

Former Heritage Caravan
Park, Walpole Street,
Rochdale, OL16 2AU

Design and Access Statement

Revision /

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**SOLID
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1.0 Introduction

This Design and Access Statement has been prepared by Solid Void on behalf of Hallmark Developments (North West) Ltd to supplement a planning submission for a Full Planning Application at the former Heritage Caravan Park. The land (2153sqm) is currently vacant and surfaced in tarmac, with utilities connections, and is abounded by 850mm high brick walls with brick piers and railings above. The proposals seek permission for a new industrial building (Use Class E(g)(iii)) which will be internally subdivided into 3no. smaller 262sqm (2819sqft) units.

The applicant recently acquired ownership of the application site, which they now propose to incorporate into the larger, adjacent, Heritage Business Park; having owned that site since 1989. The intention is to remove the existing palisade fence which presently subdivides the land, lock/stop access into the site via the existing vehicle gates on Walpole Street and ensure that a single point of access is only provided into the site via Chichester Street. This will not only improve security but will ease vehicle movements within the site, reduce reliance on Walpole Street and thus improve highway safety.

In 1988 both parcels of land (Heritage Caravan Park and Heritage Industrial Park) were under the same ownership and the architects, Cooper and Jackson, secured a full planning consent for 4no. industrial units to be erected on the land. However, the owners separated through divorce and as such, the land became separated. The owner of the larger land portion executed the planning permission and built 3 of the 4no. units they were able to facilitate, but the remaining unit wasn't built out by the other landowner.

Solid Void understands that the completion of the 3 industrial units, does not mean the permission for the 4th is extant, by virtue of the fact that the application site has been used as a caravan park for several years and brought into an alternative use.

However, this planning permission in effect, seeks to refresh the permission that was established on this land 38 years ago, and barring any significant changes to planning policy, we believe that the council should support this application as it will bring the site into beneficial use, improve employment opportunities within the borough and complete a development that has remained piecemeal for nearly four decades.

The site is not located within a Conservation Area, Special Scientific Interest Area, or any other designations. The adjacent buildings are also not listed or scheduled monuments.

It is not considered that land is suspected to be in the presence of contamination, and it is not within a flood plane (Flood zone 1) or under an agricultural tenancy.

2.0 Use

The proposal seeks to create a single industrial building which will be subdivided internally to provide 3no. individual, attached units for light industrial use, including associated car parking, boundary works and landscaping.

The proposed building would be Use Class E(g)(iii).

3.0 Amount

Each of the 3no. units will provide 262sqm (2819sqft) of net lettable area.

4.0 Layout

The layout utilises the existing vehicular and pedestrian access into Heritage Business Park from Chichester Street and the primary entrances/accesses into the building are positioned to the south for convenience. Secondary, fire escape doors are located to the north elevation as an alternative means of escape in the event of a fire.

The overall orientation of the rectangular plan seeks to mimic the existing grain of the industrial park and original position of the proposed unit from the 1988 approval.

5.0 Scale

The proposals seek to match the scale and massing of the existing industrial units on Heritage Business Park, within approximately 6.6m to the eaves and 7.95m to the ridge.

6.0 Landscaping

The existing palisade fence to the south and east of the application boundary will be demolished and allow for 18no. car parking spaces (inclusive of 3no. disabled spaces) to be delineated on the existing tarmacadam surface. The area directly around the perimeter of the proposed building will be a mixture of tarmacadam, concrete paving flags and soft buffer landscaping in the form of shrub planting.

Boundaries to the north and west will remain as existing, which consist of brick dwarf walls with brick piers above and metal railing infill panels. The existing gates will be locked shut or installed with fixed metal railing to block access into the site from Walpole Street.

7.0 Appearance

The vernacular within the locality of the development is typically industrial, with large building units faced in metal sheet cladding, red brick and with minimal fenestration.

In terms of the proposed material palette, the design is based seeks to harmoniously blending into the existing architectural style of Heritage Business Park. As near as practicable, materials will match the existing properties in both type and finish/surface treatment.

8.0 Access

Access into the site is provided via the Heritage Business Park gated access off Chichester Street. Presently, this is accessible for larger haulage and freight vehicles and as such, the proposed positioning of the new industrial unit allows vehicles to perform 3-point turns within Heritage Business Park. This will ensure that every vehicle that accessed the industrial park will leave onto the public highway in a forward gear.

The site is highly sustainable given its located within a town centre context, approximately 0.5km south of Rochdale town centre. The nearest bus stop being located a mere 140m from site to provide future employees with alternative means of public transport.

All external door thresholds will be low profile versions to aid wheelchair accessibility and all internal circulation/layouts will be designed to comply with Part M and Part K of the Building Regulations.