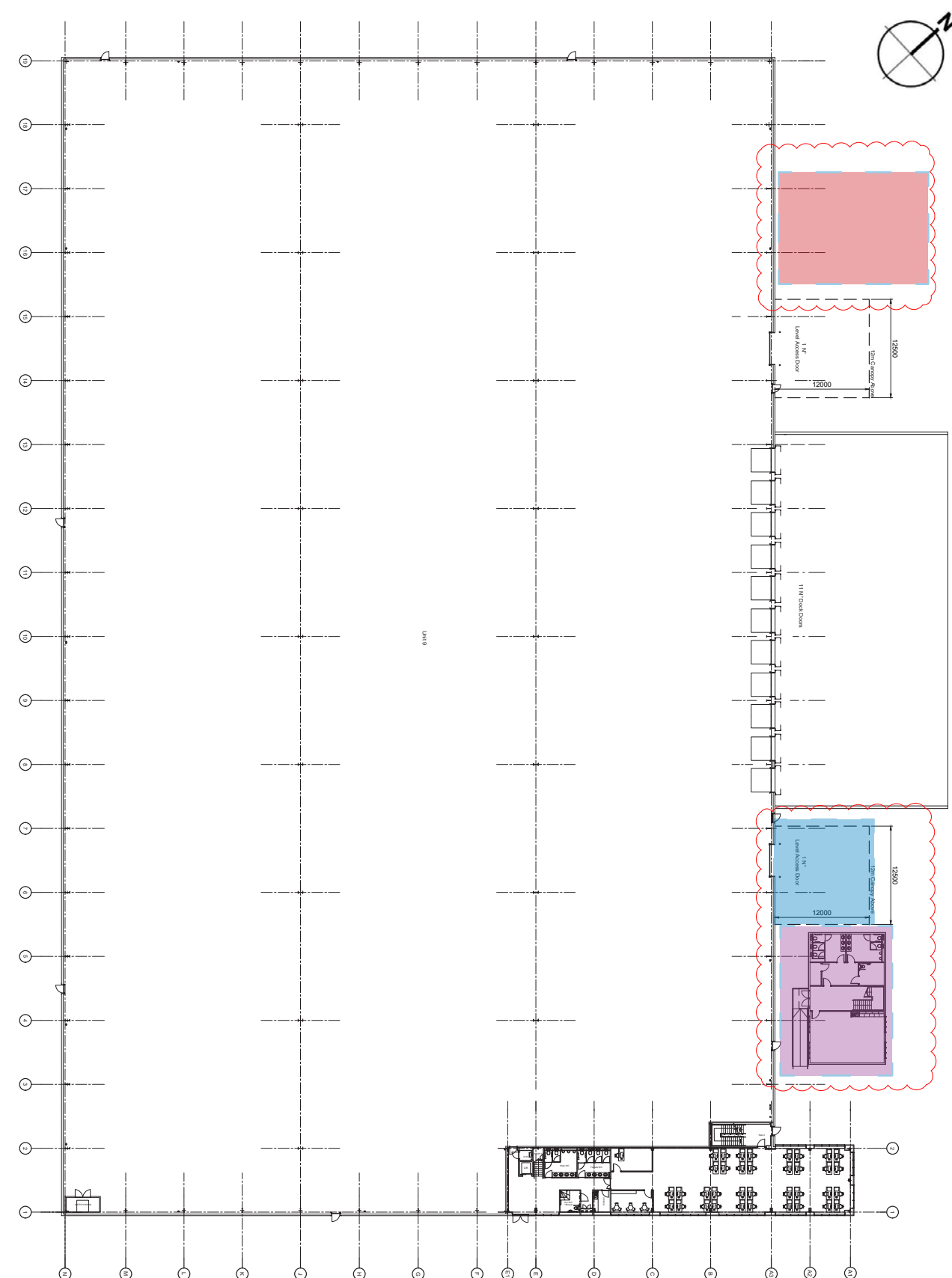
The refurbishment has been sensitively designed so that personnel access, cycle parking, yard parking, and car parking quantities have not been impacted by the works. All existing trees and landscaping have been maintained to preserve the ecological stature of the proposal.

