

Design and Access Statement

for

**Erection of one b2 industrial building and
one b2/b8 industrial building**

at

**Land off Hanson Close
Middleton
Greater Manchester**

client

MSM

October 2022

1.0 General

This statement has been prepared to accompany an application for full planning permission to Rochdale Borough Council for the erection of a new b2 industrial building and a new b2/b8 industrial building at Land Off Hanson Close, Rochdale, Greater Manchester.

The statement should be read in conjunction with the following drawings by Campbell Driver Partnership:

- existing topo survey - 22.135.001A
- proposed site layout - 22.135.002D
- proposed floor plans - 22.135.003B
- proposed elevations - 22.135.004C
- proposed floor plans units 1-3 - 22.135.005C
- proposed elevations units 1-3 - 22.135.006C
- proposed site sections - 22.135.007A

2.0 Site

2.1 Location

The site is located off Hanson Close adjacent to the River Irk. The site is shown by a red outline on drawing.

2.2 Site History

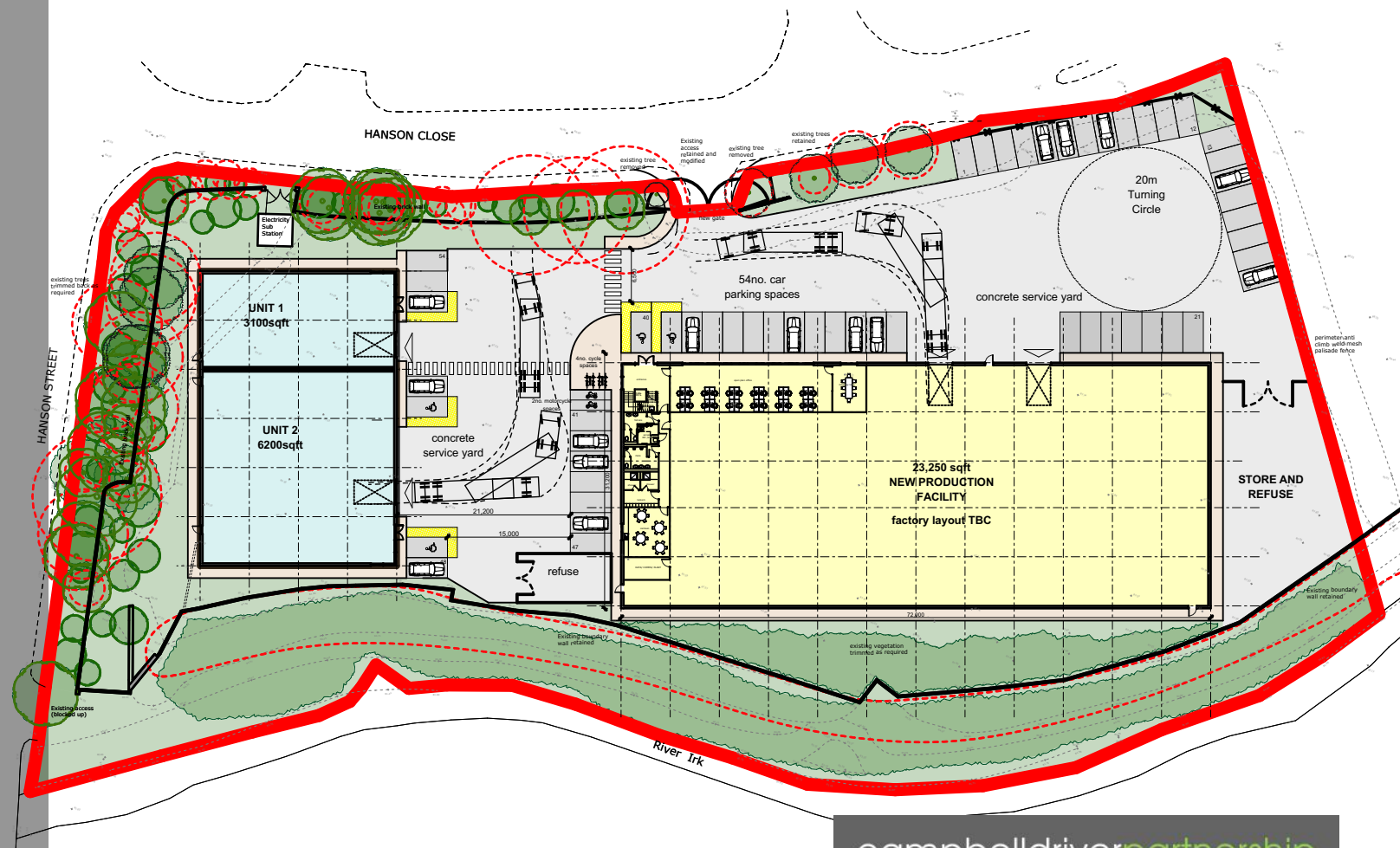
The site is currently vacant but was originally a mill in the early 1900's. It has since been occupied by a depot consisting of 3 small buildings and a substation. The depot and substation were all removed by 2014.

