

DESIGN AND ACCESS STATEMENT



JOB NO 18-DAS-REV-

A FULL PLANNING APPLICATION FOR THE EXTENSION OF THE EXISTING HOT COIL UNIT AND NEW BUILD WAREHOUSE TOGETHER WITH CAR PARK RECONFIGURATION AND ENHANCED LANDSCAPING, GORELLS WAY, ROCHDALE, OL11 2PX
FOR HANSONS SPRINGS LTD

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1 INTRODUCTION



- 1.1 HDP Architects have been instructed by Hanson Springs Ltd to prepare details of a full planning application for the extension of the existing hot coil unit and new build warehouse together with and car park reconfiguration and enhanced landscaping at their Gorrells Way, head office facility.
- 1.2 This Design and Access Statement has been prepared in line with the latest advice based on policy and supporting documentation. It is required as set out in Development Management Procedure Order (2015) and Planning Practice Guidance (2014).

Planning Practice Guidance explains that a Design and Access Statement is:

".....A concise report accompanying certain applications for planning permission and applications for listed buildings consent. They provide a framework for applicants to explain how the proposed development is a suitable response to the site and its setting and demonstrates that it can be adequately accessed by prospective users. Design and Access Statements can aid decision-making by enabling Local Planning Authorities and third parties to better understand the analysis that has underpinned the design of a development proposal. The level of detail in a Design and Access Statement should be proportionate to the complexity of the application but should not be long".

Planning Practice Guidance states that a Design and Access Statement must:

"(a) explain the design principles and concepts that have been applied to the proposed development; and
(b) demonstrate the steps taken to appraise the context of the proposed development and how the design of the development takes that context into account".

Guidance contained within CABE's Design and Access Statements "how to write, read and use them" has also been drawn upon. The Design and Access Statement must set out:

- a) The design principles and concepts that have been applied to the development
- b) How issues relating to access to the development have been dealt with.

The Design and Access Statement demonstrates how the proposals accord with the principles of good design. It is intended to assist and guide the outline planning application for the site.

Figure 1. Existing Site Layout

2 LOCATION



Figure 2. Site location



Figure 3- Birds eye view

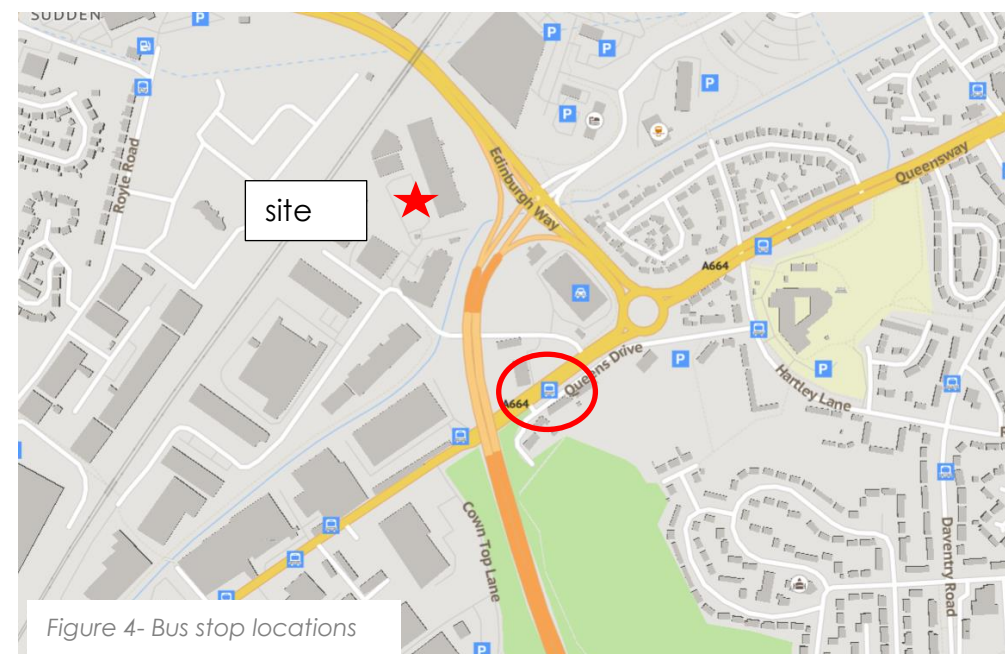


Figure 4- Bus stop locations

2.1 LOCATION

The site is located on the south side of the Rochdale bypass to the south-west of Rochdale town centre within an industrial area

2.2 The site area is 22360 sqm.

2.3 The site is currently occupied by Hanson Springs Ltd main production facility and head office

2.4 The site is bordered by other Industrial units to the South , Rochdale bypass to the north, A627(M) to the east and the Rochdale – Manchester railway line to the north west

2.5 The site is 350m from the A664 junction and 1.3 miles to Junction 20 of the M62 via the A627(M) and is considered very accessible

2.6 The site is accessed from Gorells Way from the A664 linking to the A627(M)

2.7 The site is located 320m from the nearest bus stop no 434 Rochdale-Kingsway-Kirkholt-Castleton-Middleton bus route with the stop located on Queensway

2.8 SITE CONTEXT

The site is located within the Primary Employment Zone and bordered by industrial uses to the south, railway line to the north west and retail and leisure to the north east

The site is within the Rochdale Castleton Ward

2.9 The local topography generally level falling gently from north to south towards the Rochdale Canal

2.10 There is a recreational right of way along the Rochdale Canal, with the tow path forming part of the National Cycle Route 66 (NCR66)

