

DESIGN AND ACCESS STATEMENT

Proposed Extension

**Corrosion Resistant Products
Ltd,
Todmorden Road, Littleborough,
OL15 9EG**



**Client: Corrosion Resistant
Products Ltd**

Ref: N1238/C2

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Computer Model View of the Proposals

1.0 Introduction

- 1.1 This Design & Access Statement has been prepared in support of proposals for a part demolition and extension to an existing manufacturing unit and storage unit on Todmorden Road, Littleborough for Corrosion Resistant Products Ltd. The extension will be within the site curtilage. In structuring this Statement, regard has been given to the CABE guidance 'Design & Access Statements: How to Write, Read and Use Them' (2006).
- 1.2 The Statement explains how the scheme has been informed by a design process which considers all constraints and opportunities on the site.
- 1.3 The extension to the existing factory will provide much needed additional production facilities at ground floor level and extra permanent storage space for materials and finished products which are currently stored externally in the yard area in temporary buildings on site. The new storage space will also free up space in the existing production unit and will allow a much more efficient use of the existing adjacent building. The extension will have new staff changing facilities and office spaces to allow a much more efficient use of the existing buildings and a much-needed upgrade to the on-site facilities for the office and production staff.
- 1.4 The existing canteen and toilet facilities will be retained on site and will not be affected by the new works.
- 1.5 One existing entrance point on Todmorden Road will be closed to allow the new works and an old access point will be re-opened to allow a much more efficient use of the parking and servicing.



Aerial Photo of proposed site with site boundary indicated by red line

(Image taken from Google Maps)

2.0 Site Context, Constraints & Opportunities

- 2.1 The proposed site is located outside Littleborough on Todmorden Road to the south of the Greenvale Business Park. The extension to the manufacturing unit and office space will be created by the demolition of part of the existing facility and the new storage unit will replace two existing temporary buildings on the site. The land is entirely within the ownership of CRP Ltd and the river will not be affected by the work.
- 2.2 The site sits in the Pennine fringe area north of Littleborough town centre and outside the Littleborough Town Centre Conservation Area.
- 2.3 The site currently has two existing vehicle and pedestrian access points from Todmorden Road and one old access point which had been closed. It is proposed to retain one of these existing access points, close one and then re-open the previously closed access on Todmorden Road.
- 2.4 The proposed site layout has been designed to consider the existing buildings on the site and neighbouring premises and the proposals will minimise any visual impact due to it's position on the site. The sites around the proposal to the North, East and South are all industrial units of varying size and Todmorden Road to the West of the site has a mixture of two and three storey terraced houses.



Location plan

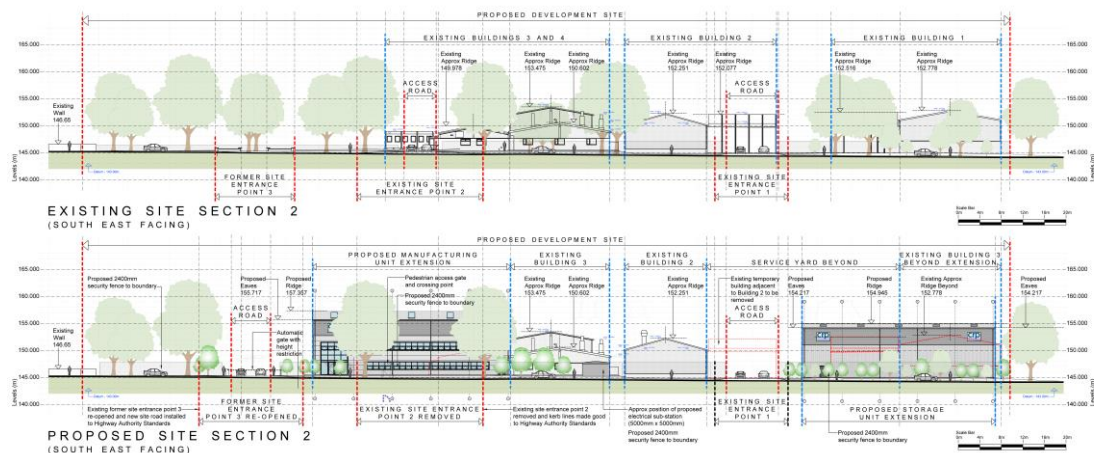
Location plan of proposed site with site boundary indicated by red line

- 2.5 There are existing trees and shrubs on the Todmorden Road boundary with an existing security fence and the new proposal will retain as many of the trees on this boundary. They will continue to provide a soft landscaping 'screen' to the proposals from the Todmorden Road. New planting will also be included with the proposals to infill the areas where possible.