3.1 Existing usage

The site is currently vacant brownfield land featuring demolition material from previous site uses.

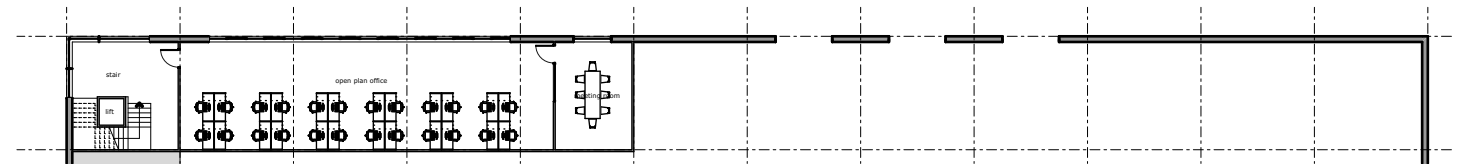
3.2 Proposed usage

The proposed usage of the land will be for a new b2 production building for MSM aerospace. It is intended to be an expansion of their current facilities on the land adjacent across the River Irk. As well as this new facility a second B2/ B8 building will be constructed which will split into 3 units for additional other future businesses.

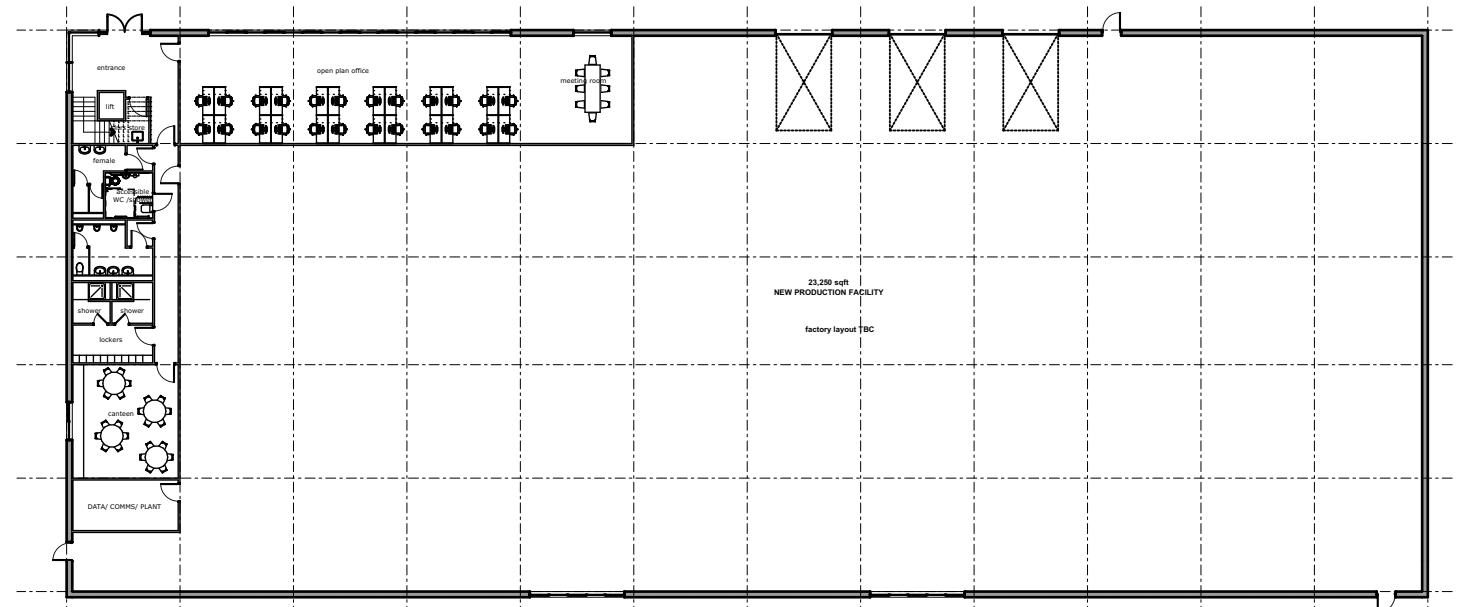


4.0 Layout

The layout of the primary new MSM facility will consist of a feature glazed entrance opens into the entrance/ stair core. from this the remaining rooms branch in an L shape configuration with open plan offices across the northeastern side of the unit and access to toilets, shower facilities and