

DESIGN AND ACCESS STATEMENT

Warehouse Fit Out, H2, Heywood Distribution Park
Planning Application

Document Prepared for:

IRON MOUNTAIN

Revision - P02

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01 INTRODUCTION



01 INTRODUCTION

01.1 STATEMENT OVERVIEW

Overview

This Design and Access Statement has been prepared by UMC Architects on behalf of Iron Mountain (the applicant), as part of the supporting documentation for a full planning application for the refurbishments and external alterations of Unit 9 within Heywood Distribution Park.

Development Proposals

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

- Provision of a 12m canopy to the northern levels access door;
- Provision of a sprinkler tank and pump house;
- Erection of a full perimeter house allowing a 1200mm gap adjacent to the existing facility fence;
- Provision of bifold entrance with automated access control at access to the existing car park; and
- Erection of an office amenity block

Report Content & Structure

This document contains a summary of the site context and analysis of the surrounding area and an explanation of design evolution.

This document explores how the physical characteristics of the scheme have been informed by the design process and explains the steps taken in the process, culminating in the proposed design solutions.

The statement is structured as follows;

01.0 - Introduction

02.0 - Site Context

03.0 - Design Proposals

04.0 - Access

05.0 - Summary



01 INTRODUCTION

01.2 SCOPE OF APPLICATION

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

The application is for the addition of a new sprinkler tank and pump house, a new proposed canopy, new perimeter fence line and entrance, a new amenity block and drainage alterations.

The Design and Access Statement, supported by illustrations of the architectural design, demonstrates a clear vision of the developed design.



02 SITE CONTEXT



02 SITE CONTEXT

02.1 SURROUNDING CONTEXT

The areas of particular relevance to the context of the development site are as follows:

- Residential Areas
- Industrial Areas
- Heywood Distribution Park

The locations of the above mentioned areas relative to the development site are shown on the adjacent diagram.

1 - Residential Areas

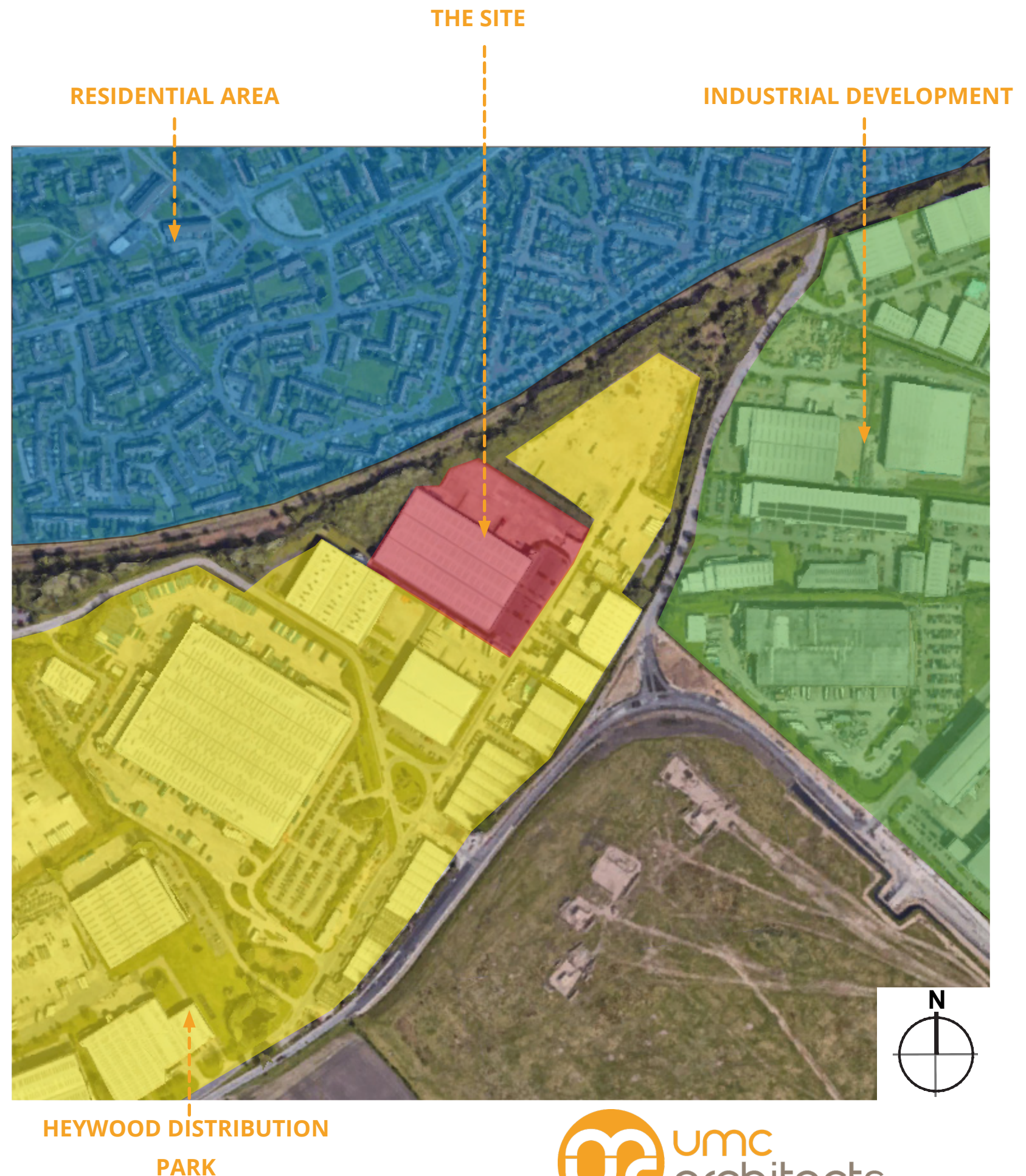
The residential areas within Heywood is a mixture of medium density detached, semi-detached and terrace housing.

2 - Industrial Areas

There are also existing industrial units adjacent to the east of the site.

3 - Heywood Distribution Park

The proposed development is part of the larger development of Heywood Distribution Park.



