



Kingsway

Business Park

Plot J2

DESIGN AND ACCESS STATEMENT Including Heritage Statement & Crime Impact Statement

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Wilson Bowden
Developments

dlc
ARCHITECTURE



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1.0 | Use

1.1 The Kingsway Business Park Development Framework

The Kingsway Business Park, allocated through Rochdale's Core Strategy and benefiting from a comprehensive Outline Planning Permission, is a master planned 170 hectare mixed-use business park accommodating a range of sites for B1/ B2/ B8, alongside other commercial, residential and ancillary uses.

Kingsway Business Park is divided into a series of individually serviced plots within a carefully planned whole. The primary concept applied to all development on Kingsway Business Park is to create a high-quality mixed-use scheme within an attractive landscape setting. Landscaping therefore plays a key role in the development and a separate chapter is included within this Design and Access Statement

Much of the principal infrastructure is complete and serves a number of operational industrial and distribution units together with occupied private residential dwellings



Kingsway Plot J2

1.0 | Use

1.2 Introduction to Plot J2

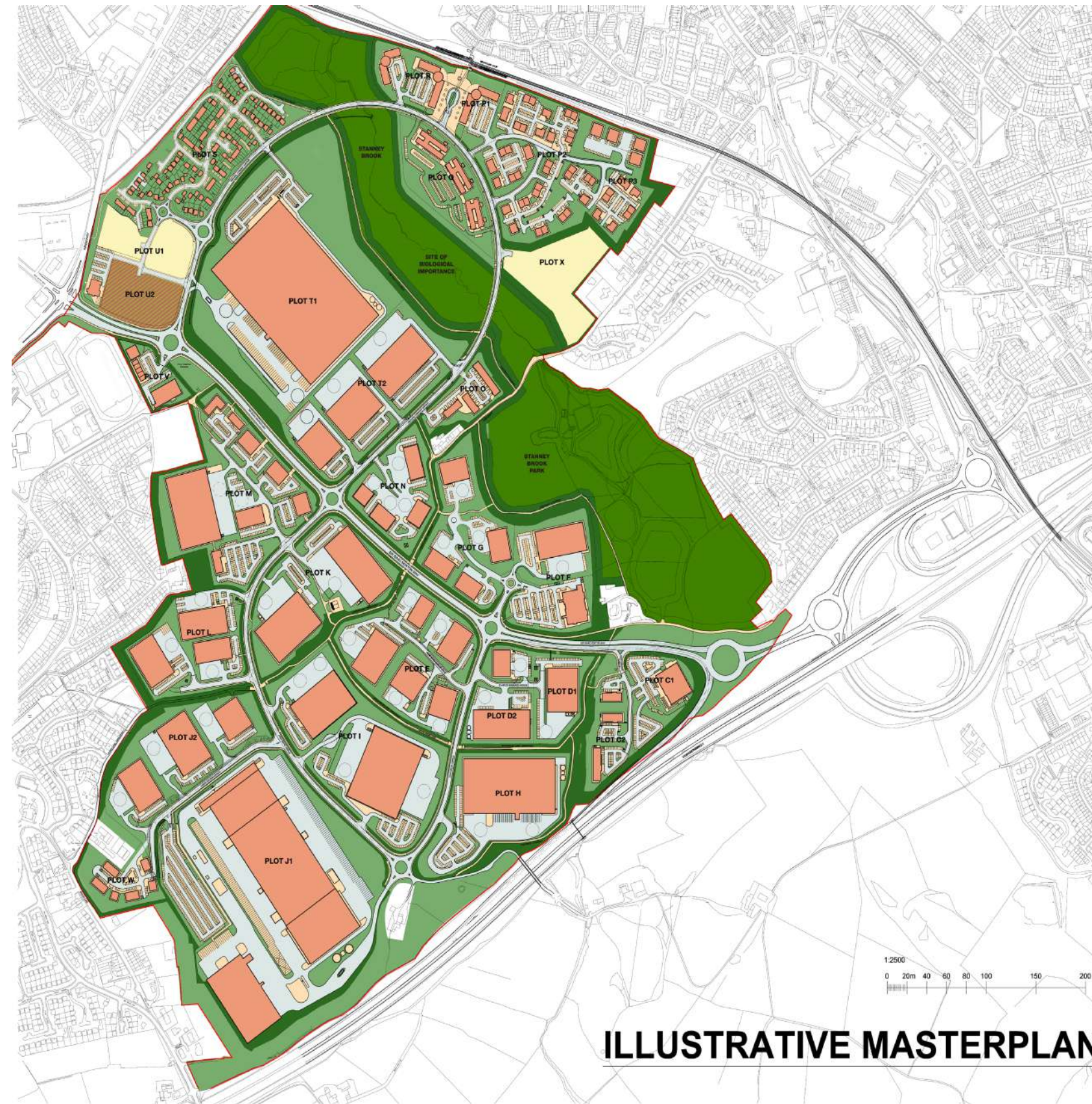
The current Kingsway Business Park masterplan was approved under the Outline Planning Permission dated 21 August 2014 (ref 14/00542/OUT) along with the subsequent Application for Removal or Variation of a Condition dated 06 September 2016 (ref 16/01085/VRCON) and 05 December 2018 (ref 18/00943/VRCON). The approved Illustrative Masterplan attached (from the 2014 Outline Permission) is shown opposite