a canteen for production floor staff along the north western side. above the ground floor offices there is secondary office space of a similar configuration accessed by the stair core. The remaining space of the unit is dedicated to the production facility providing a large space with 3 sectional doors for easy access.



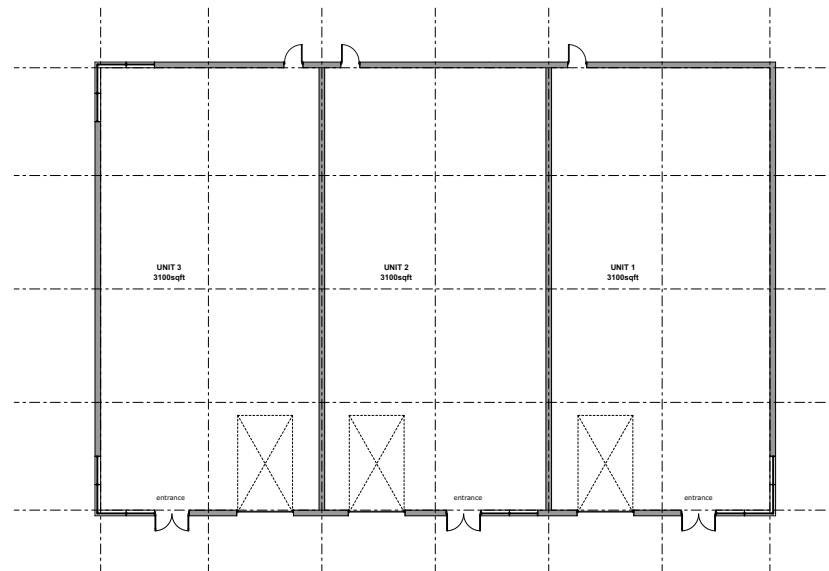
First floor layout



Ground floor layout

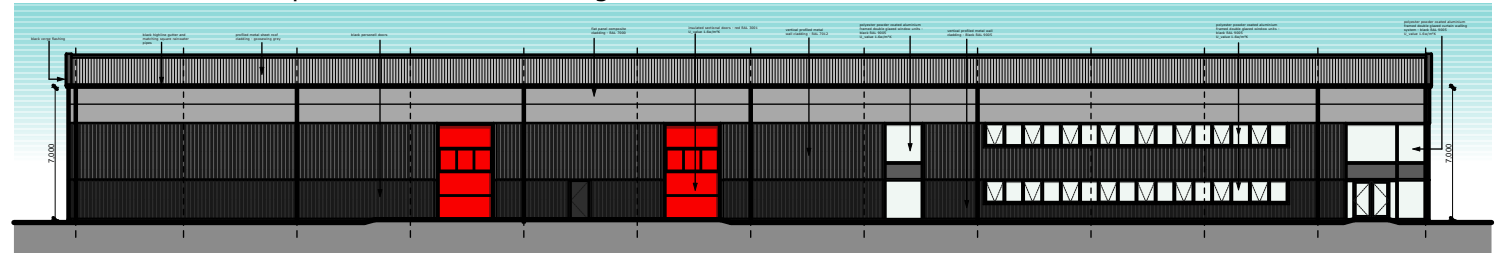
4.0 Layout

The layout of the second B2/ B8 building will be simpler than that of the other facility. The building will be split into 3 identically sized 3100 sqft units with main glazed entrances to the north east elevation on each. These entrances open into a single open space designed to be flexible for any future tenant needs. Additionally each unit will have a sectional door into the space for easy delivery access.