02 SITE CONTEXT

02.2 SITE CONTEXT

The photos adjacent show the existing conditions of the carpark which has a total of 135 parking spaces including 8 accessible spaces situated close to the entrance. The carpark is currently not secure and can be accessed by people other than workers. Also, shown is the extent of the service yard, which currently has 2 level access doors and 11 dock doors.

On the following page, the site is visible in both the aerial images and the surrounding context of the development. One is a residential area, which cannot be seen from the development with a mixture of property types. Adjacent to the site are similar industrial units with similar finishes and functions.

As shown in the other photos on the following page the current developed is in a good condition. The form, function and size is relative to the surrounding context.



Existing carpark and entrance conditions.



Photo looking at the service yard where majority of the works will take place.

02 SITE CONTEXT

02.2 SITE CONTEXT



Aerial of adjacent buildings.



Existing service yard.



Existing carpark.



Aerial of nearby residential area mostly screened from the landscaped development.



Image looking north of service yard.



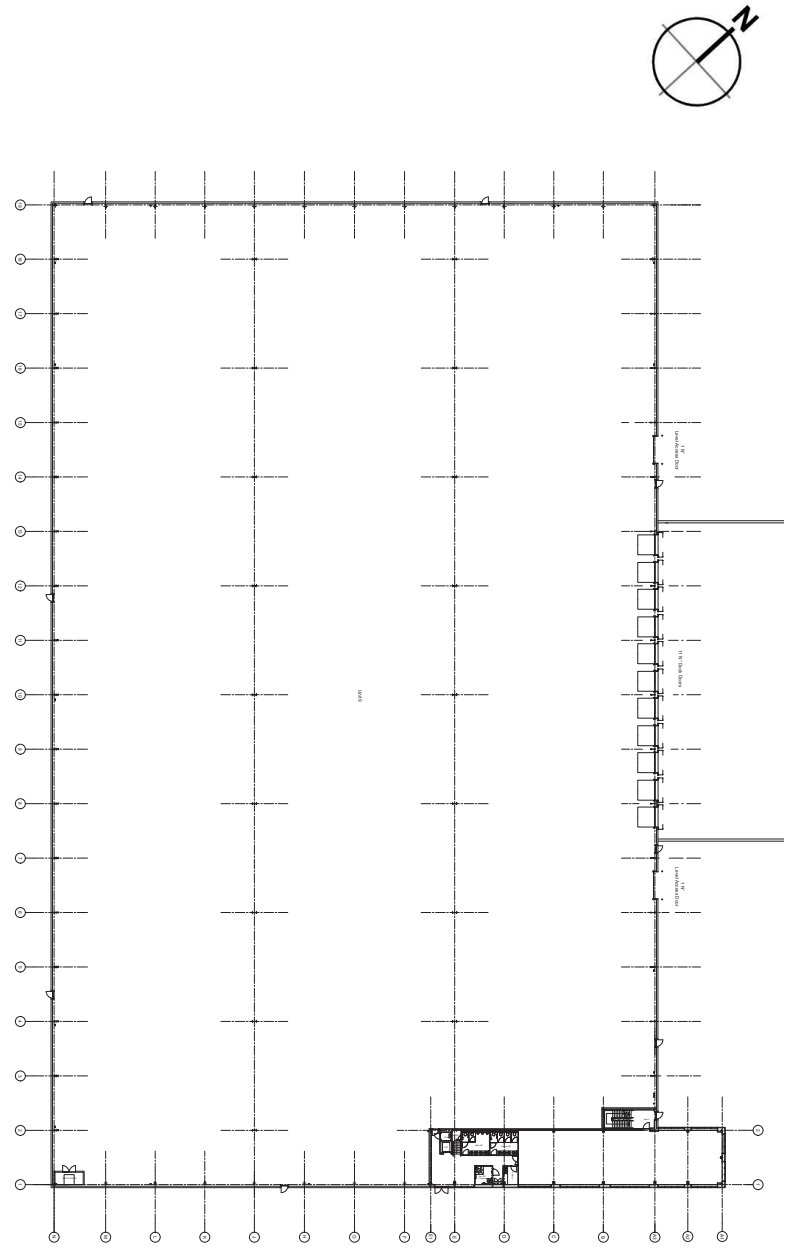
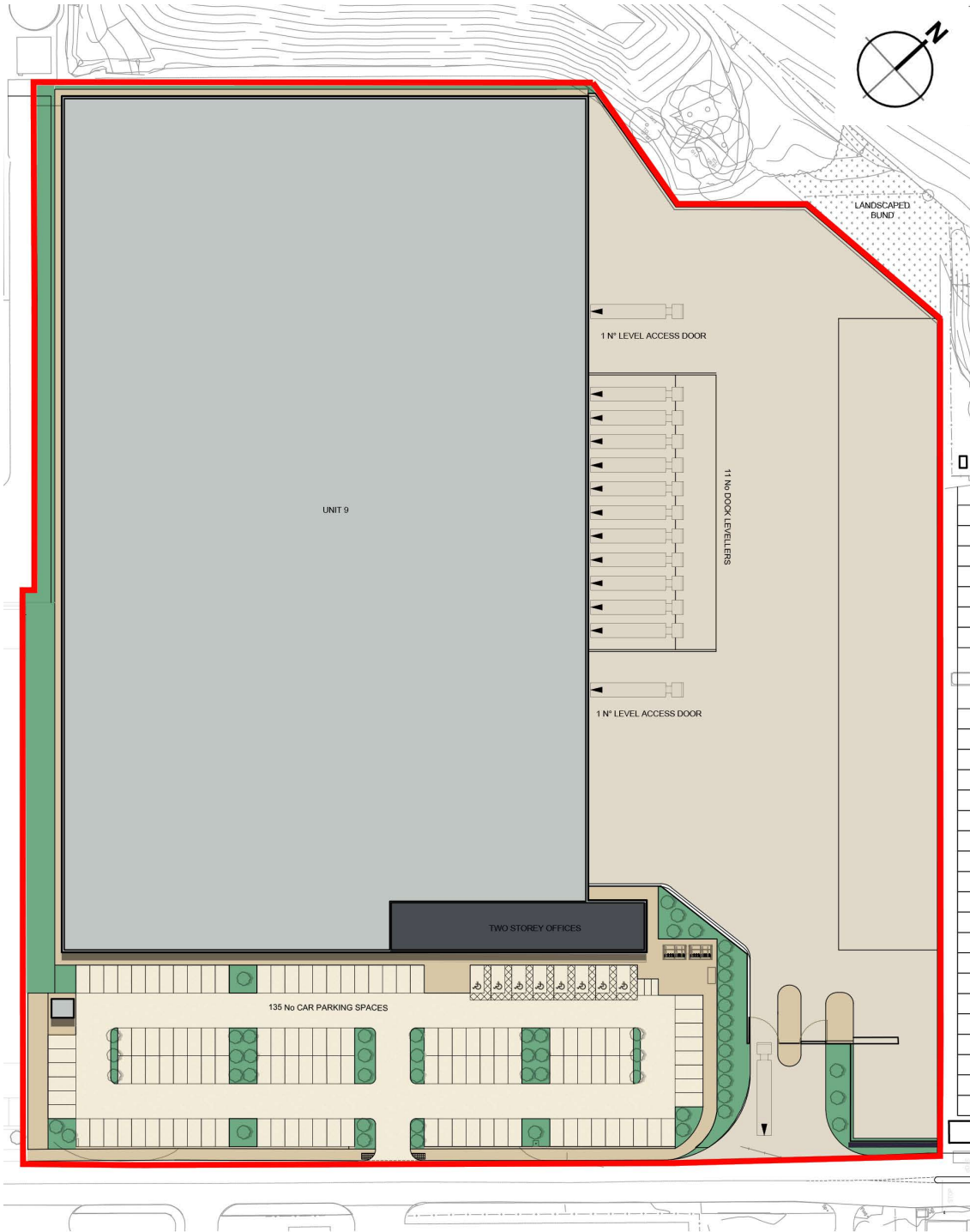
Image looking at building elevational treatment.