The following document has been compiled to illustrate the design intent for built development on Kingsway Business Park, Plot J2. This Design and Access Statement has been prepared on behalf of Wilson Bowden Developments Ltd to support a Full Planning Application for the erection of two employment buildings (Classes E(g)(iii), B2 and B8) with ancillary office space, new access, car parking, servicing, boundary treatments, hard and soft landscaping and other associated works

Plot J2 is a 5.43 Hectares(13.42 Acres) development plot adjacent the southern loop road, John Milne Avenue and accessed directly off James Kearns Avenue. Plot J2 borders Lower Lane Bridleway to the north/west, John Milne Avenue to the east and James Kearns Avenue to the south/east

The development comprises two speculative industrial / warehouse units totalling 18,905.77 sqm (203,500 sqft) with ancillary office and core facilities. The units are designed to offer high quality employment space for occupation by the full range of employment uses within use classes B2, B8 and E (g) iii.) It should be noted the Outline Planning Permission expressly grants B1 (c) / B2 / B8 uses for Plot J2. The current scheme is based on building types pursuant to B1 (c) / B2 / B8 uses. It is acknowledged for the purposes of this Full Application that Use Class B1 has now been replaced by the introduction of Use Class E. For the avoidance of doubt, the new Class E 'use' being applied for in our submission relates only to Class E (g) iii.) as noted above

External works involve the construction of a new car and HGV access points from James Kearns Avenue, service yards, car parking, security fencing, landscaping, retaining walls and electrical substations together with other ancillary structures (also applied for)



ILLUSTRATIVE MASTERPLAN

1.3 Planning History

The original comprehensive Outline Planning Permission for the overall site was granted in December 1999 (ref 98/D35130) and renewed in October 2009 (ref 09/ D52264)

In August 2014, a new, updated outline was issued to reflect the extent of completed development across Kingsway Business Park, as well as other changes including (inter alia) the need for greater flexibility on the remaining undeveloped plots, the arrival of the Metrolink, and the addition of the Council owned land at the Kingsway frontage (Plot V)

The illustrative masterplan for Plot J was updated during the 2014 renewal with the development plot reflecting the completion of the significant chilled and frozen goods distribution centre (Application reference number: 11/D54761) to the southern portion of the site along with incorporating the full range of B1 / B2 / B8. The balance of Plot J, the northern portion of the original plot, was revised to include three smaller scale industrial / warehouse buildings and retitled as Plot J2. The plateau level remained unchanged at 154.60m however the height to haunch reduced from 13m to 9m