2.11 The existing units are a mix of employment uses

2.12 The site is not located in a conservation area or falls in an area of outstanding natural beauty

2.13 There are no TPO trees or listed buildings near the site

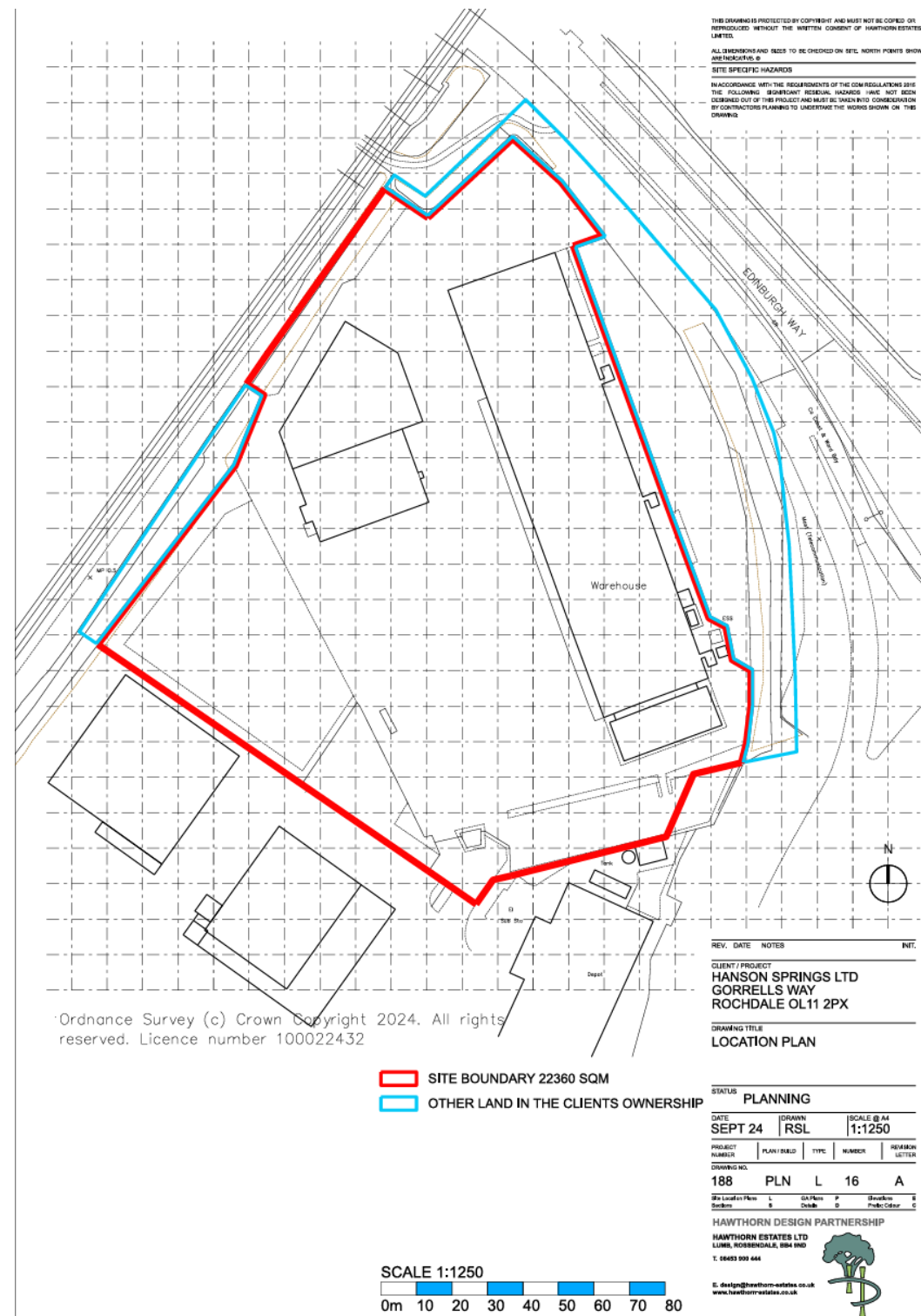
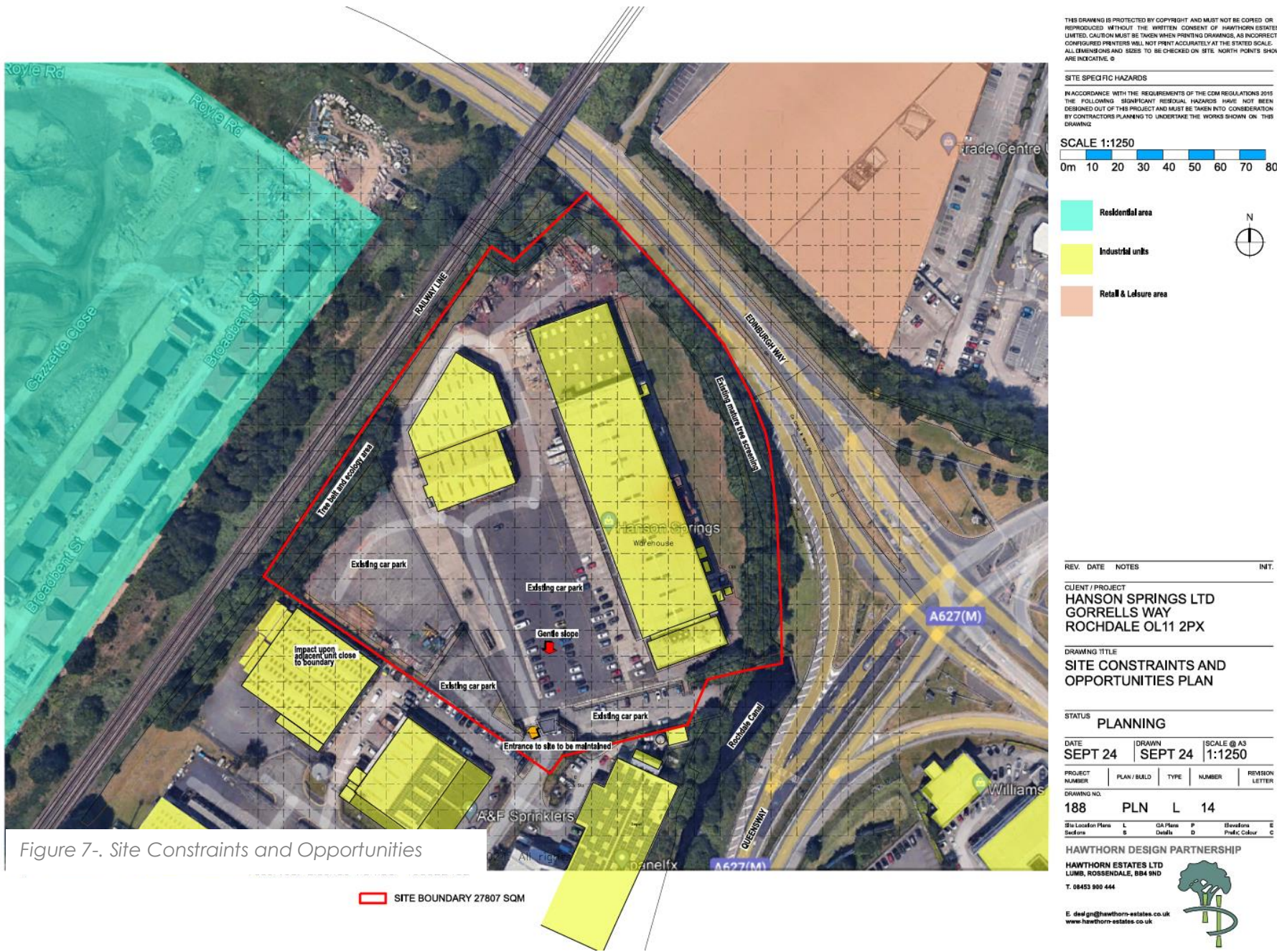


Figure 5- Location & site boundary



Figure 6-Rochdale Proposals Map



2.15 SITE CONSTRAINTS & OPPORTUNITIES

The main constraints are identified below and illustrated on Figure 7 adjacent.

Constraints

- Limited new build development space
- Railway line & ecology constraints
- Existing entrance to be retained
- Adjacent units close to boundary
- Rochdale Canal
- Bordered by strategic roads to north and east

Opportunities

- Site within existing industrial zone
- Adequate space for expansion
- Good delivery and vehicular access
- Generous servicing area provides scope for extension of units
- Mature tree screen to east and west
- Space around site to be able to develop and construct safely
- Excellent serving access from M62 via A627(M)