-  Amenity Block - Previously Proposed Location
-  Amenity Block - New Proposed Location
-  Proposed Additional Canopy



02 DESIGN PROPOSALS

02.2 PROPOSED SCHEME - FLOOR PLAN



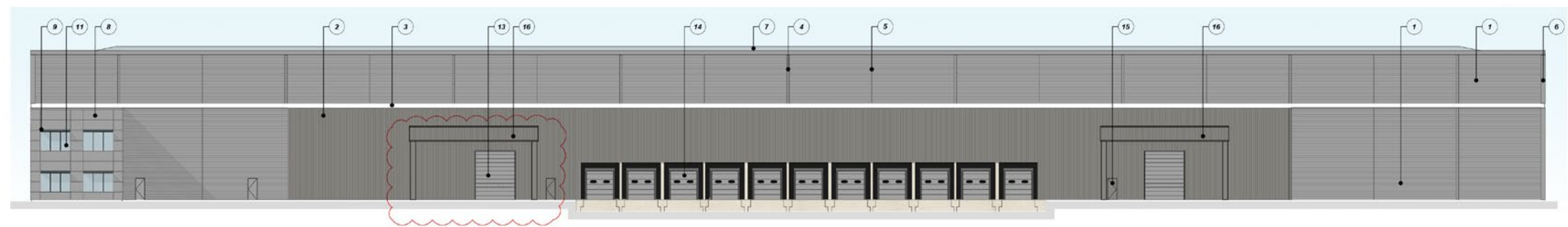
The amendments to the internal design proposal include the relocation of the amenity block and the new proposed canopy to the southern level access door, in addition to the accepted canopy over the northern level access door. The new canopy will have a 12m projection from the edge of the building and the amenity building relocated just south of the new canopy with improved pedestrian access between the amenity block and the unit.

The proposal will have a very limited impact upon the current planning application with external works limited to the amenity block and canopies.

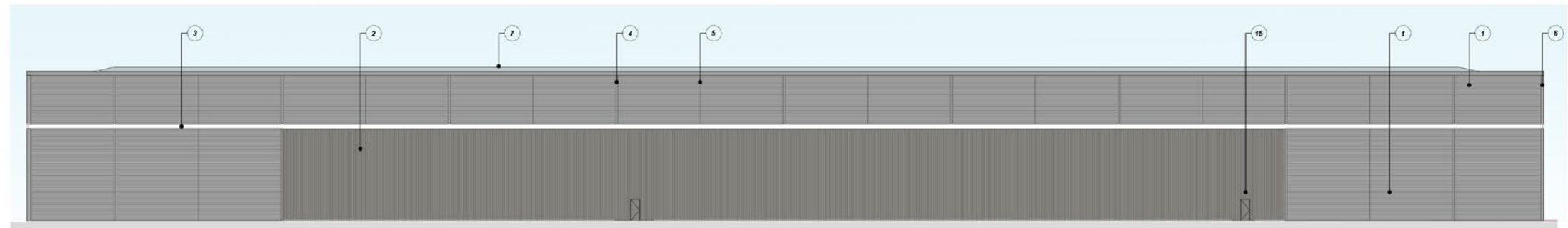
-  Amentity Block - Previously Proposed Location
-  Amentity Block - New Proposed Location
-  Proposed Additional Canopy