The Outline Planning Permission was varied initially in September 2016 (ref 16/01085/VRCON) to remove the controls on the maximum floor space figures in relation to B1 / B2/ B8 uses in order to provide more flexibility and attract new inward investment. The second variation in December 2018 (ref 18/00943/VRCON) removed the BREEAM requirement from the Outline Permission to align with the Rochdale Borough Council current planning policies

It should also be noted that Planning Permission was recently secured for the proposed development of Plot J2 into a site for the storage of operational vehicles. The proposals included works for site levelling, drainage and resurfacing, formation of access, associated parking, fencing, retaining walls, ancillary buildings, landscaping, lighting columns and all related engineering and infrastructure works (application reference 21/00608/FUL)

1.4 Planning Policy and Status

Kingsway Business Park is allocated within the Rochdale Core Strategy as a comprehensive mixed- use business park. The overall allocation incorporates a series of employment and employment-related uses, including the full range of business class uses

Accordingly, the proposals comply with the statutory development plan and thereby benefit from the presumption in favour of sustainable development as set out in the National Planning Policy Framework

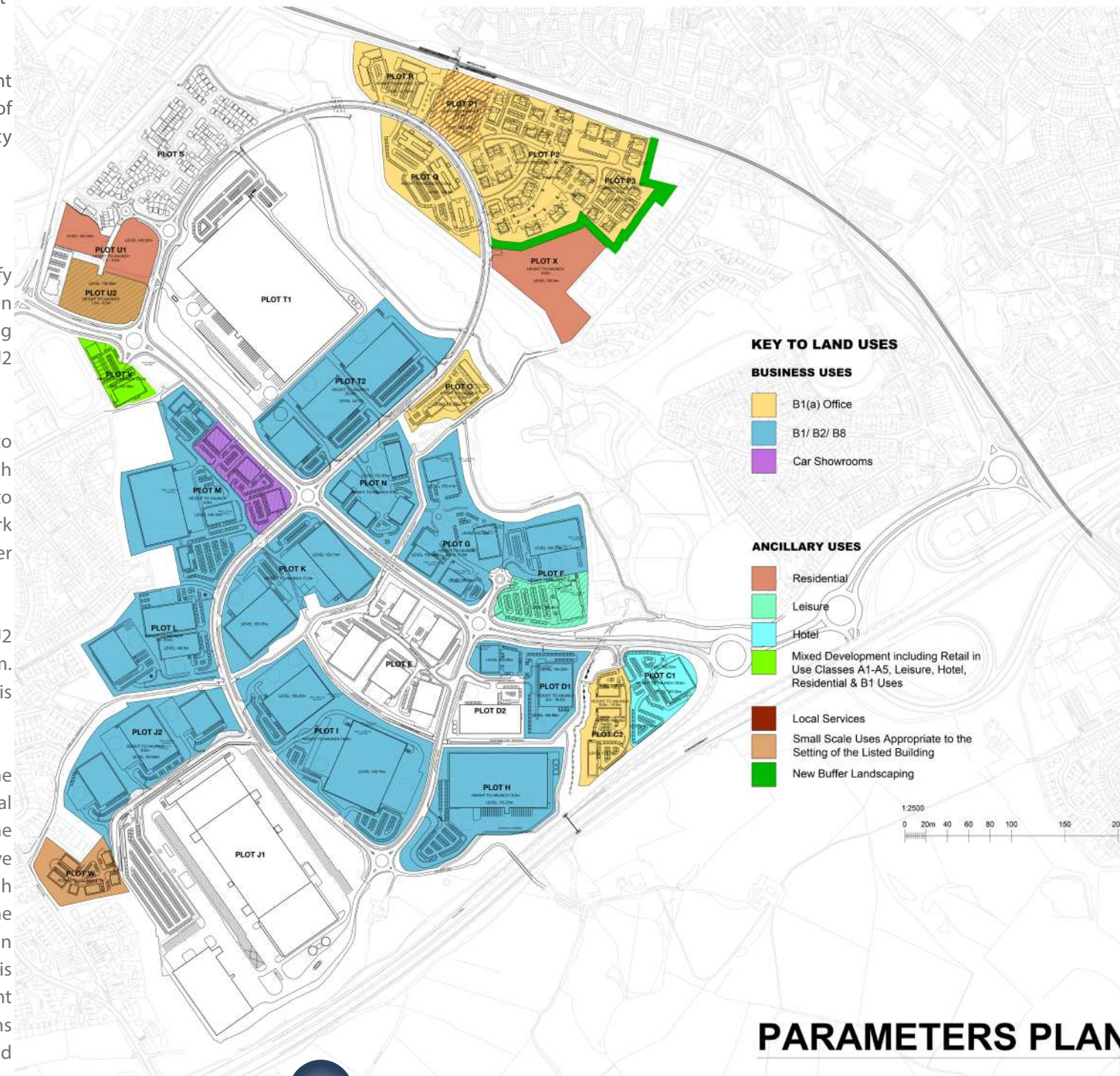
1.5 Approved Outline Parameters

Although the Rochdale Core Strategy allocation does not identify specific sites for specific uses, the planning policy has now been given life by the grant of a comprehensive Outline Planning Permission. This includes a Parameters Plan which identifies Plot J2 as being suitable for the full range of 'B' uses

The Rochdale Core Strategy reaffirms the LPA's commitment to Kingsway Business Park, Policy E3 seeks to focus economic growth in the Rochdale Town Centre/Kingsway Corridor. E3 also seeks to achieve the co-ordinated development of Kingsway Business Park with large, high-quality serviced sites for B1 B2 and B8, and other employment uses.

The Outline Planning Permission approves development on Plot J2 for up to 9 metres height to haunch with a plateau level of 154.60 m. The approved Parameters Plan (from the 2014 outline permission) is shown opposite