3 PLANNING & DESIGN DEVELOPMENT

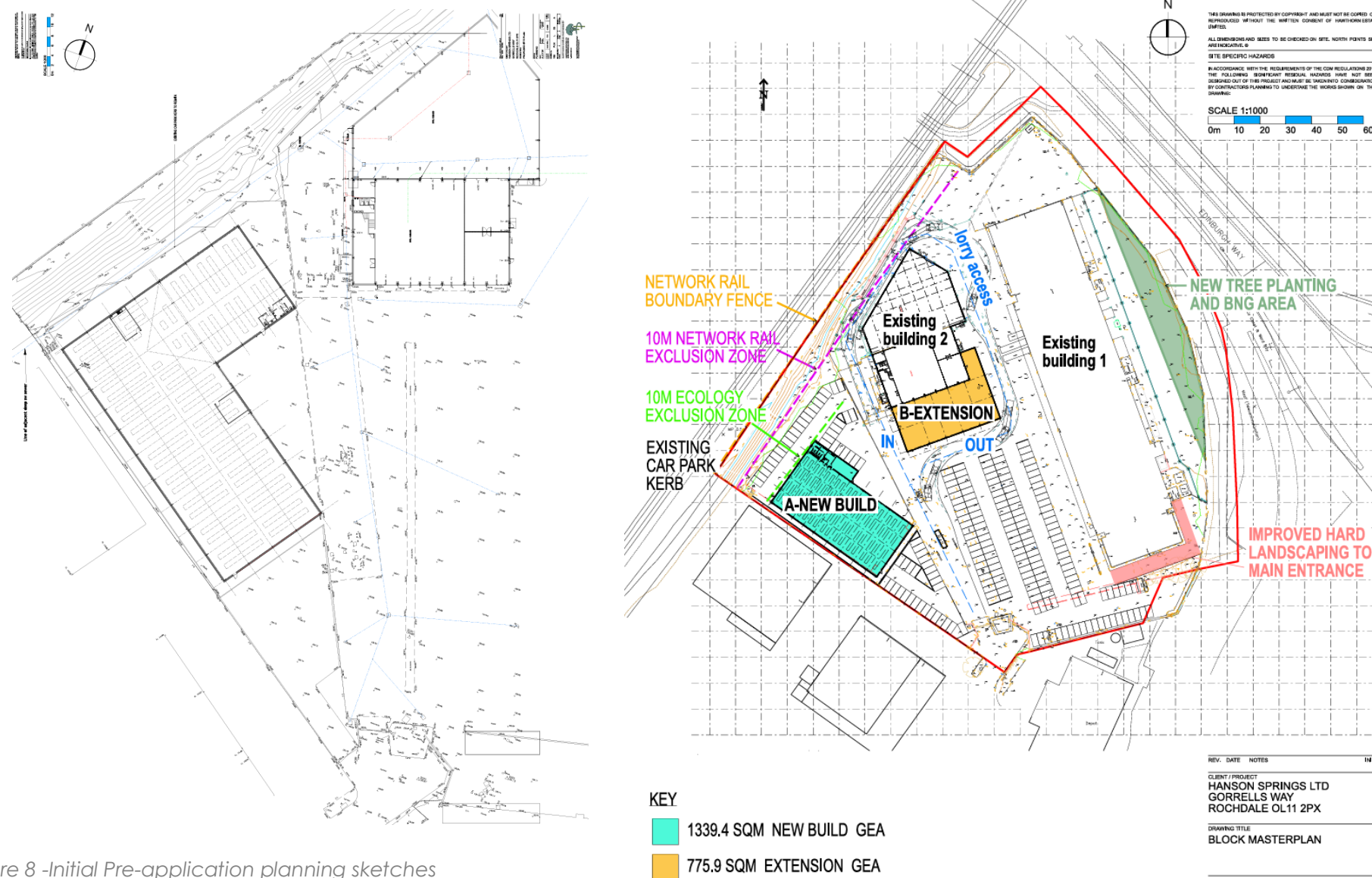


Figure 8 -Initial Pre-application planning sketches

Figure 9. Initial new block plan

- 3.1 The site is located within the Primary Employment Zone
- 3.2 A pre-application planning consultation was undertaken by Roman Summer Associates and submitted on the 11th June 2024
- 3.3 A pre-application meeting was held with planning officer Claire Ringwood and positive feedback obtained on the day.
- 3.4 To date no written response has been provided by the LPA
- 3.5 The facility has previously benefitted from a planning consent for a similar warehouse secured in September 2016 app ref 16/00640 FUL