02 SITE CONTEXT

02.3 EXISTING PLANS & ELEVATIONS

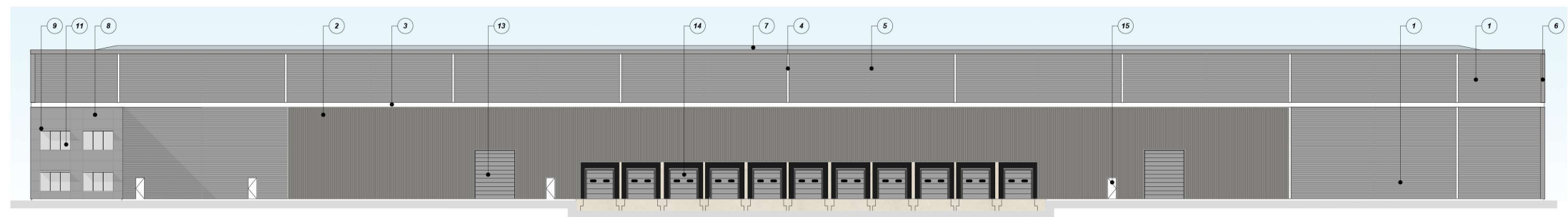
The adjacent diagrams indicate the current scale, form and finishes of the existing Unit 9 at Heywood Distribution Logistics park.

The plans adjacent indicate the current site and building plan with the elevational treatment of the existing development on the following page.