02 DESIGN PROPOSALS

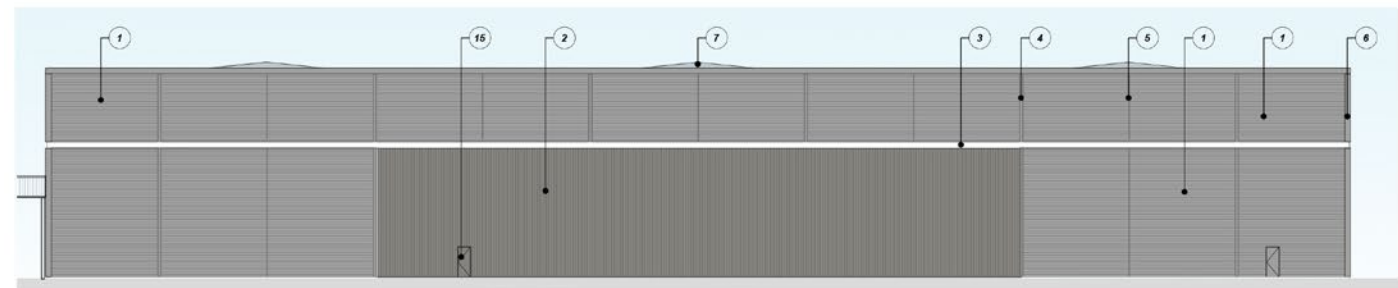
02.3 PROPOSED SCHEME - ELEVATIONS



East Elevation Scale 1:200



West Elevation Scale 1:200



North Elevation Scale 1:200



South Elevation Scale 1:200

MATERIAL SCHEDULE

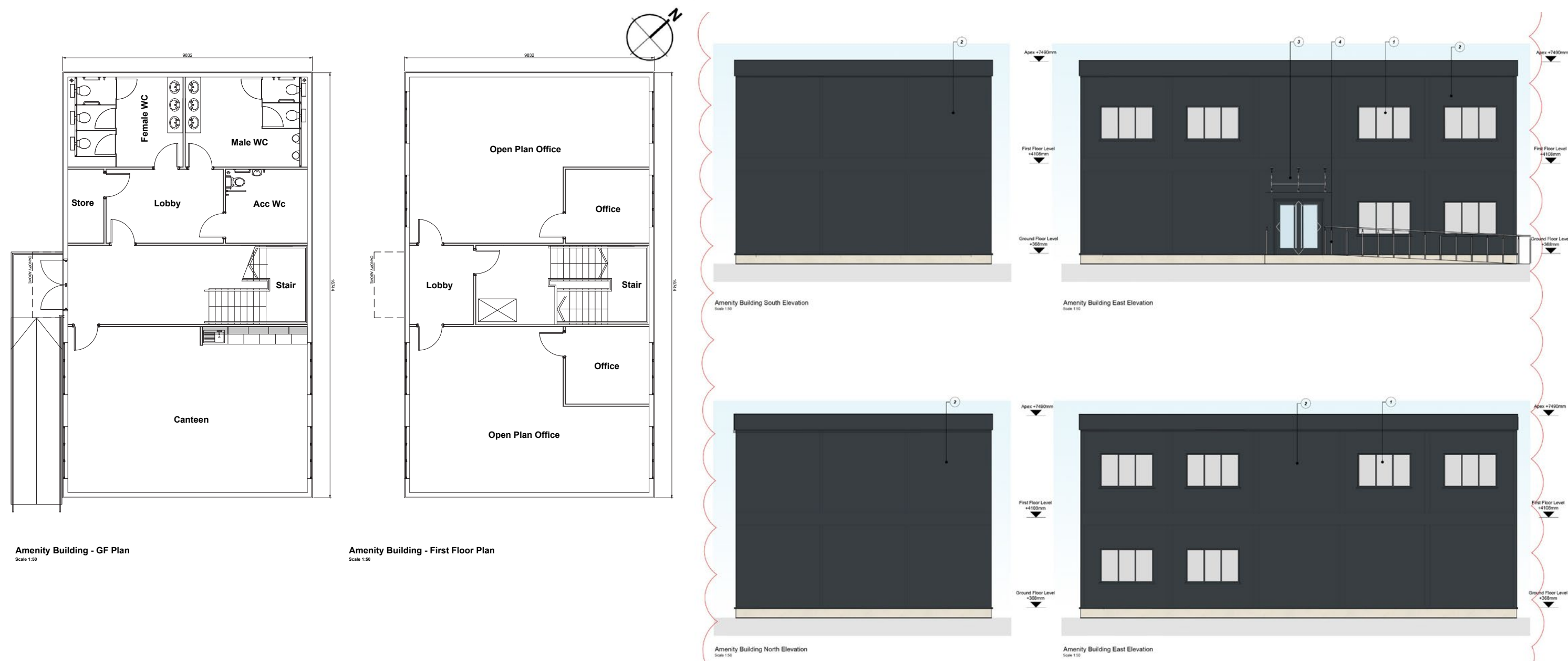
- ① HORIZONTALLY LAID TRAPEZOIDAL PROFILED CLADDING
COLOUR - TATA STEEL COLORCOAT SIRIUS (RAL 9006) LAID REVERSE
- ② VERTICALLY LAID TRAPAZOIDAL STEEL CLADDING
COLOUR - TATA STEEL COLORCOAT ORION (RAL 9007) LAID REVERSE
- ③ HIGH LEVEL RECESSED HORIZONTAL FEATURE BAND
COLOUR - TATA STEEL COLORCOAT PRISMA WHITE (RAL 9010)
- ④ 300MM WIDE RECESSED FLASHING
COLOUR - TATA STEEL COLORCOAT SIRIUS (RAL 9006)
- ⑤ 'T' FIN FLASHING
COLOUR - TATA STEEL COLORCOAT SIRIUS (RAL 9006)
- ⑥ PARAPET AND CORNER FLASHING
COLOUR - TATA STEEL COLORCOAT SIRIUS (RAL 9006)
- ⑦ PROFILED STEEL CLADDING
FINISH: BRITISH STEEL COLORCOAT HPS200 COLOUR ALBATROSS (LIGHT GREY)
- ⑧ KINGSPAN MR PANEL CLADDING
COLOUR: SIRIUS (RAL 9006)
- ⑨ BRISE SOLEIL CANOPY
CANTILEVERED BRISE SOLEIL CANOPY WITH BULL NOSE PROFILED FASCIA WITH CONCEALED FIXINGS.
FINISH / COLOUR : ZEUS
- ⑩ CURTAIN WALLING
DARK GREY FRAME (RAL 7016) / CLEAR GLASS
- ⑪ ALUMINIUM RIBBON WINDOWS
DARK GREY MULLION (RAL 7016) / CLEAR GLASS
- ⑫ GLAZED INSULATED SPANDREL PANEL