- 3.6 The scheme is considered accessible as there is a bus stop only 350m from the site entrance and major retail outlets 100m from the site
- 3.7 The current proposals new build warehouse proposal has been reduced in scale (as a result of the ecology surveys) and the additional required floor area incorporated through the reorganization and extension of the existing unit building 2

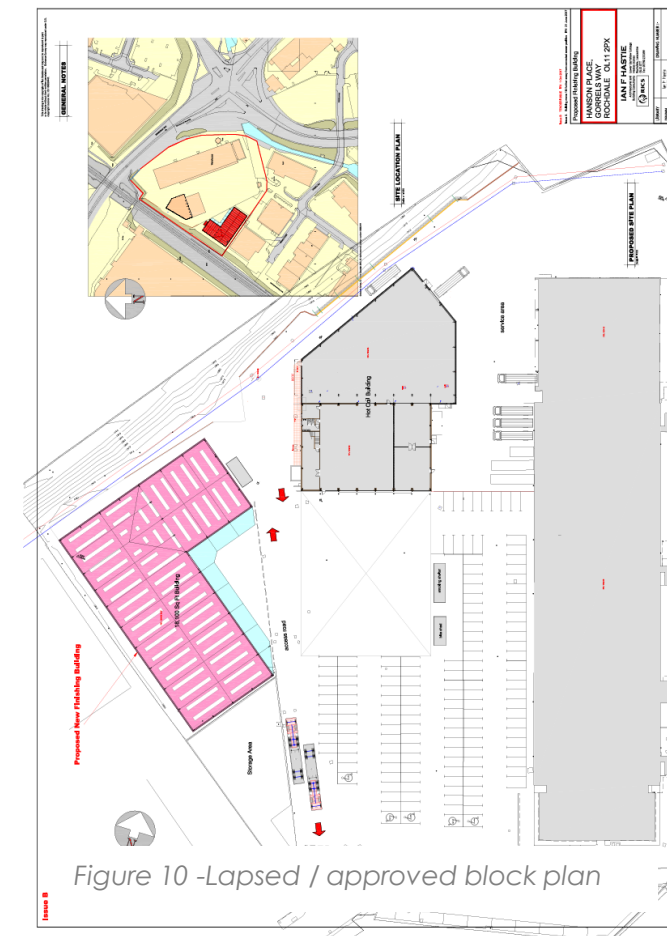


Figure 10 -Lapsed / approved block plan

Figure 11. Approved floor plan



Figure 12. initial proposed floor plan- Identical

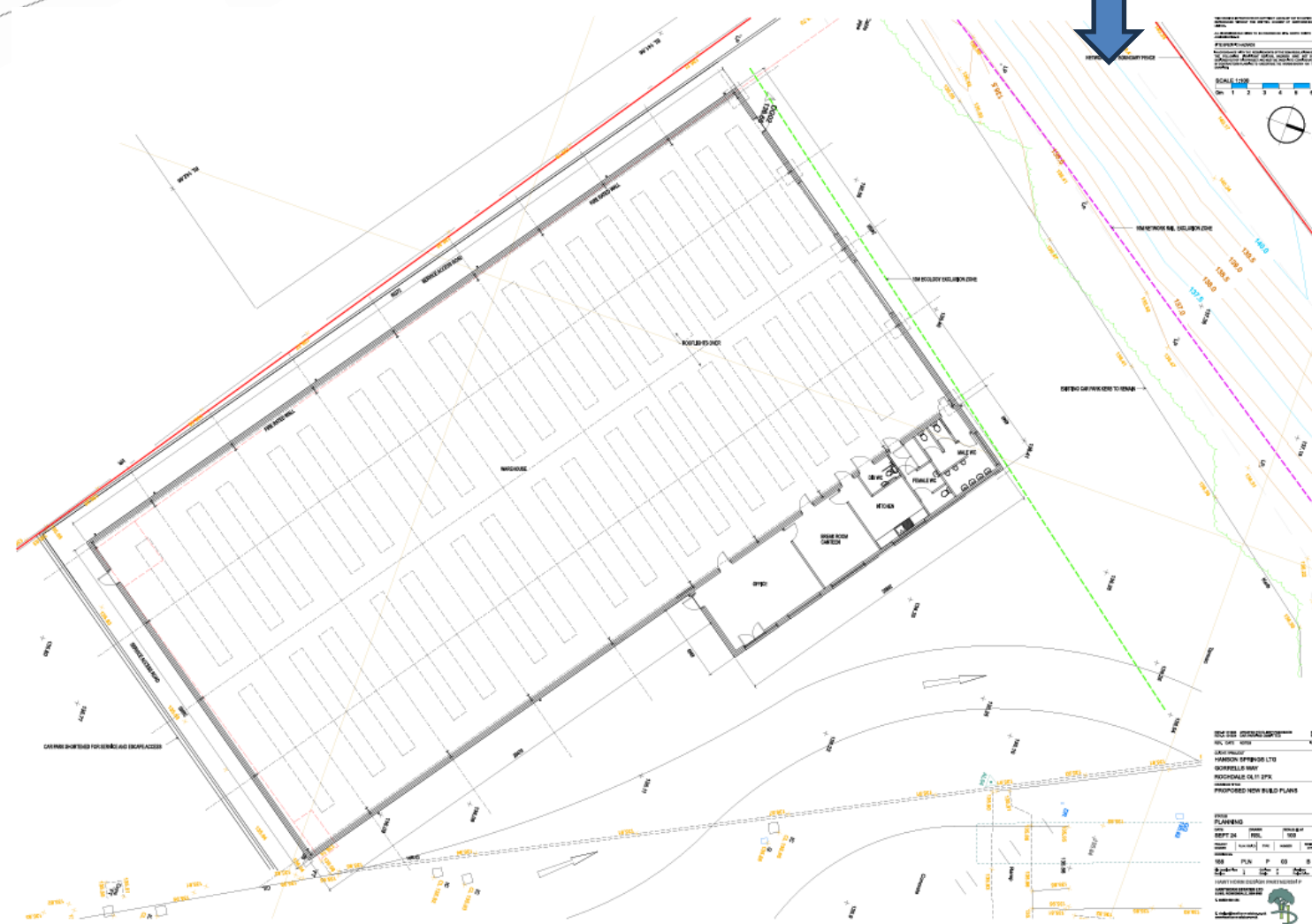
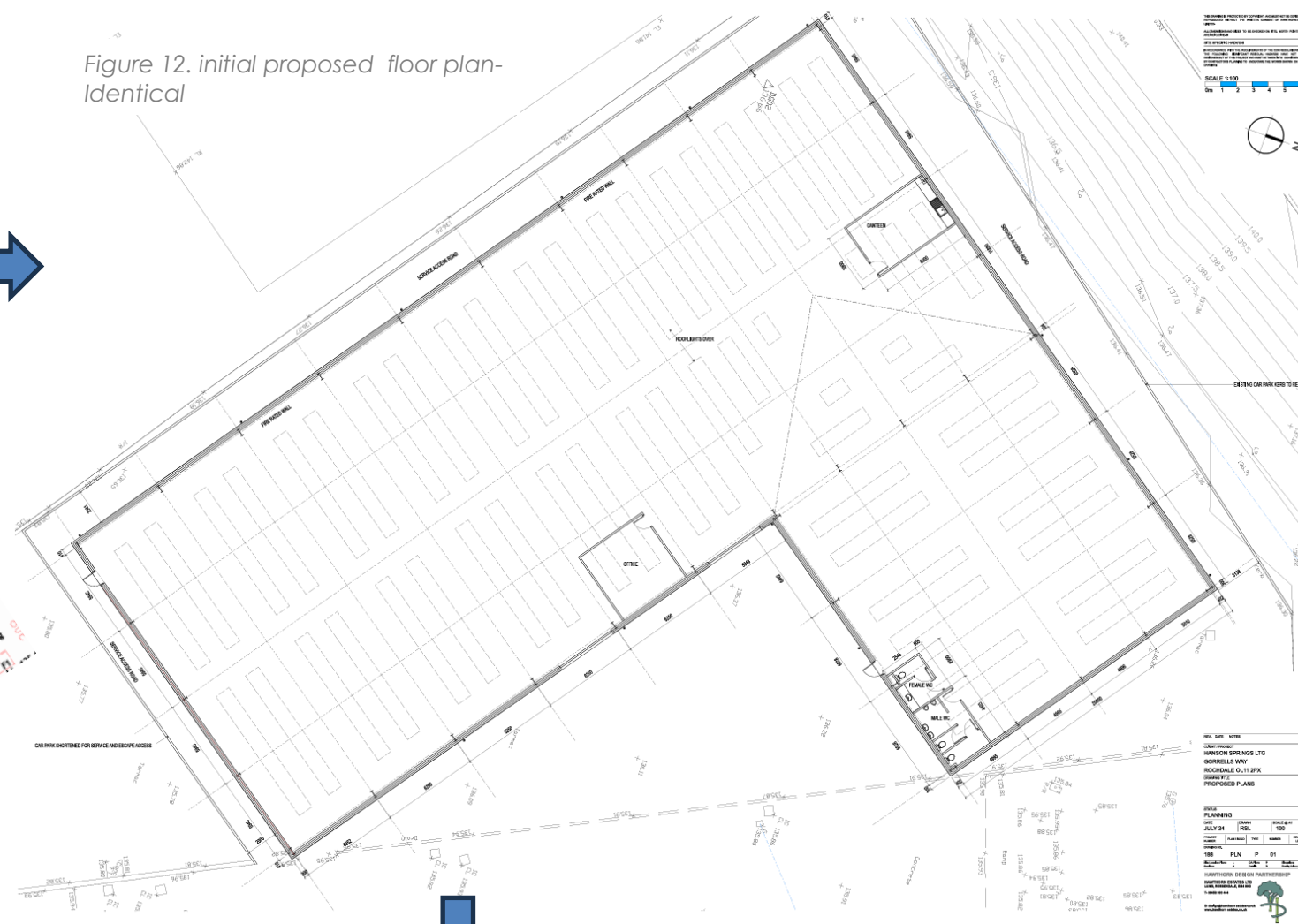