Location plan of proposed site with site boundary indicated by red line

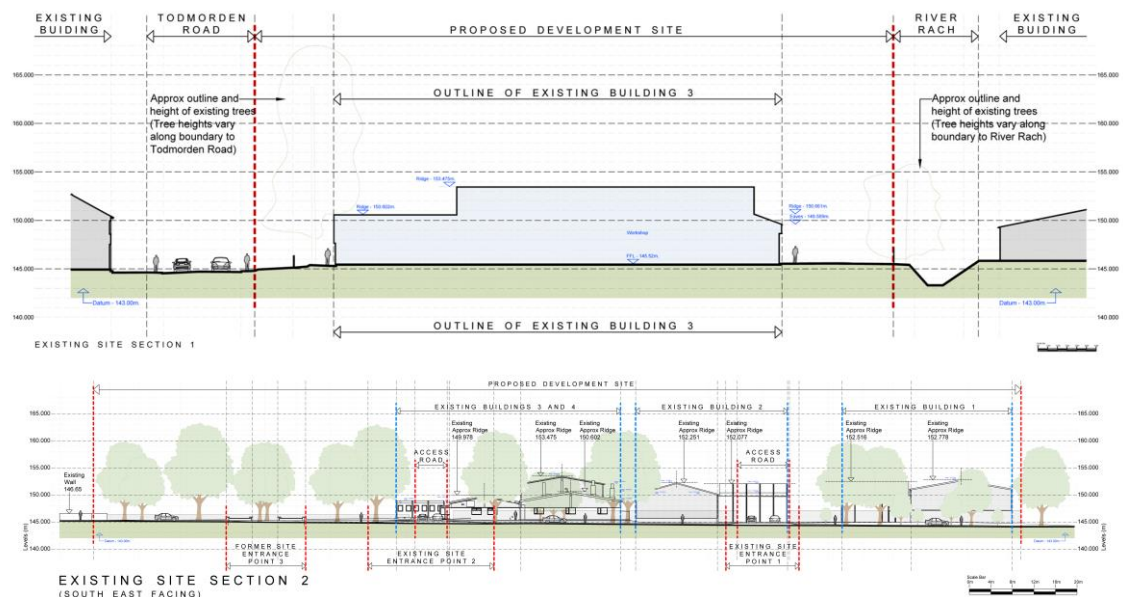
- 2.6 The proposed floor level of the extension to the manufacturing unit will be set at approximately 145.55 to match the existing building. The floor level will be set using the existing building levels and the levels from the existing site access points. The proposed floor level for the new storage unit will be approximately 145.00 to link in with the existing storage facility. The finished level will also relate to the floor level of the adjacent production building and will provide virtually level access to allow an easy transfer of materials and finished goods from one unit to the other.



Existing and Proposed Site Sections from Todmorden Road



Existing Site Plan with site boundary indicated by red line





View of Site entrance from Todmorden Road



View of site from the Town House Brook Bridge



View of old site entrance to be re-opened



View of existing houses on Todmorden Road



View of Town House Brook



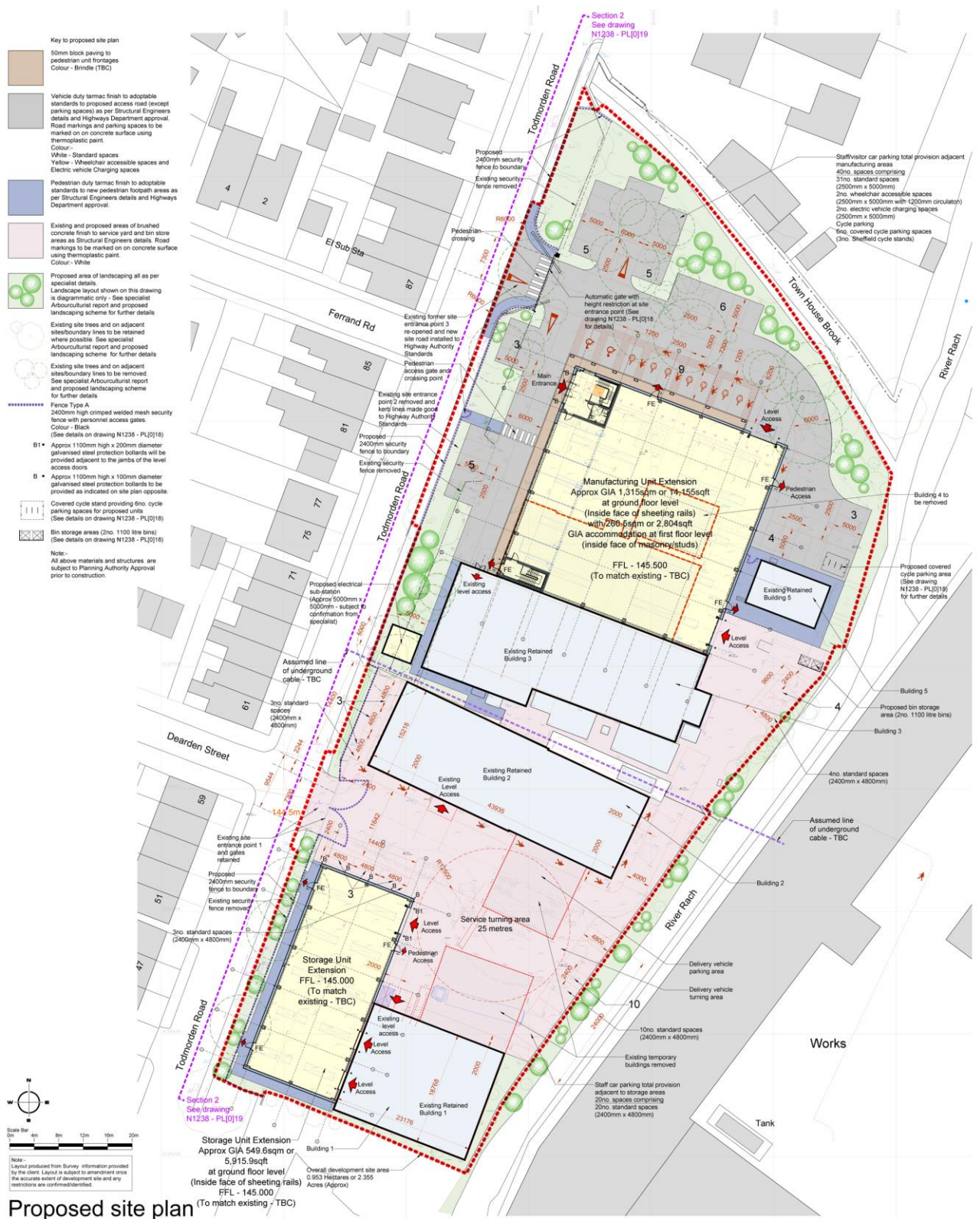
**Aerial view facing West showing proposed development site
(Image taken from Google Maps)**