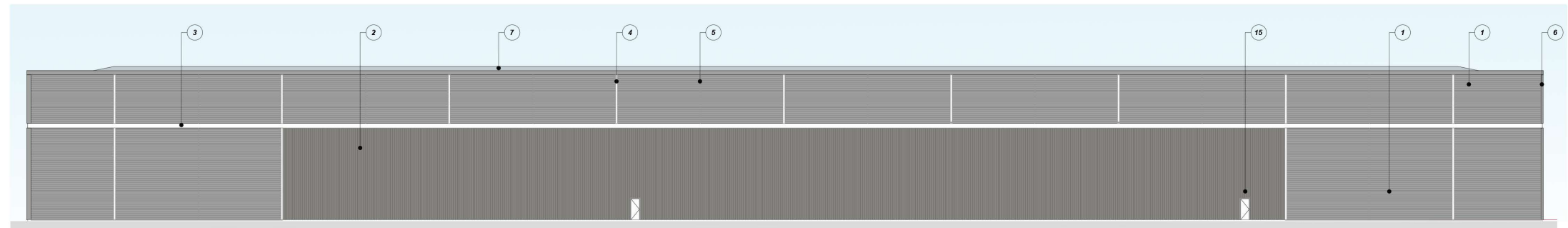


02 SITE CONTEXT

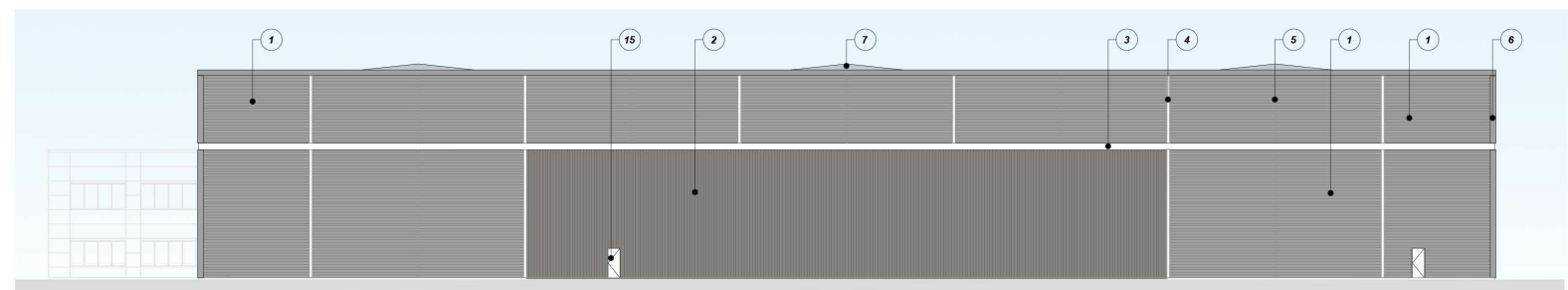
02.3 EXISTING PLANS & ELEVATIONS



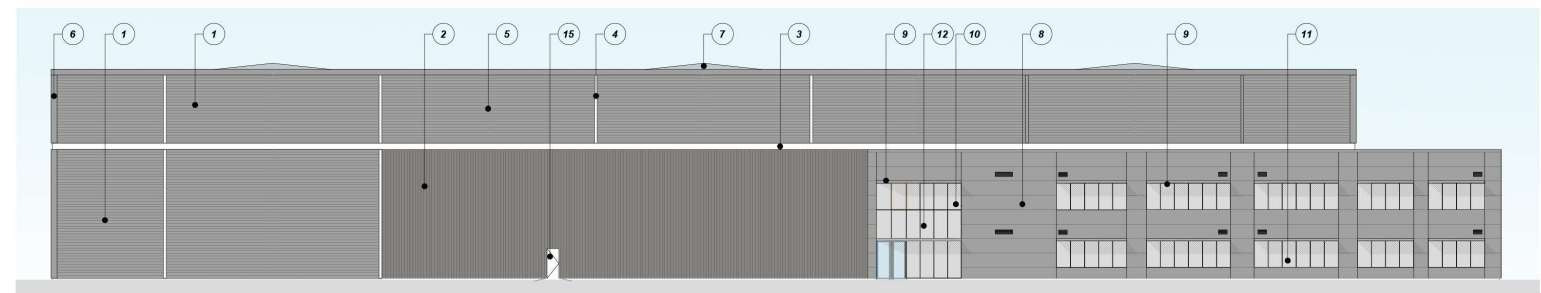
East Elevation Scale 1:200



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
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- ⑭ DOCK LEVELLERS
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- ⑮ PERSONNEL DOORS
COLOUR TO MATCH SURROUNDING CLADDING

03 DESIGN PROPOSALS



03 DESIGN PROPOSALS

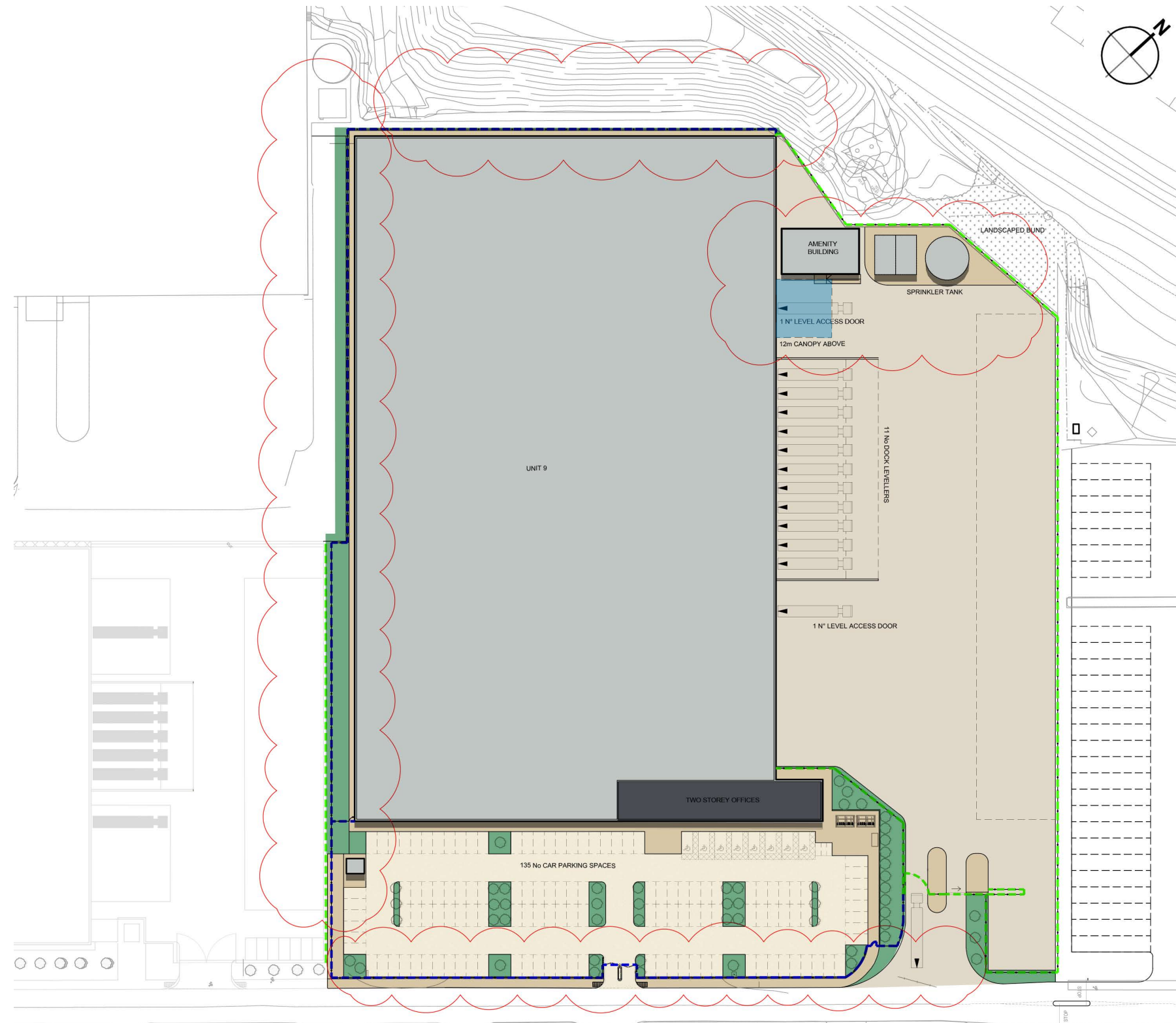
03.1 DESIGN SUMMARY - PROPOSED SCHEME

The rationale behind the design is to support the relocation of a new vault complex within the building. Due to the installation of the vault complex there will be a new canopy, sprinkler tank and amenity building to support the vault.