Figure 13. Final proposed floor plan- reduced in scale and relocation to account for ecology exclusion zone

5 AMOUNT & LAYOUT



Figure 16. Building 1 existing elevation

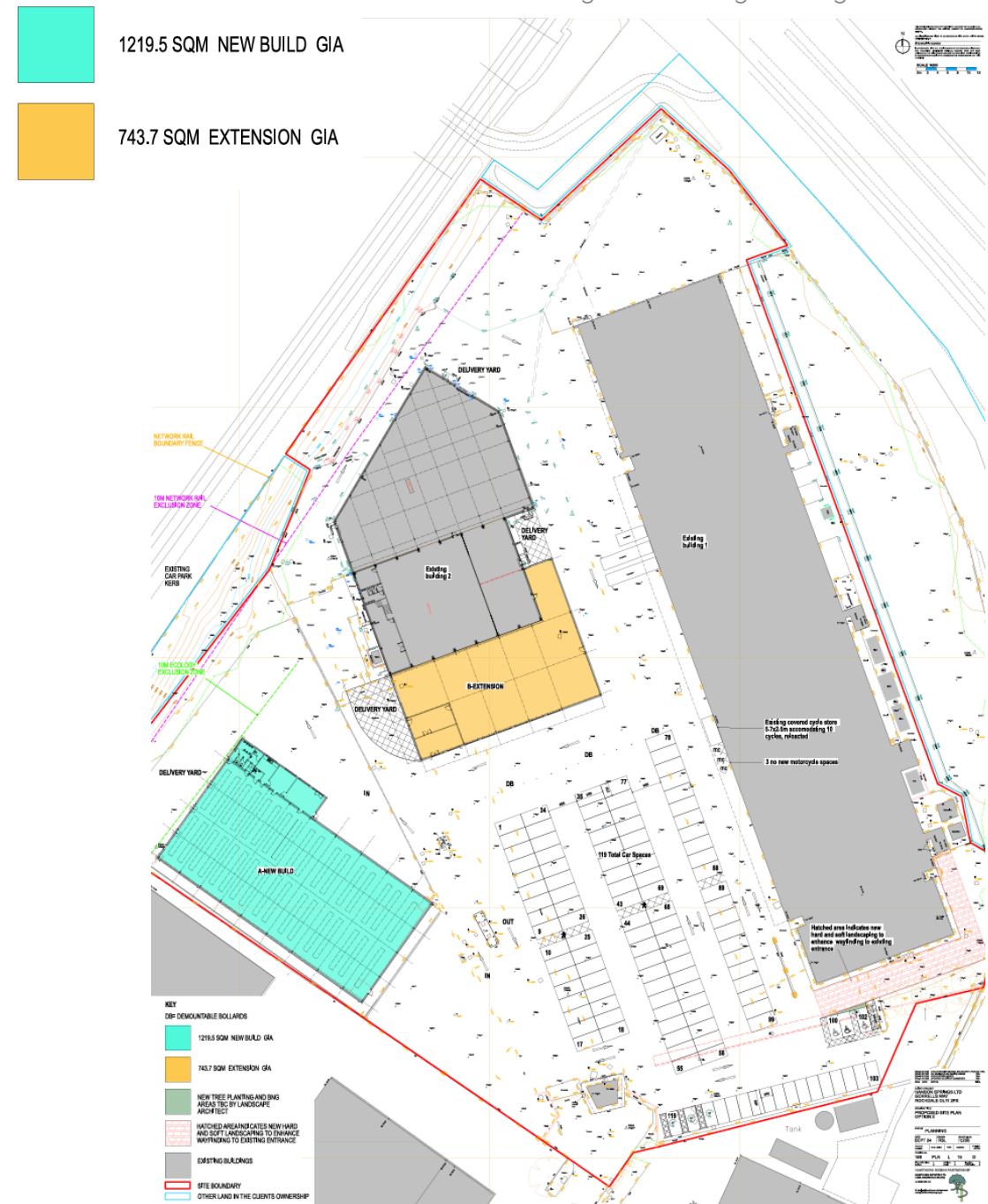


Figure 17. Proposed site plan

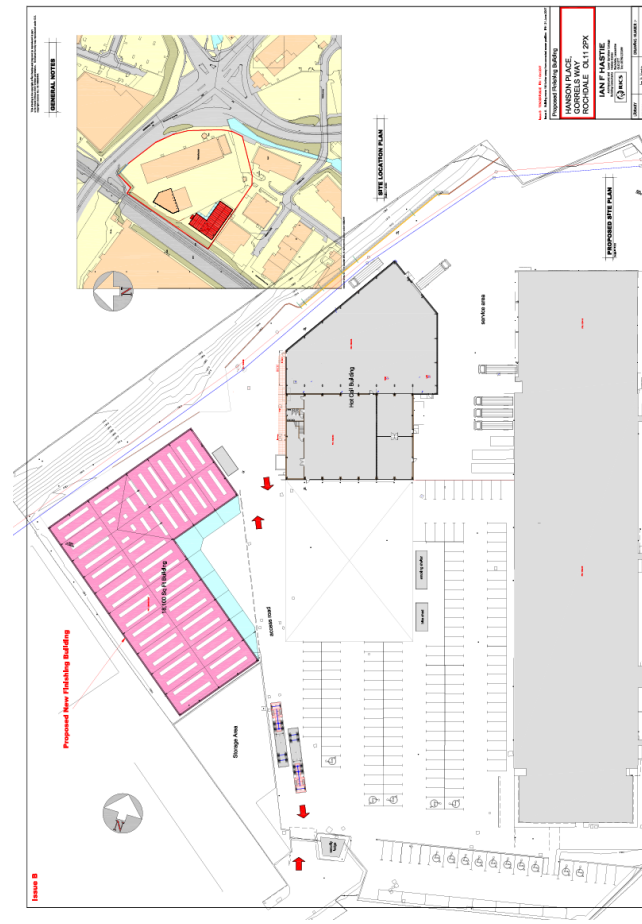


Figure 18 -Lapsed / approved block plan



Figure 19. Building 2 existing elevation

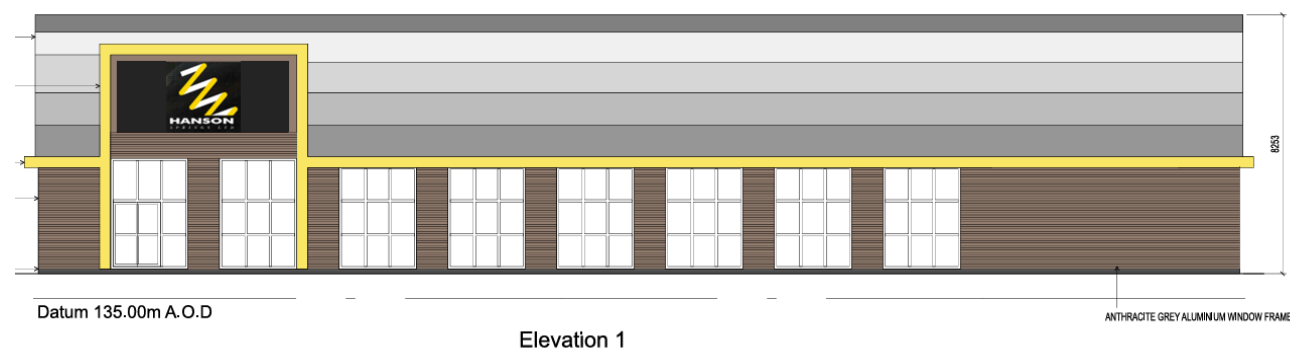


Figure 20. Building 2 proposed elevation

- 5.1 CABE's guidance requires the designer/applicant to consider the impact upon the surrounding area.
- 5.2 The development proposes extensions and elevational enhancements to the existing hot coil, building 2 together with a new build warehouse and car parking, landscaping and biodiversity enhancements.
- 5.3 The main existing building 1 has already been upgraded and repainted by the client in 2024
- 5.4 The current application utilises the full land ownership, whilst not causing harm, to the surrounding land or uses.
- 5.5 The car parking and lorry servicing arrangements have been reconfigured and improved. The amount of car parking is determined by the lorry servicing access zone, and amended to incorporate the hot coil facility extension.
- 5.6 The vehicular tracking plots and servicing of the units have determined the optimum car parking layout
- 5.7 The new build unit and extension have been designed to incorporate drainage soakaways
- 5.8 The existing building 2 approach front elevation is concealed and improved by the additional extension, in building 2.
- 5.9 The ecological value to the railway banking, on the north west side of the site, has dictated the extent, of the new build, warehouse facility, together with the existing drainage channels, and the space required for the servicing and maintenance road, when compared to the pre-application planning consultation, and lapsed approved planning applications.

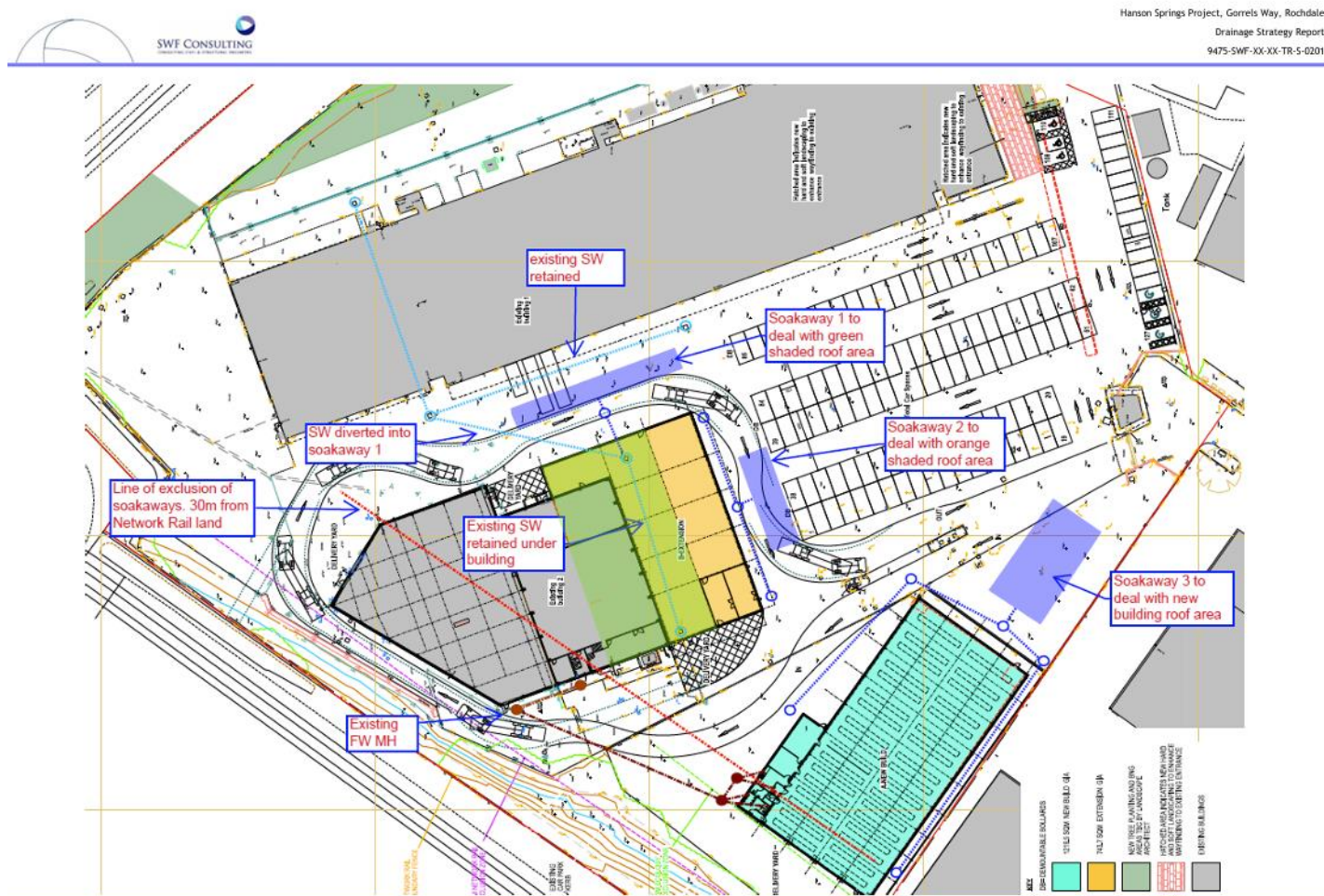


Figure 21. Proposed soak away drainage plan

Flood Zone Classification

A flood risk assessment has been carried out by Betts Hydro Consulting Engineers and specific reference should be made to that report.

The information in this section replicates the FRA but does not supersede the advice given.

The Environment Agency maps have been consulted and the site is shown to be in Flood Zone 1.