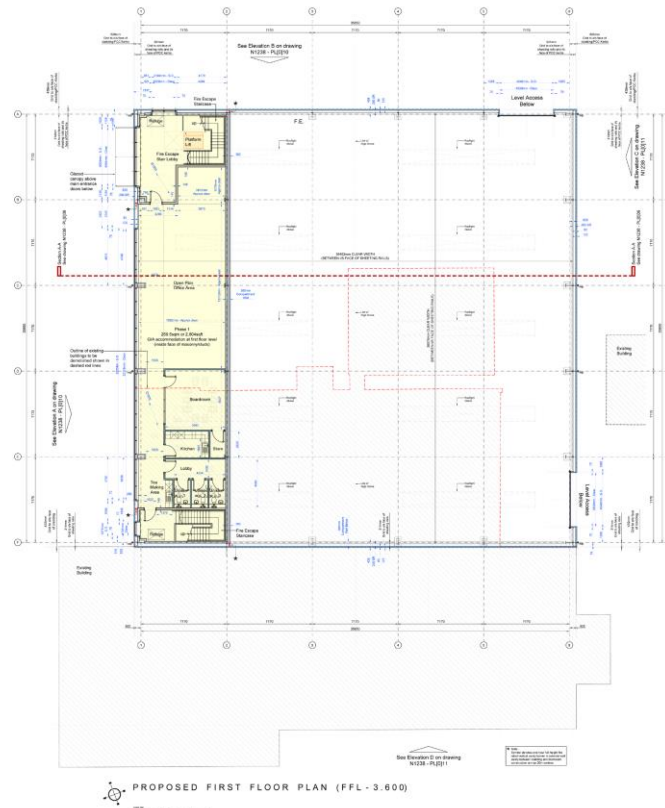
3.0 Use

- 3.1 Planning permission is sought by Corrosion Resistant Products Ltd for the erection of an extension to their existing manufacturing facility with new office space and staff facilities at first floor level. The manufacturing space at ground floor will extend under the office space and the extra height will provide the option to enclose tall plant and raw materials for a much more efficient manufacturing process. The new warehouse proposed will replace the two existing temporary warehouse structures adjacent to the existing manufacturing unit on Todmorden Road.
- 3.2 The proposed new production unit will be a single steel portal framed building attached to the existing production unit with a ground floor reception, lift and toilet facilities with new staff facilities and first floor office and amenity space at First Floor level. The total new floor area of the production unit at ground floor will be approximately 826sqm and at first floor 292sqm. Approximately 53sqm of the existing production space will be demolished to allow for the new unit.
- 3.3 The new storage unit will be steel portal framed building linked to the existing storage unit and will provide approximately 578sqm of new storage space at ground floor level. Two temporary storage tents will be removed to allow for a much more efficient yard for loading and manoeuvring. The two temporary structures currently provide approximately 353sqm of space so there will be a nett gain of 225sqm storage space. The new facility will be taller than the existing storage unit to allow the two units to join with minimal alteration required to the existing gable end.
- 3.4 An old site access point on Todmorden Road will be re-opened to allow access to the production unit with the existing access closed off. The storage unit will use one of the existing on-site pedestrian and vehicle circulation and site access points. The circulation access to the rear of the existing buildings on-site and the service area to the rear of the site will be retained as part of the application. Access on and around the site will be considerably improved with the new layout.