The new proposal will introduce a new line of security around the entire perimeter of the site with the addition of new bifold gates into the existing car park.

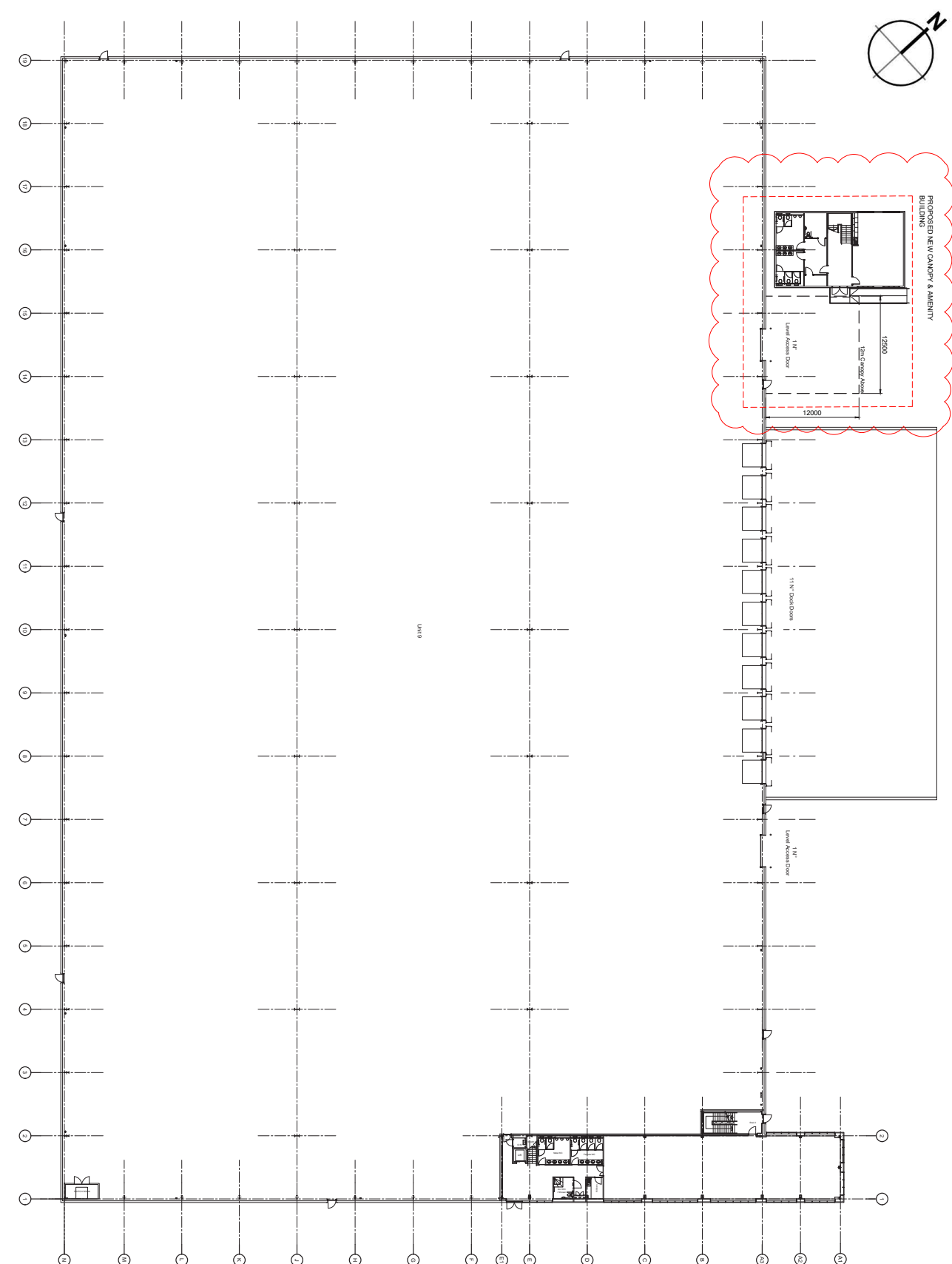
The refurbishment has been sensitively designed so that personnel access, cycle parking, yard parking and car parking quantities have not been impacted by the works. All existing trees and landscaping within the proposed site have been maintained to preserve the ecological stature of the proposal.

The proposal will have a very limited impact upon the current site condition with external works limited to the addition of the amenity building, proposed fence, sprinkler tank/pump house and canopy.



03 DESIGN PROPOSALS

03.2 PROPOSED SCHEME - FLOOR PLANS

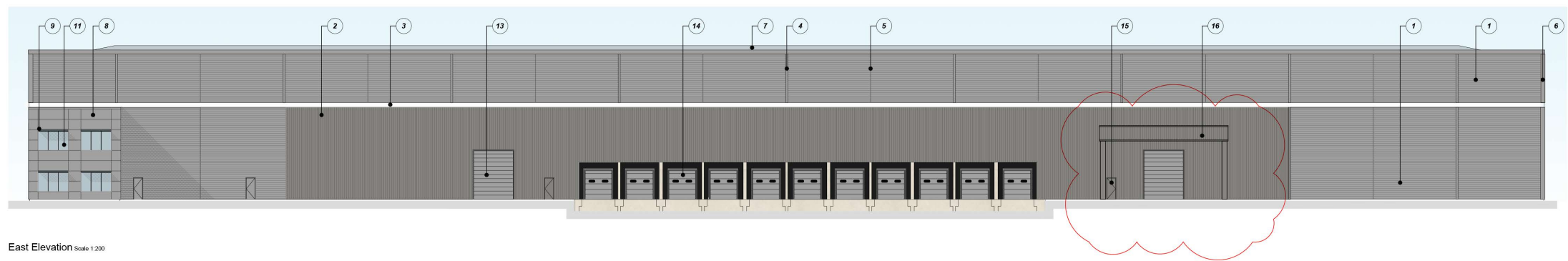


The internal design proposal is limited to the northern area of the building. This includes the new proposed canopy projection 12m from the edge of the building and a new amenity building located directly outside this elevation.