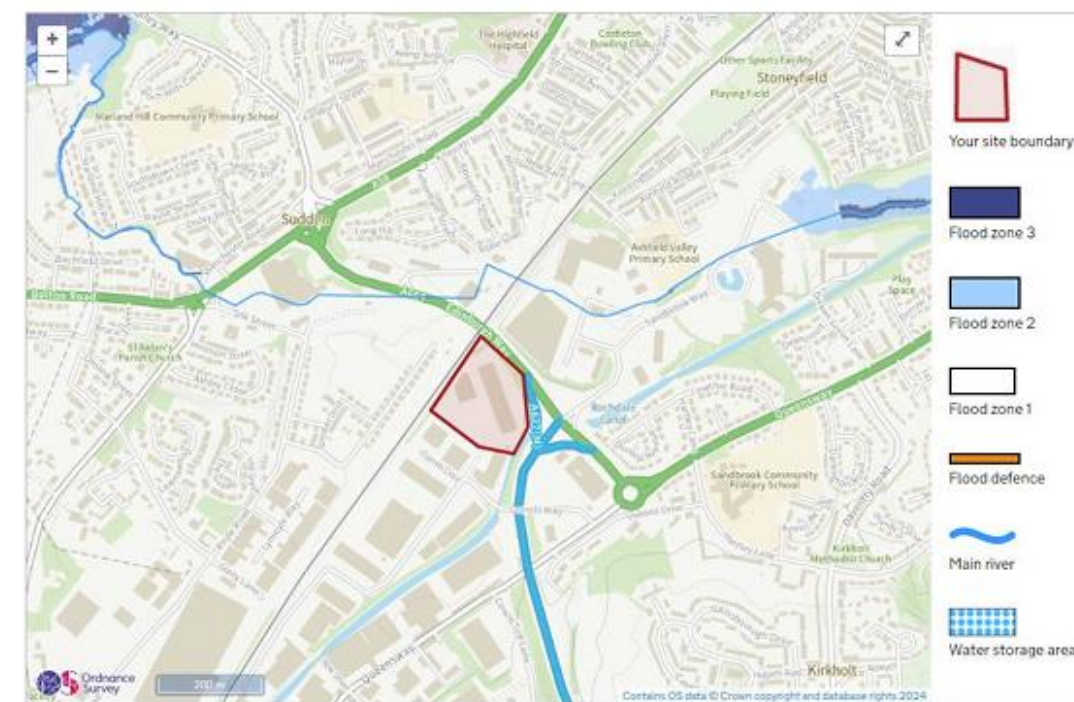


Figure 22. Flood zone classification

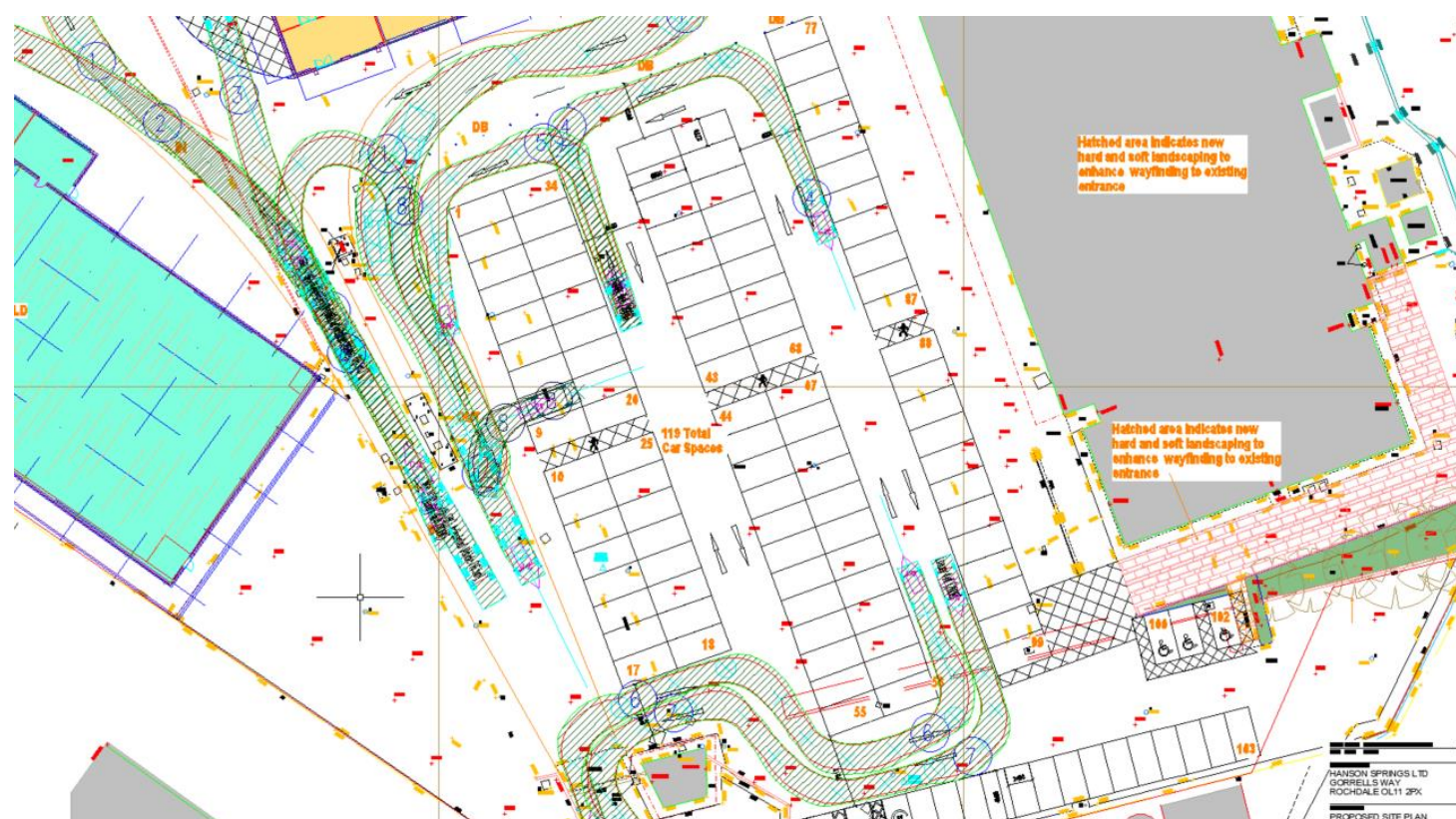
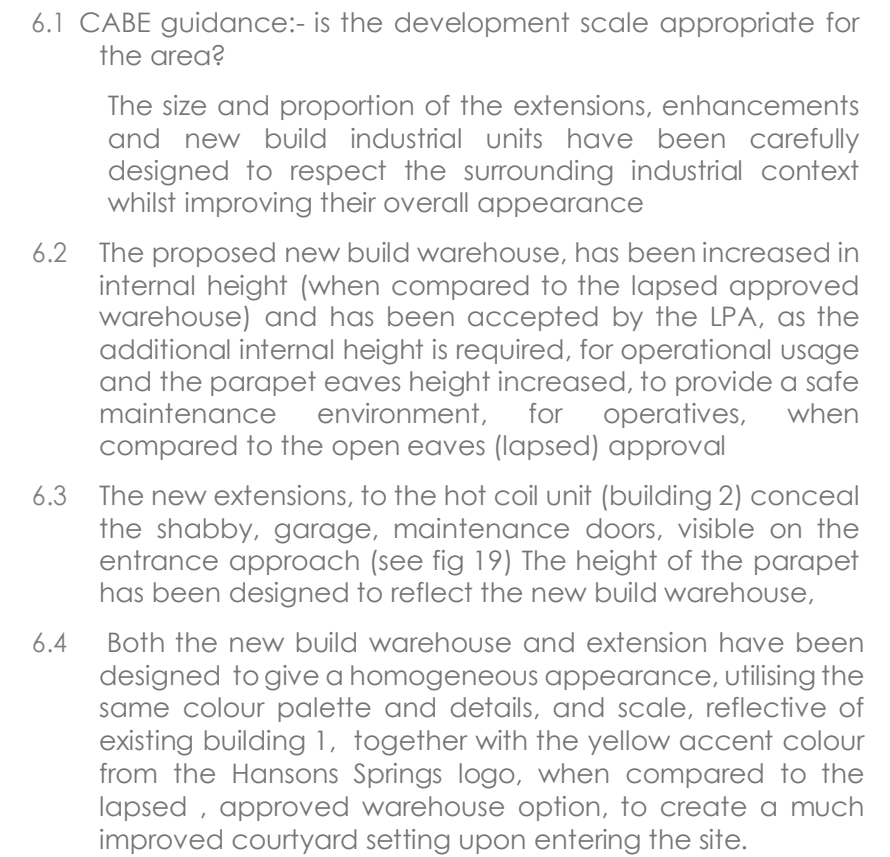


Figure 23. Optimal safe servicing and parking tracking plots

07 SCALF & APPEARANCE

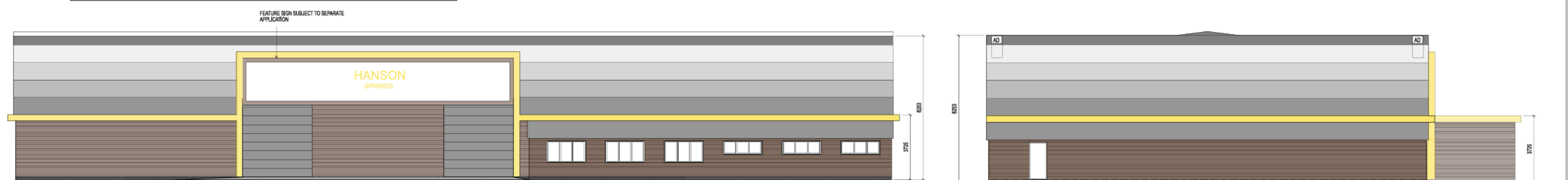


SECTION

Architectural elevation drawing of a building facade showing a proposed extension. The drawing includes dimensions for the existing structure and the new extension. Key dimensions include a total height of 8253, a peak height of 7831, and a base height of 6948. The extension is labeled "PROPOSED EXTENSION".