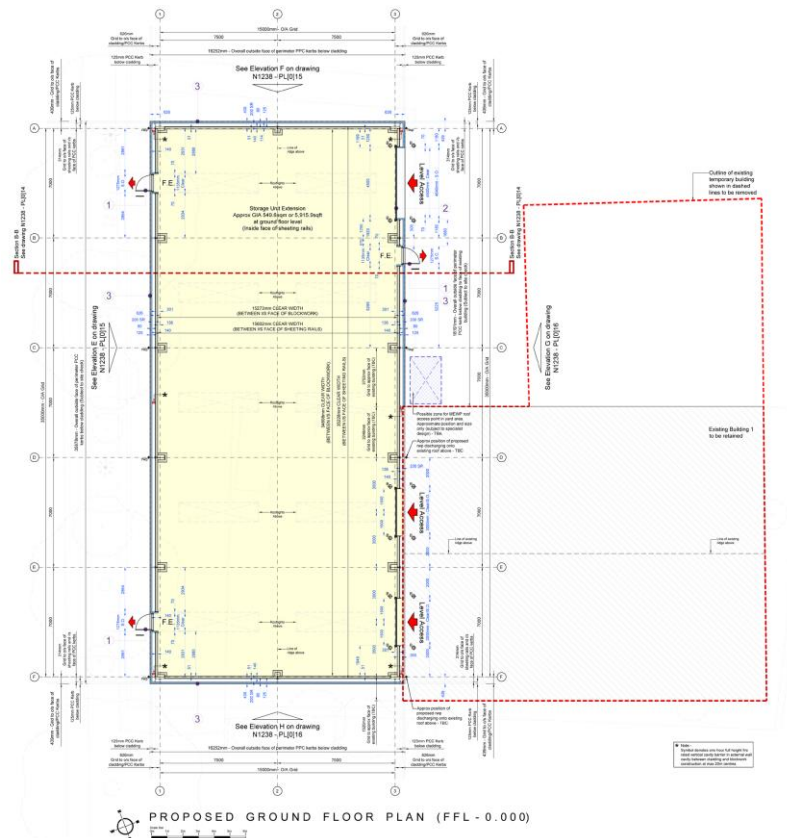


Computer Aerial view of the Proposals

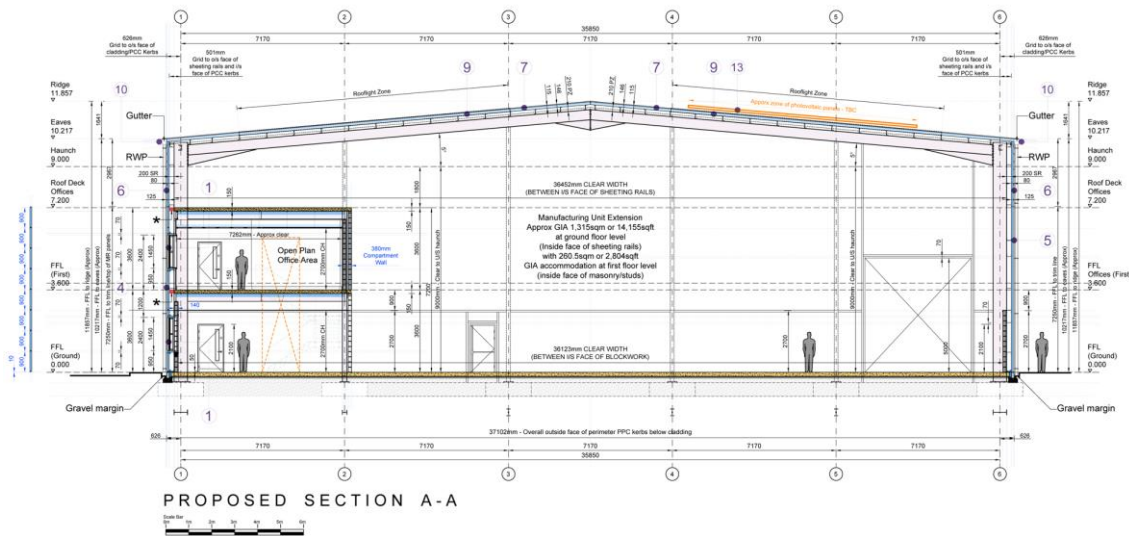




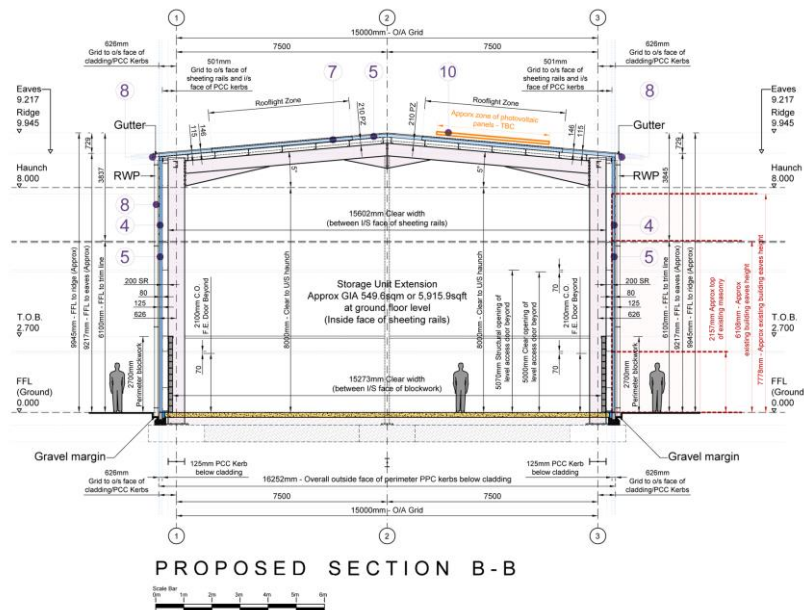
Proposed First Floor Plan of the manufacturing Unit



Proposed Ground Floor Plan of the Storage Unit

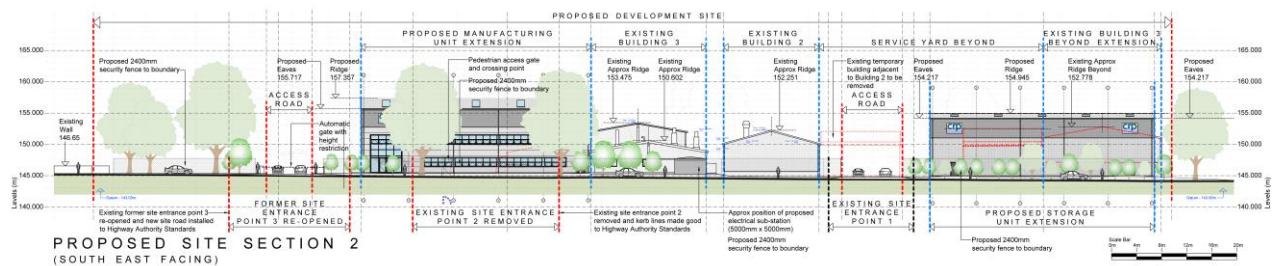
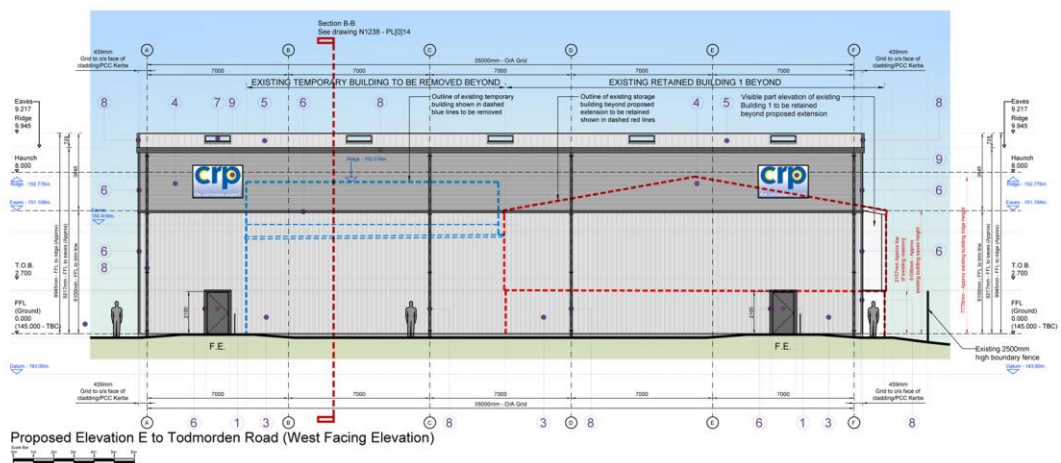


Proposed Section through the Manufacturing Unit



Proposed Section through the Storage Unit

- 4.3 The two existing vehicular access points into the site are from Todmorden Road and it is proposed to close one of the existing vehicle access points off and re-open an old access point to the North of the site. The existing access to the storage unit will be retained with the boundary fence and gates.
- 4.4 The existing pedestrian access points to the site will also be retained from Todmorden Road. A new pedestrian link will be provided with the re-opened access. A new access path from Todmorden Road to the new main pedestrian entrance will be provided as part of the proposals.
- 4.5 The existing and new pedestrian access points will also continue to allow wheelchairs to access the site without using a ramp or having to climb any steps. Level access will also be provided to the new extension at all entrance points.