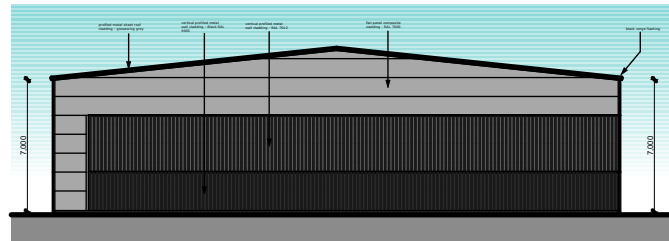


5.0 Appearance

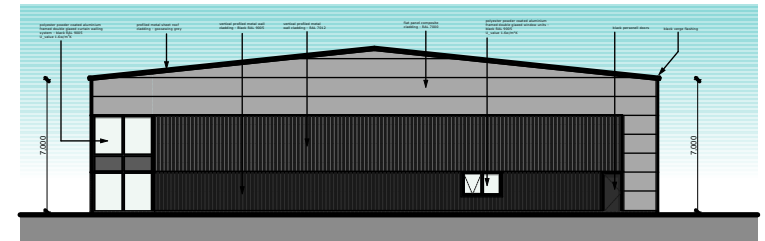
The main MSM building will be a large portal framed unit clad in a combination of profiled and flat panel cladding. The cladding will transition from black at ground floor level to the light goosewing grey at the eaves to give the building a modern and cost-efficient look. The entrance and meeting room areas are defined by large black aluminium framed curtain walling to provide a focal point to the corner of the building. To cut through the shades of grey and black featured across the facade red will be used on the sectional doors to provide a more striking view on the north east elevation.