188-GORRELLS WAY, ROCHDALE

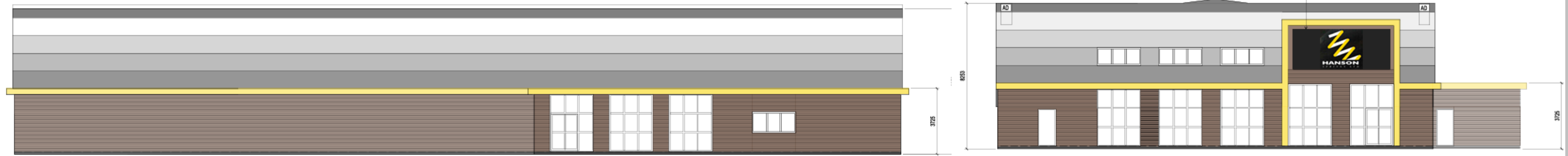
New build building 3 elevation evolution



ELEVATION 1 Courtyard elevation

Figure 28- Initial proposed elevations new build warehouse

Approach entrance elevation



ELEVATION 1 Courtyard elevation

Figure 29 Final proposed elevations new build warehouse

ELEVATION 3 Approach entrance elevation

Extension building 2 elevation evolution



Approach entrance elevation

Elevation 1

ANTHRACITE GREY ALUMINIUM

Figure 30. Initial proposed elevations hot coil extension, building 2

Elevation 2



Datum 135.00m A.O.D

Elevation 1

ANTHRACITE GREY ALUMINIUM WINDOW FRAME

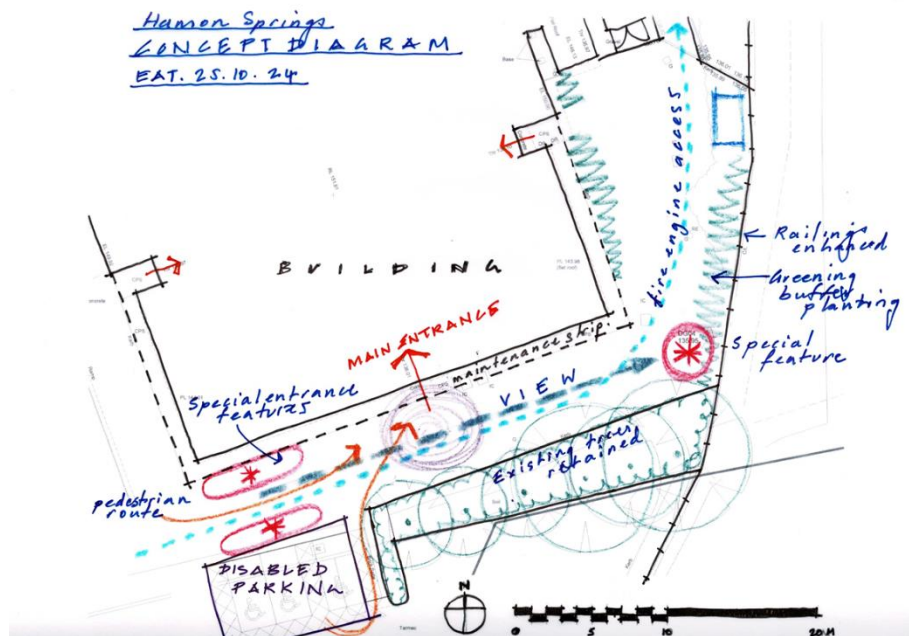
Figure 31. Final proposed elevations hot coil extension, building 2

Datum 135.00m A.O.D

Elevation 2

Approach entrance elevation

7 LANDSCAPE & ECOLOGY



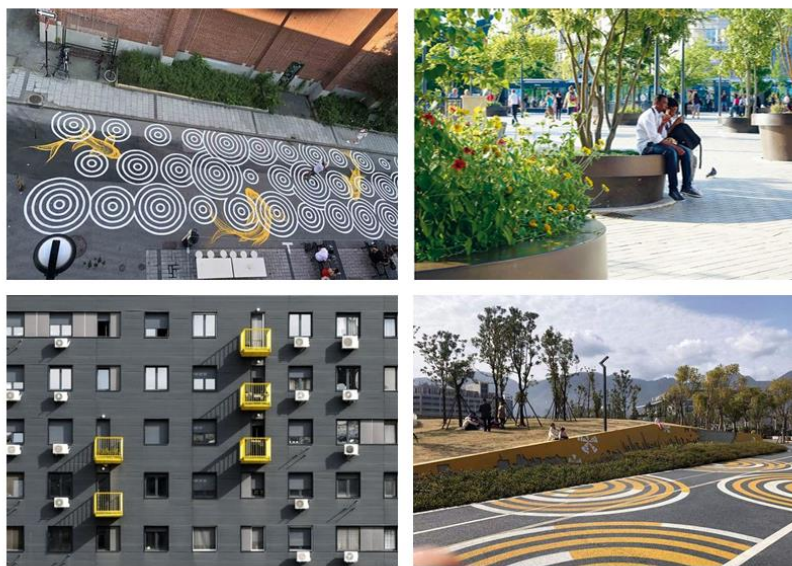
Figures 32. Proposed entrance enhancement landscape concepts



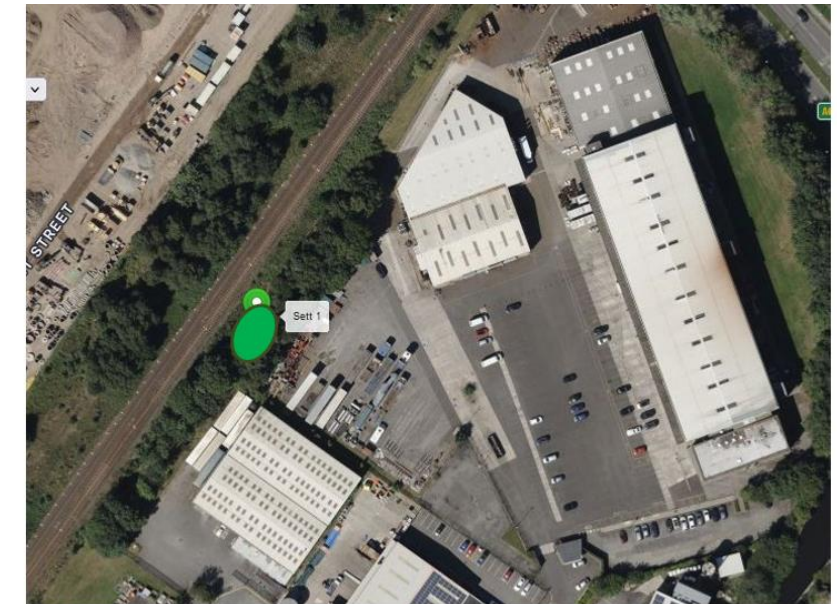
Figures 33. Existing poor entrance approach