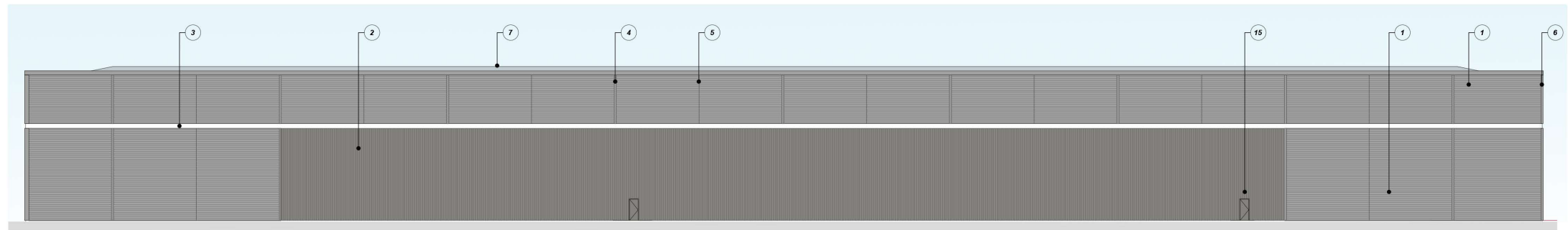
These limited changes will have minimum impact to the surrounding context and landscaped areas of the site.

03 DESIGN PROPOSALS

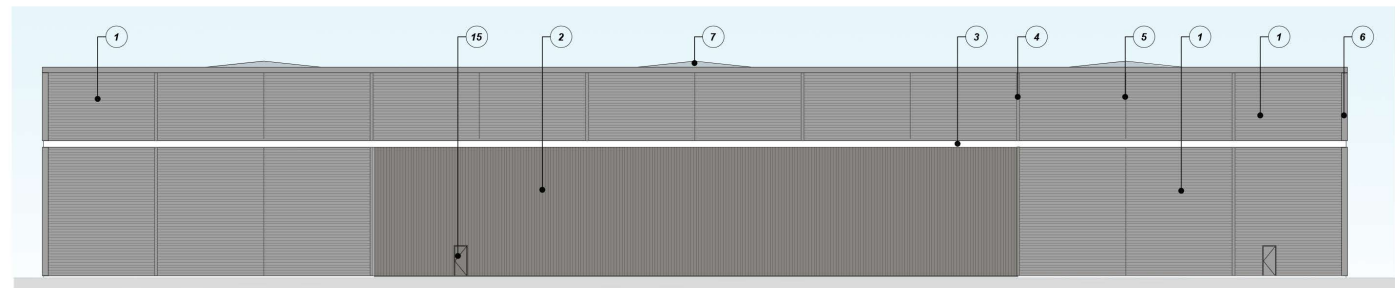
03.3 PROPOSED SCHEME - ELEVATIONS



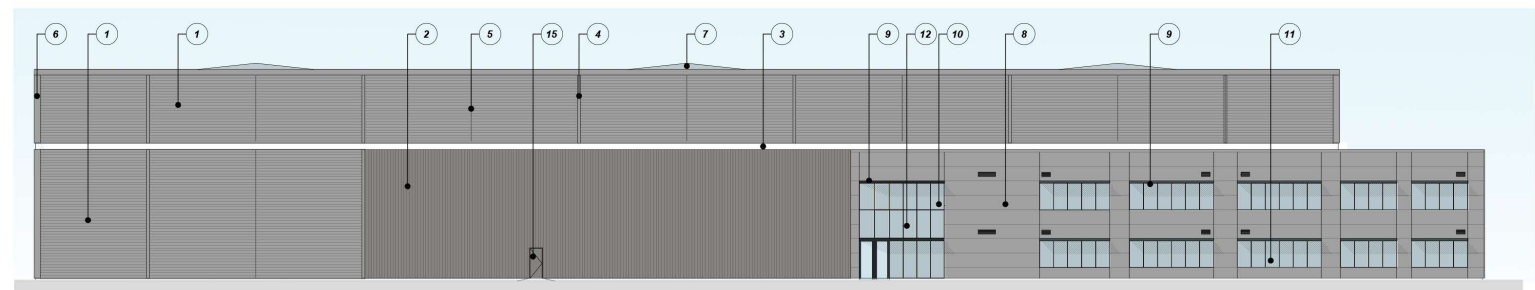
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South Elevation Scale 1:200