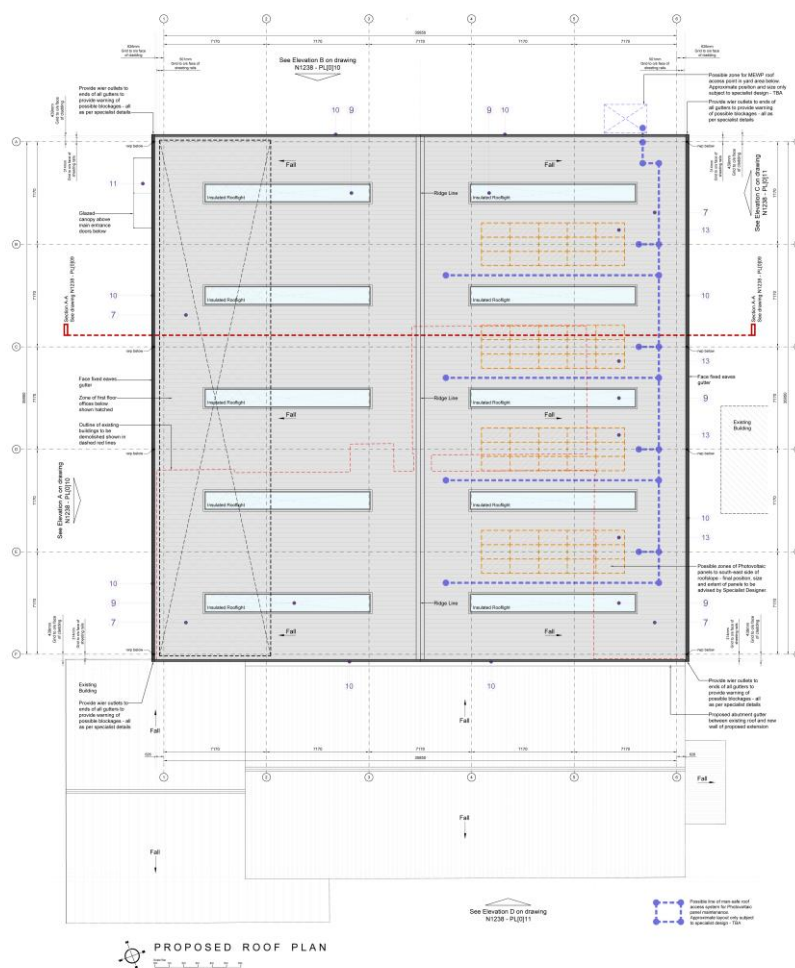


5.0 Scale

5.1 The surrounding area is a well-established industrial estate to the East with several large single storey units of varying architectural styles and Greenvale Business Park to the north with a similar mix of tall, large units. Todmorden Road to the West has a mix of terraced housing varying in height but mainly 2 and 2.5 storeys high with mansard windows in the roof. The proposed production unit extension will have the following approximate external dimensions: -

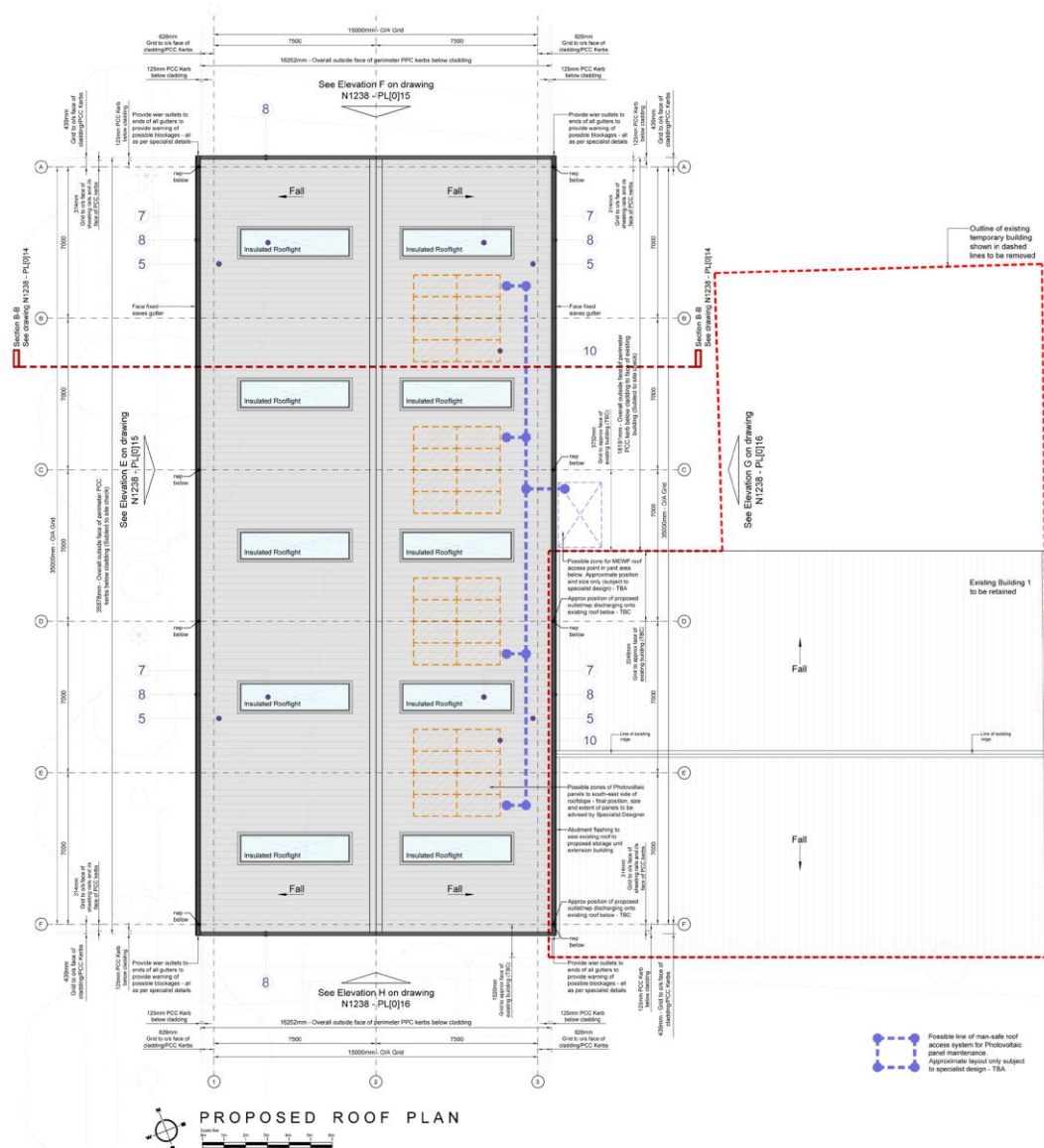
- Manufacturing Unit - Footprint: 37.1m by 36.6m
- Manufacturing Unit Height: 11.80m to the ridge and 10.2m to eaves.
- Warehouse – Footprint: 35.8m by 16.2m
- Warehouse Height: 9.9m to the ridge and 9.2m to eaves.