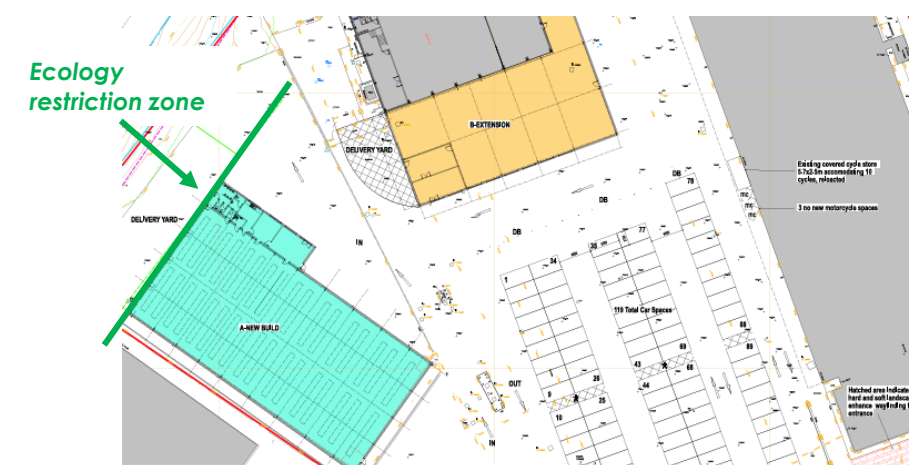
Figures 34. Proposed landscape inspiration images



- 7.1 Ecology studies and assessments have been undertaken to inform the proposals, including Bat roost assessments and Badger survey together with an ecological appraisals
- 7.2 The location of the new warehouse (building 3) is a direct result of the results of the surveys
- 7.3 Eat Landscape are preparing landscaping details to enhance the existing entrance to building 1



Figures 35. Badger set location and new build restrictions



188-GORRELLS WAY, ROCHDALE

7.4 From the Baseline habitat survey a Biodiversity Net Gain assessment was undertaken resulting in 12.28% increase in BNG



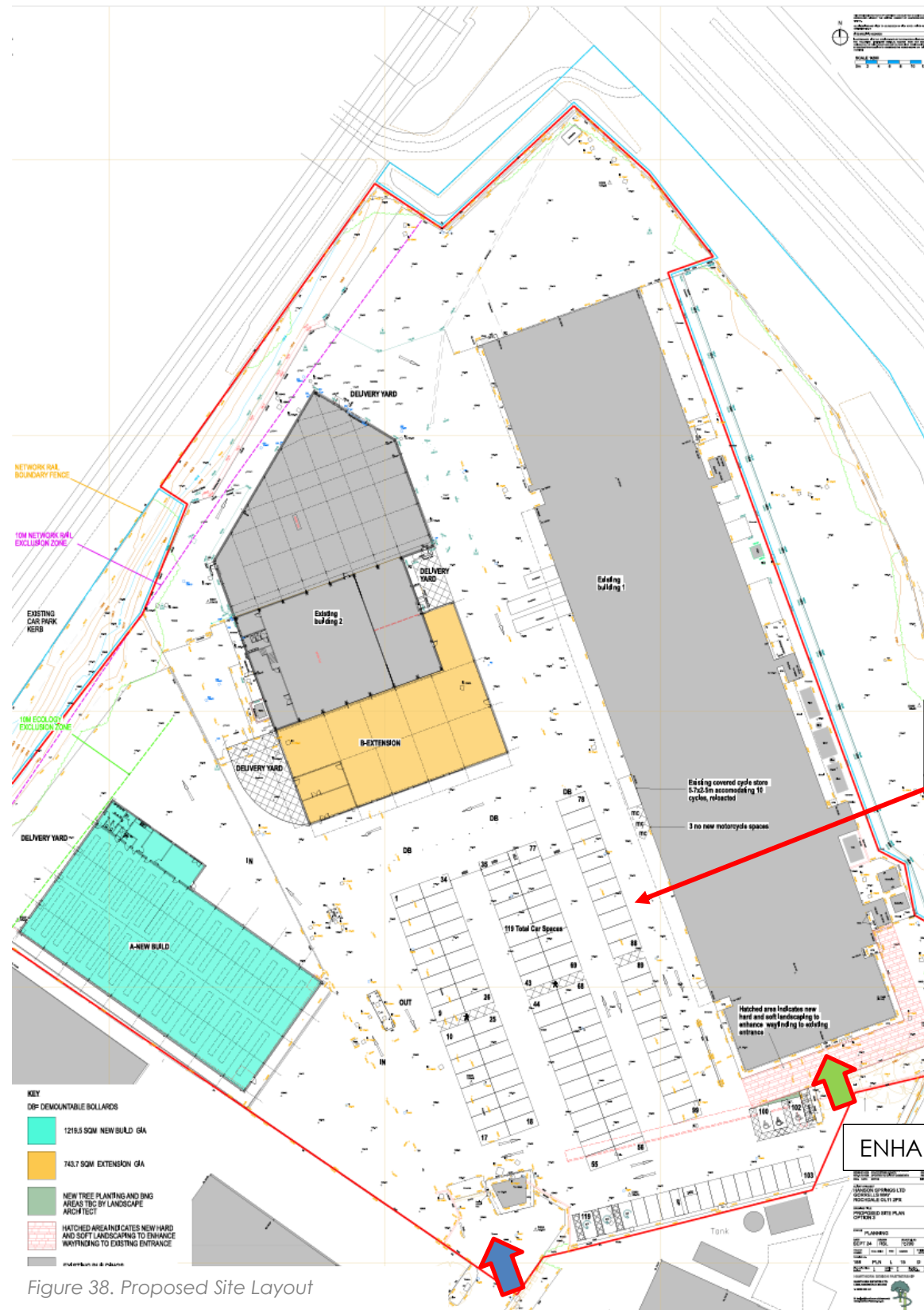
Figures 36. UK Habitat Baseline Map

Project Name: Hanson Springs Map Reference: A-2 On-Site Habitat Creation Condense / Show Columns Condense / Show Rows Main Menu				Area habitat summary Total Net Unit Change 0.12 Total Net % Change 12.28% Trading Rules Satisfied Yes ✓ Area Check Area Acceptable ✓				Figures 37. Biodiversity net Gain Results								
Ref	Broad Habitat	Proposed habitat	Area (hectares)	Distinctiveness		Condition		Strategic significance			Post intervention habitats			Temporal multiplier		
				Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier	Standard time to target condition (years)	Habitat created in advance (years)	Delay in starting habitat creation (years)	Standard or adjusted time to target condition	Final time to target condition (years)	Final time to target multiplier
1	Urban	Developed land; sealed surface	0.20847	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	0	0	0	Standard time to target condition applied	0	1.000
2	Individual trees	Urban tree	0.0082	Medium	4	Moderate	2	Formally identified in local strategy	High strategic significance	1.15	27	0	0	Standard time to target condition applied	27	0.382
3	Urban	Introduced shrub	0.008677	Low	2	Condition Assessment N/A	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	1	0	0	Standard time to target condition applied	1	0.965
4																
5																
6																
Total habitat area			0.23													
Site Area (Excluding area of individual trees, green walls, intertidal hard structures)			0.22													
M² to hectares conversion tool:			Select a unit	Hectares	M²											

Figures 37. Biodiversity net Gain Results

Difficulty multipliers				Habitat units delivered	Comments		
Standard difficulty of creation	Applied difficulty multiplier	Final difficulty of creation	Difficulty multiplier applied		User comments	Planning authority comments	Habitat reference number
Low	Standard difficulty applied	Low	1	0.00	New building and extension.		
Low	Standard difficulty applied	Low	1	0.03	Native tree planting in grassland enhancement area.		
Low	Standard difficulty applied	Low	1	0.02	Ornamental mixed planting beneath line of trees.		
			Total Units	0.05			

8 ACCESS



EXISTING VEHICULAR ACCESS MAINTAINED

ENHANCED VEHICULAR ACCESS AND CAR PARKING ARRANGEMENTS

ENHANCED MAIN PEDESTRIAN ENTRANCE

- 8.1 From a vehicular perspective the existing vehicular and pedestrian access is to be maintained
- 8.2 Each unit will have level access threshold
- 8.3 The site is only 350m from the nearest 434 bus stop on the A627 Queensway and 1 mile from Rochdale town centre.
- 8.4 There is a good footpath & cycle (NCR66) network adjacent to the site along the canal.
- 8.5 Pedestrian and vehicular access points within the site are considered level and accessible to all parties for the new principle entrance points, as determined by AD Pt. M2 of the Building Regulations.

From a micro perspective:-

- The development will have level access or a gentle slope to all new principle entrances.
 - The entrance will have a threshold of no more than 15mm level change between interior
 - New switches and socket outlets for lighting and other equipment finished floor levels.
 - Each door will be sized appropriate to the corridor from which it is accessed from, as per AD. Pt. M2.
- 8.6 The refuse collection will remain as existing
 - 8.7 Dedicated motorcycle and bicycle parking facilities will be provided . The existing bicycle parking for 10 cycle will be relocated and 3 new motorcycle spaces added

Figure 39. Proposed warehouse plan



LEVEL THRESHOLD

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