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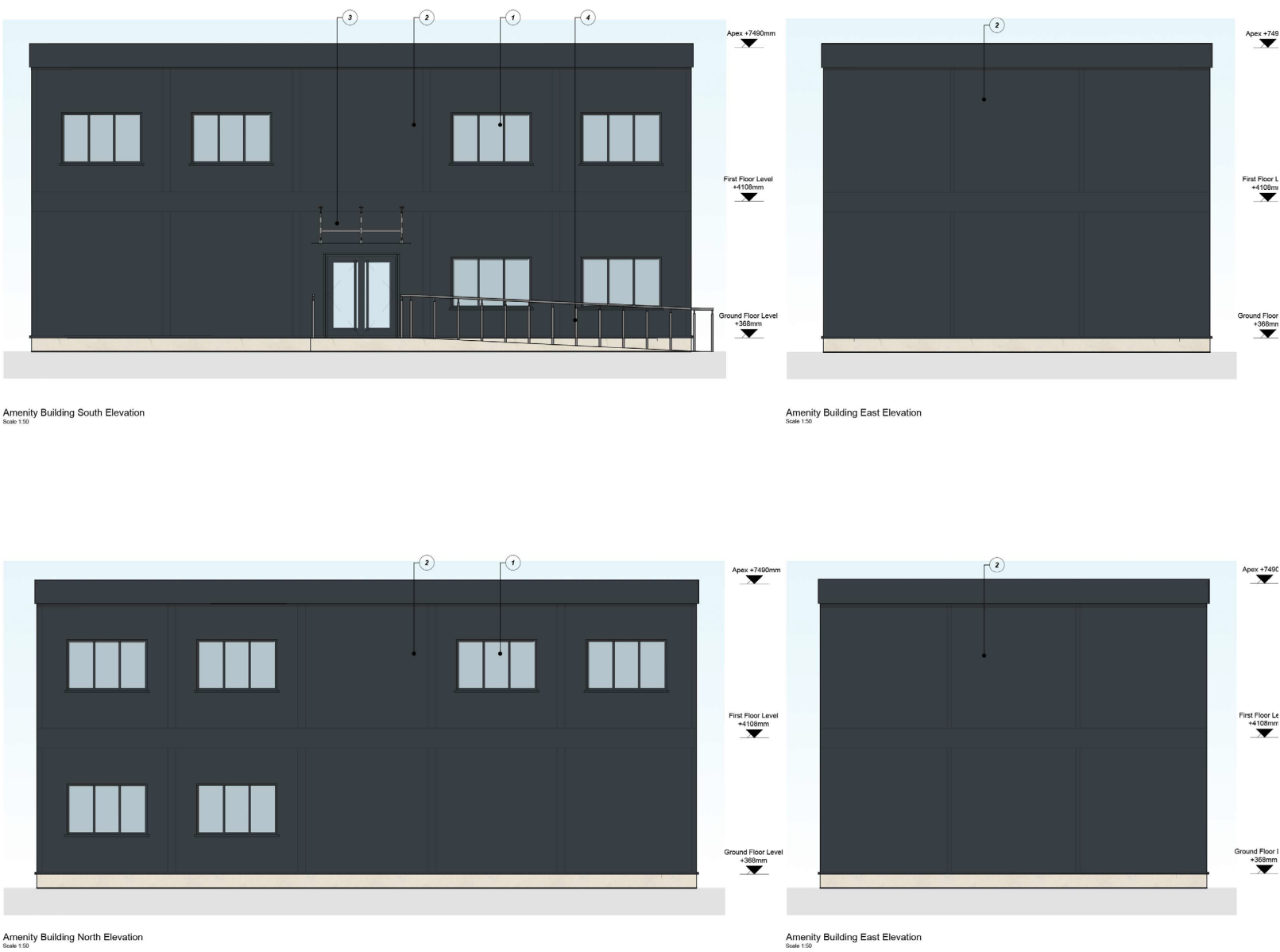
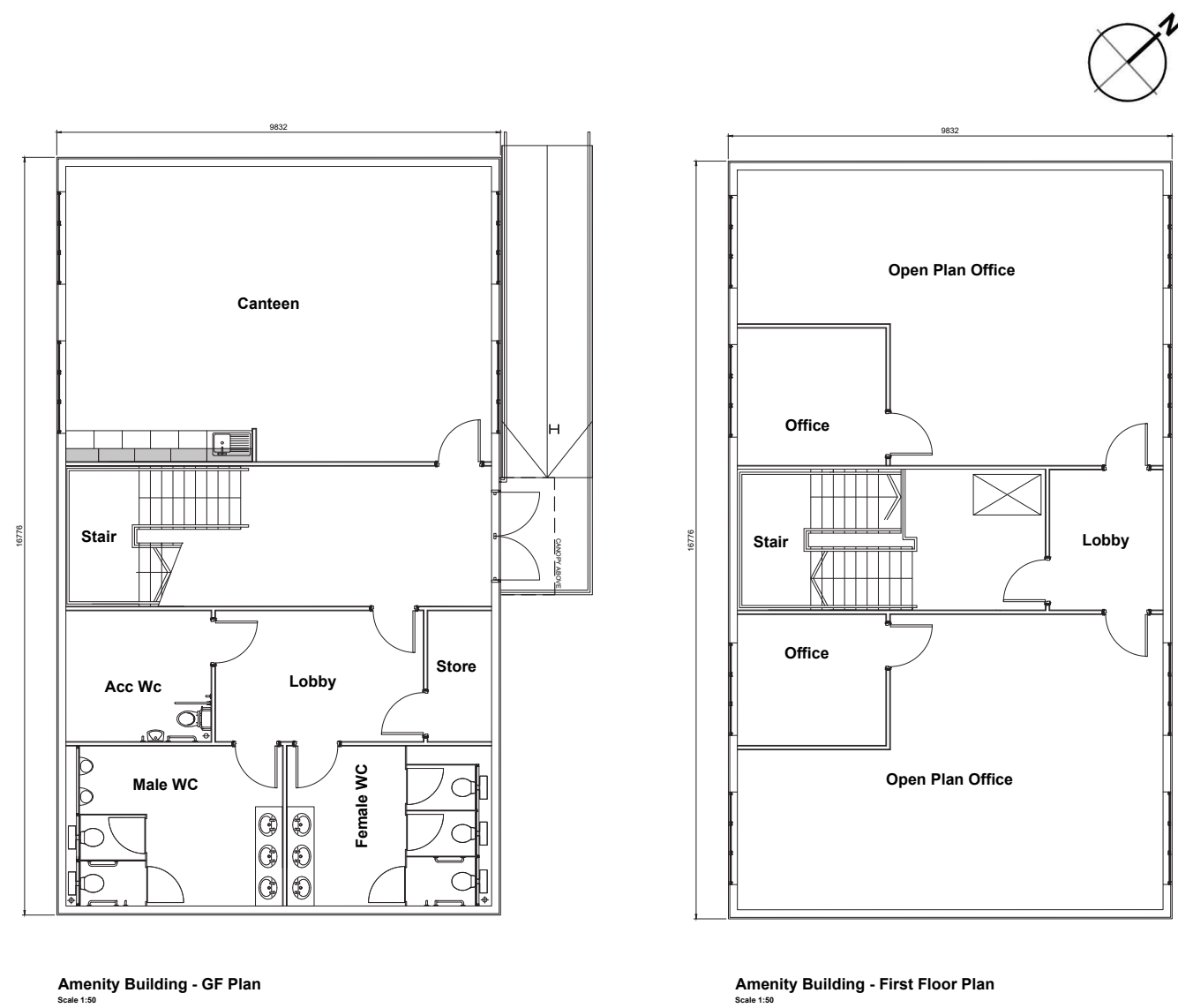
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- ⑮ PERSONNEL DOORS
COLOUR TO MATCH SURROUNDING CLADDING