COLOUR - GREY (RAL 9007)
- ⑬ LEVEL ACCESS LOADING DOORS
COLOUR: SIRIUS (RAL 9006)
- ⑭ DOCK LEVELLERS
COLOUR: SIRIUS (RAL 9006)
- ⑮ PERSONNEL DOORS
COLOUR TO MATCH SURROUNDING CLADDING
- ⑯ VERTICAL PROFILED METAL CLADDING TO PROJECTING CANOPY HPS200 ULTRA
COLOUR: ORION (9007)

02 DESIGN PROPOSALS

02.4 PROPOSED SCHEME - AMENITY BUILDING

The design proposal amendments feature the relocation of the amenity block which remains situated just outside the building but now to the south of the southern level access door. This amenity building will contain necessary welfare facilities, workspaces and catering facilities.

The design of this amenity block has been amended to suit its relocation and will remain complimentary to the parent building but also the surrounding context of the site. The plans and elevations can be seen in the drawings below.



03 SUMMARY



03 SUMMARY

03.1 SUMMARY

Overall, the proposals within this NMA require minimal works that would see improvements to the current approved planning at Unit 9 - Heywood Distribution Park. These changes enhance its amenity welfare accommodation and practicability whilst also being sympathetic to the existing development and surrounding industrial park.





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