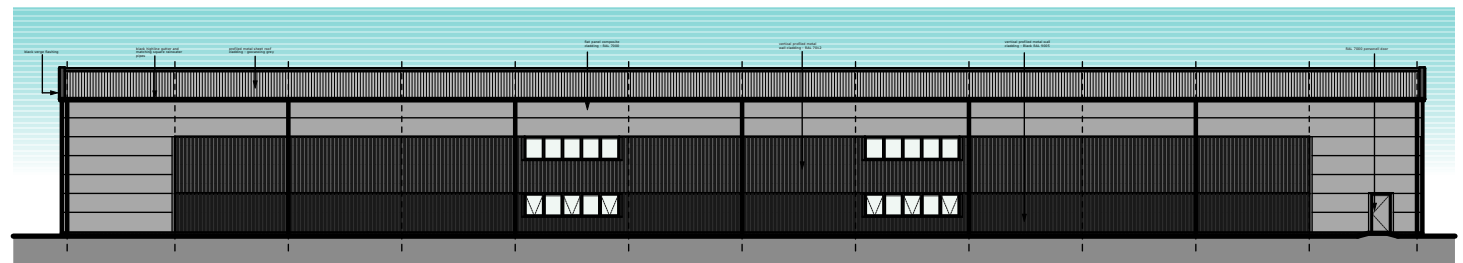
North east elevation



South east elevation



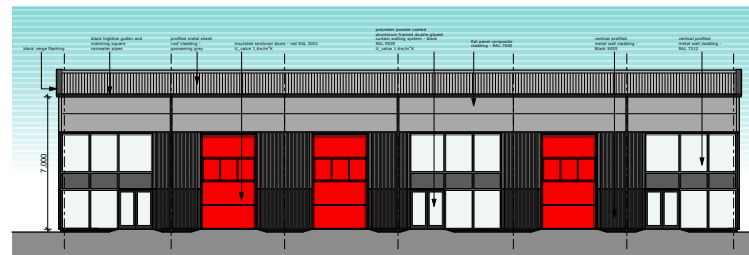
North west elevation



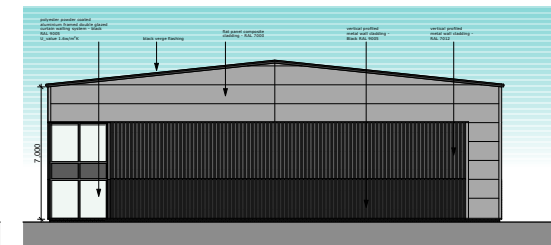
South west elevation

5.0 Appearance

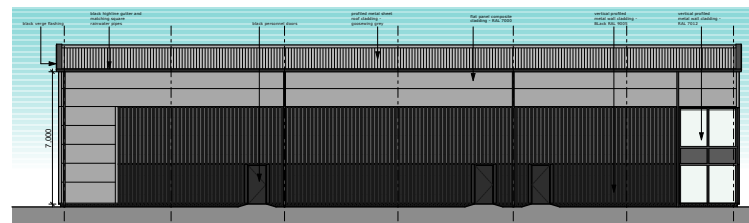
The second B2/ B8 building will reflect the Main MSM building with it being a large portal framed unit clad in a combination of profiled and flat panel cladding. The cladding will be of a similar colour scheme and pattern. The entrances will be defined by the feature curtain wall glazing with each unit's glazing being configured differently both as a response to the site and to create a uniqueness among the identically sized units. Similarly, to the main building red sectional doors have been used on the facade.



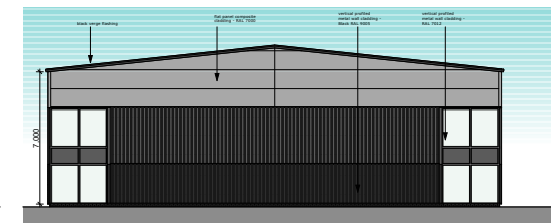
North east elevation



North west elevation



South west elevation



South east elevation

6.0 Scale

Both buildings will be of a similar size and scale as that of the surrounding industrial area. The immediate surrounding area is of units that are approximately 5-6m to the eaves and are typically starter units. While the units proposed are 7m to the eaves they are set back from Hanson Close considerably ensuring that they do not unintentionally dominate the area.



View along Hanson Close



View of existing access



View along Hanson Street

7.0 Crime Impact

All doors on the new buildings will be built to be security rated and complying with the standards of PAS 24/2016.

Existing site security measures will be retained and undisturbed with new Day/ night capable CCTV cameras fitted where existing cameras will be obscured by the new buildings. The new CCTV will be placed at heights where they cannot be tampered with.

8.0 Landscaping

The proposal will include minimal changes to the existing landscaping due to the building being erected primarily across the existing yard. The site layout has been arranged to avoid needing the removal of trees around the site. The only trees being removed will be those allocated category U on the tree survey and a category C3 and a C2 tree to allow for the access to be amended.

9.0 Access

Vehicular access will be from the existing site access. The access will be modified to suit the required standards for vehicles to access the units. The yard to the smaller units will be a min of 18m allowing for adequate goods vehicles access while the larger MSM unit will feature a min 20m turning circle allowing for easy access for hv's.

10.0 Sustainability

The proposed development will be designed in accordance with the Building Regulations Approved document L2a and will meet the fabric U-values set out therein for thermal performance and energy efficiency and will be constructed in accordance with the SBEM calculations for energy performance.

Renewables will be considered where required to reduce the energy consumption of the development once in operation along with focusing on the air tightness of the buildings to reduce the requirements for space and water heating.

10.0 Summary

The main building will provide the required expansion space for MSM enabling them to increase their production capabilities as well as their employment capacity for the local area. The additional units in the secondary building will also provide a significant amount of flexible space for smaller business within the area. Both units have a modern design with materials reflecting that of the surrounding units and makes use of the existing tree and planting coverage to reduce the visual impact of the units from the surrounding streets and the River Ire.