03 DESIGN PROPOSALS

03.4 PROPOSED SCHEME - AMENITY BUILDING

The design proposals feature a small amenity block situated just outside the building to support the proposed vault complex. This amenity building will contain necessary welfare facilities, workspaces and catering facilities.

The design of this amenity block will be complimentary to the parent building but also the surrounding context of the site. The plans and elevations can be seen in the drawings below.



04 ACCESS



04 ACCESS

04.1 ACCESS

Vehicular Access

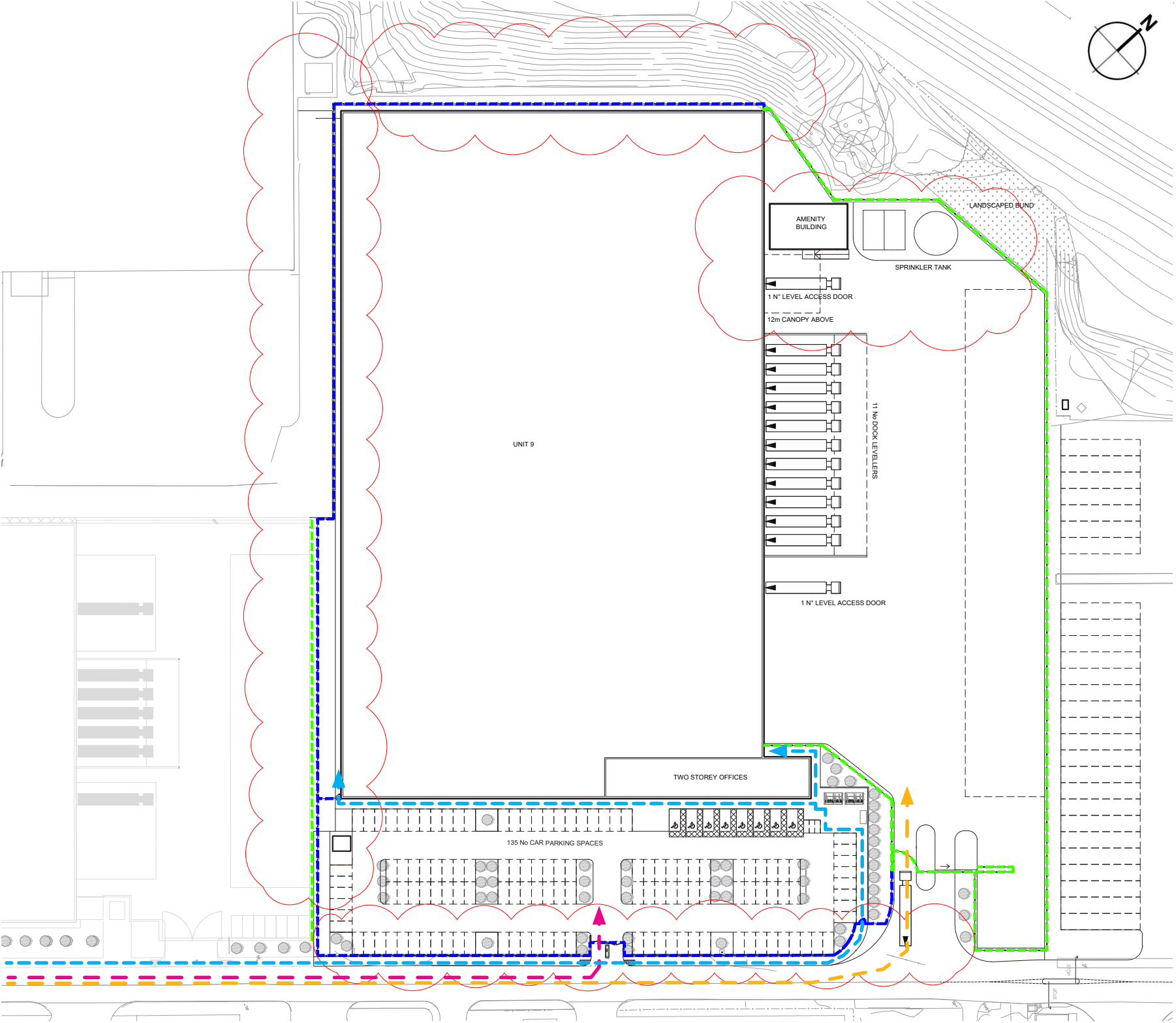
Vehicular access to the proposed development will be as existing, off Pilsworth Road. There will be a new bifold gate, which will be permanently locked with an intercom system installed at least 1 car's length into the access road within a central island.

Pedestrian & Cycle Access Route

Pedestrians and visitors will be arriving from the existing access point from Pilsworth road, but will now need to pass through a locked gate with intercom system. This entrance leads straight into the bike storage zone and contains the same amount of cycle provision as per the existing development.

HGV Access

Similarly, to the vehicular access, HGV's will arrive to the development from the existing access off Pilsworth Road. The gates and entrance location remains per existing conditions on the current site.



-  Pedestrian & Cycle Access Route
-  Car Access Route
-  HGV Access Route
-  Proposed Fence Line
-  Proposed Fence Line

05 SUMMARY



05 SUMMARY

05.1 SUMMARY

Overall, the proposals within this Design And Access statement require minimal works that would see improvements to the current security, access and facilities 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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