5.2 The manufacturing unit extension will be a single steel portal frame to minimise the number of internal columns and maximise flexibility with the internal equipment layouts. The new storage unit will also be a single steel portal frame to maximise the flexibility with storage internally.



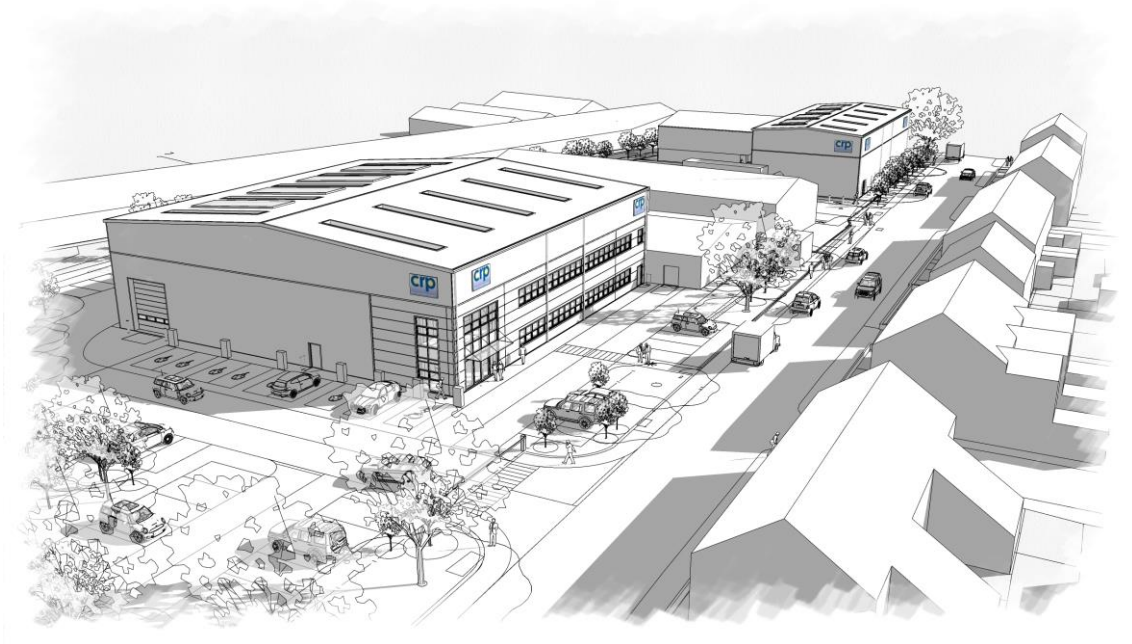
Proposed Roof Plan of the Manufacturing Unit

- 5.3 The low pitch to the roof on the extension and storage unit will keep the mass of the unit low next to the adjacent properties on Todmorden Road. Rooflights will be incorporated to maximise natural light and minimise the requirement for artificial lighting. Zones for solar panels are also included on the new and existing roof to promote sustainable energy on site.

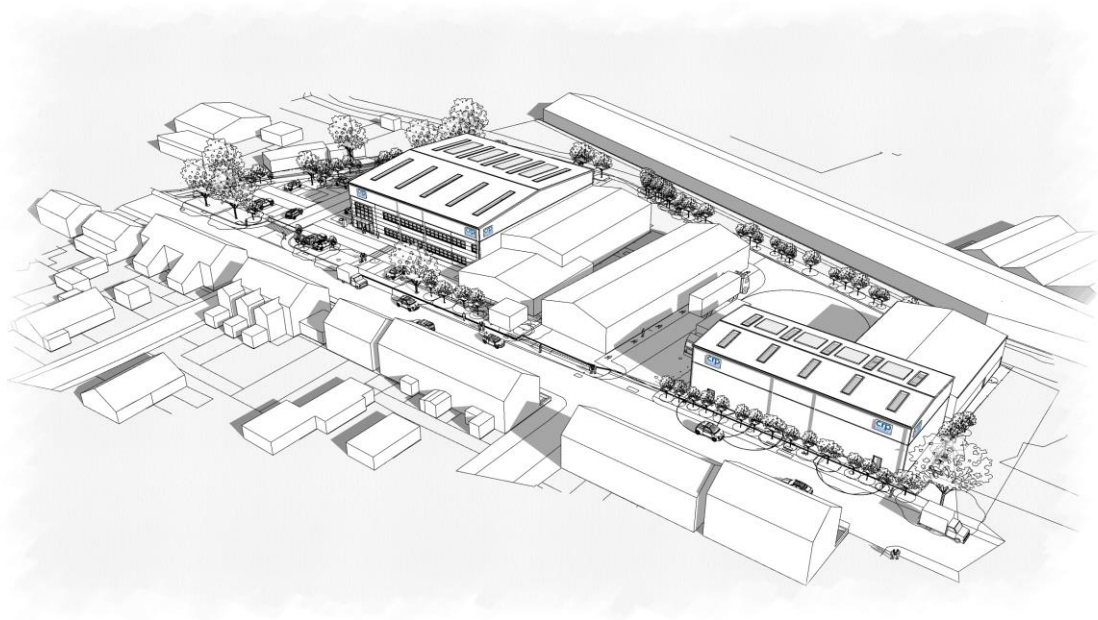


Proposed Roof Plan of the Storage Unit

- 5.4 The surrounding buildings vary in architectural style and are typical of their uses. The existing buildings on the Industrial Estate to the East of the site are mostly steel framed and clad in metal panels with curtain walling, and some other cladding materials. They all have either flat or pitched roofs of profiled cladding or elastomeric membranes. The overall heights are similar to the proposed application. The houses on the other side of Todmorden Road are mainly artificial stonework and facing brickwork with concrete and slate roof tiles and a mix of timber and Upvc windows. The houses vary in height and architectural detailing.



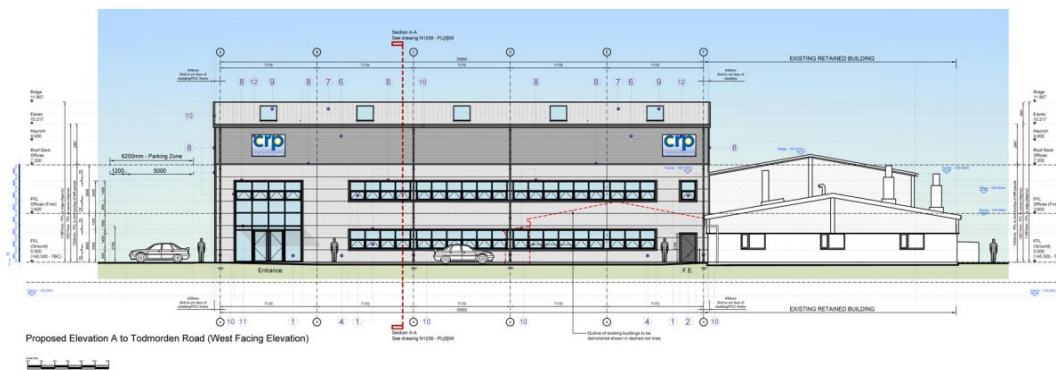
Aerial view of development from the North-West



Aerial view of development from the South-West

7.0 Appearance

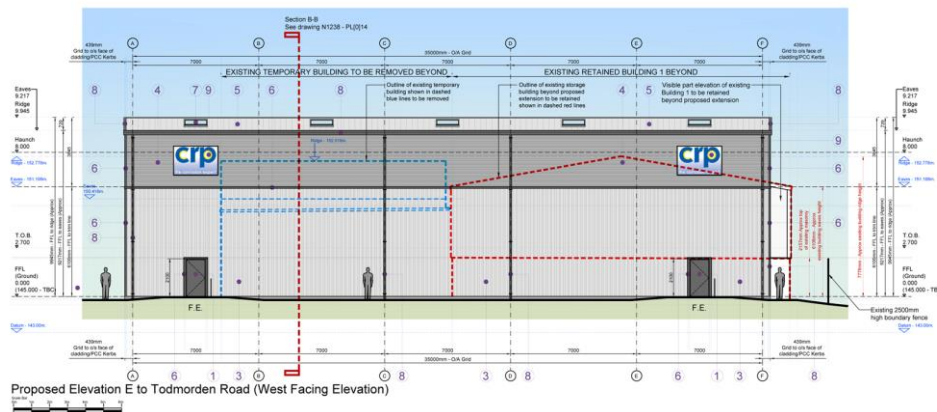
- 7.1 The existing buildings surrounding the site are a mix of industrial, production, residential and commercial units and the existing CRP unit is also of the same building 'type' with metal panels and a steel frame.
- 7.2 The selection of materials for the proposed units will be complimentary to the existing buildings and have been chosen to minimise future maintenance issues, promote sustainability and add to and enhance the surrounding area.
- 7.3 It is proposed to articulate the elevations on the corners with contrasting coloured metal panels, fresh colours, profile changes within the detailed trims and fascia as the existing warehouse. The overall massing, articulation and scale of the proposed extension to the production unit has been designed to minimise the visual impact and add interest to the overall site with curtain wall glazing and 'ribbon' windows to promote an active frontage to Todmorden Road.



Proposed Manufacturing Unit Elevation to Todmorden Road



Proposed Model Elevation from Todmorden Road





Computer Model aerial view from the West



Computer Model aerial view from the South-East



Computer Model view from Todmorden Road

- 7.5 The elevations have been articulated horizontally using contrasting coloured cladding panels and trims. The curtain wall glazing to the main entrance corner will also provide a visually pleasing feature to the unit and help reduce the mass of the elevations. The ribbon windows will also help to provide an active frontage and as they will face Northwest, they will not have any solar gain issues.
- 7.6 The overall aim is to provide a fresh and interesting appearance to the Todmorden Road elevation and to complement the existing buildings. The storage unit will also have complimentary facing materials in colours to match the production unit. Currently materials and goods are stored externally in the yard but the new storage unit will now contain all the goods to improve the appearance from Todmorden Road. The storage unit will not require windows to the elevations to mitigate any overlooking issues with the adjacent residential properties.
- 7.7 The vehicle circulation route and service area will remain as hard-wearing brushed concrete. Permeable pavers will be used in some of the car parking area as part of the sustainable drainage design. Coloured concrete block pavers will be used adjacent to the pedestrian entrance footpath and tarmac will be used to the access footpaths and external staff amenity area. This will provide a fresh and low maintenance finish to these areas.



Warehouse Elevation facing Todmorden Road

8.0 Access to the Unit

- 8.1 The vehicular access to the site for staff, customers and servicing is currently via two existing site entrance points on Todmorden Road. One access serves the car park, and one serves the service area for deliveries and collection. There is also a former entrance to the North of the site, and it is proposed to re-open this access and close the current car park access. The existing access to the service area will be retained with it's vision splays.
- 8.2 It is possible for customer cars and normal service vehicles to enter the site, turn around and exit the site in a forward gear. The on-site parking layout will have clearly delineated spaces. There will be two dedicated accessible spaces and seven EV charging spaces. CRP make use of electrical vehicles where they can. Level access into the proposed offices and production space is also possible from all the parking areas. Service vehicles will also be able to access the site, turn around on site in the newly formed service yard and exit the site in a forward gear.

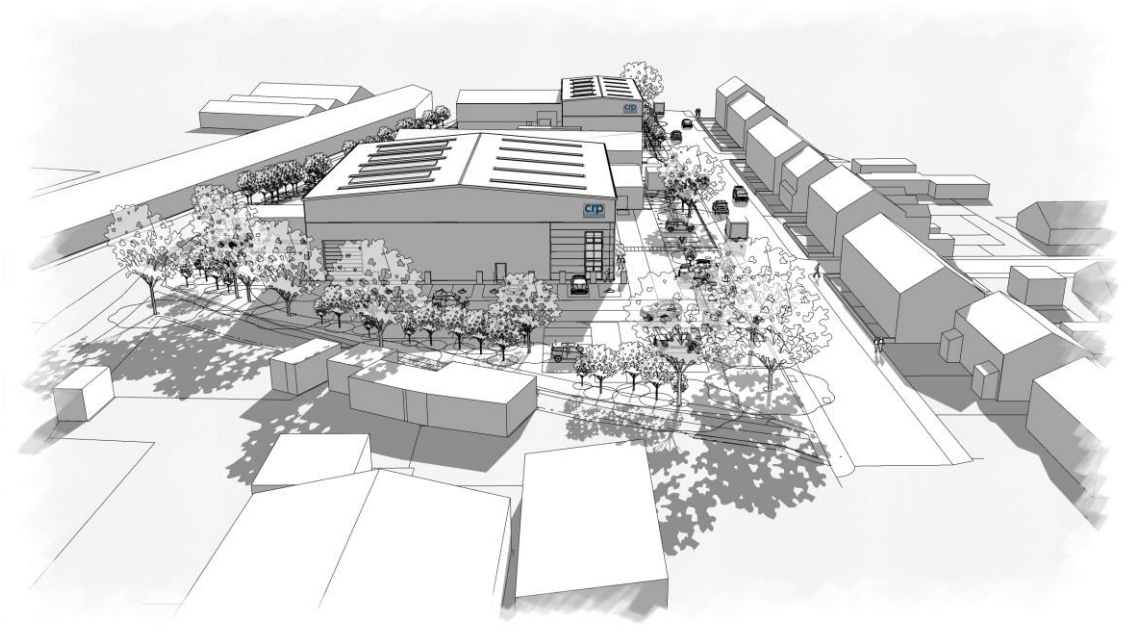


Computer Model Aerial view from the Southwest

- 8.3 Pedestrian access to the site from Todmorden Road will also be unaffected. The extension will benefit from level access for wheelchair users from both the adjacent footpath on Todmorden Road and the car parking area. There will also be a means of escape at the front and rear of the new units as required by the regulations.
- 8.4 The site has excellent public transport links with existing bus stops close to it on Todmorden Road providing access links to the adjacent town centre shopping area, the Pennines and the local and national rail network.
- 8.5 The scheme will be fully DDA compliant, and a wheelchair lift will be included internally to allow easy access to all to the first-floor offices and staff facilities. Disabled accessible toilet and shower facilities will also be included at ground and first floor levels.

9.0 Sustainability

- 9.1 The environmental impact of the development has been considered in the design and will be considered during construction. The principles will involve the sustainable sourcing of materials, potential re-use of some of the material from the existing site where possible, the efficient use of energy and resources and site waste reduction programmes.
- 9.2 Where possible off-site construction techniques will be employed and any element that can be manufactured efficiently in a factory will be to help reduce wastage and build time on site. By sourcing as many materials as possible from local suppliers and sub-contractors it will minimise disruption for the local businesses, help to reduce carbon emissions, vehicle movements and waste. Any waste materials and packaging will also be responsibly stored in appropriate containers for recycling purposes.
- 9.3 The development will also be designed to meet as a minimum the current thermal requirements of the Building Regulations to minimise the energy required to heat the units. Energy efficient lighting will also be specified. Rooflights will be included to both new units to maximise natural daylight and reduce the requirement for artificial light. Zones for solar panels are also included at roof level on each unit to supplement the proposed panels on the existing units and EV charging spaces are included in the car park. CRP Ltd have invested heavily in electric vehicles recently.



Computer Model View from the North with the Solar Panel Zones and Rooflights at Roof Level

10.0 Conclusion

- 10.1 The design of the extension to the existing manufacturing unit and warehouses and its position on the site, has developed during the design period and will provide a high quality sympathetic contemporary building extension which will have clean and simple articulation with contrasting fenestration and solid elements to complement the existing buildings. The use of modern materials will also complement the existing development on the site.
- 10.2 The extension to the unit has been sensitively designed to fit within its context by making the most efficient use of the site topography and by keeping the mass and height as low as possible. The existing retained soft landscaping will also help to enhance the appearance of the new unit on the site, screen it from Spedding Road and add to the public realm in the area.
- 10.3 It is proposed that this new extension will help to complete the regeneration of the CRP Ltd site on Todmorden Road and help to allow a much more efficient use of the current storage proposals and to vastly improve the existing staff facilities and office space.



Computer Aerial view of proposed Unit from Todmorden Road



Computer Aerial view of proposed Unit from the North