The proposals brought forward within this Full Application are borne out of thorough investigations across the north wests industrial sector to determine the most viable form of development in the current economic climate. The proposals consist of two speculative units identified on the proposed Site Plan as Units J1 and J2. Through a detailed level assessment, the internal finished floor level of the two units is proposed to be 154.60 m and Outline compliant. In order for the project to be viable, the height to haunch parameter is of critical importance to the success of the development. The height to haunch of the proposed units is driven from extensive discussions regarding their future marketability and as such Unit J1 is proposed to be 12.5 metres with Unit J2 10 meters height to haunch. The layout of the buildings is carefully considered to respond to the neighbouring property constraints and mitigate the increase in height. These considerations are discussed later in this Design and Access Statement



Kingsway Plot J2

2.0 | Overall Proposals

2.1 The Brief

The brief has developed through an iterative process during which time the Developer and Consultant team have engaged with key stakeholders including the Local Authority Planning Department

The units are individually designed for the specific but flexible B2 / B8 / E (g) iii.) use whilst respecting the established design theme, materials and colours consistent with the wider Kingsway Business Park

The base specification will be as follows:

- Ground floor warehouse slab to be of reinforced concrete designed for an imposed loading of 50 kN/ sq m and with a surface regularity to FM2 (special) standard
- Steel portal frame providing a height to underside of haunch of 12.5 and 10 metres respectively
- High quality colour coated profiled steel wall and roof cladding which reflects profiles and colours used previously on Kingsway Business Park
- 10% roof lights
- Four number fully insulated sectional overhead level access doors
- Provision of eighteen number dock loading doors with low level precast concrete retaining structures forming the dock profile
- Thermally broken polyester powder coated aluminium curtain walling system
- Double glazed polyester powder coated aluminium ribbon windows
- Powder coated steel final exit doors
- Dedicated concrete yard areas
- Dedicated tarmacadam/ block paved car parking areas
- Soft landscaping
- Ancillary structures including refuse stores, cycle store and sub stations
- Ground and first storeys to the main office
- Office core facilities including stairs, lifts and Wc's
- Internal finishes, mechanical and electrical equipment provided to offices
- 10% electrical vehicle charging points to B8 car parking numbers



2.0 | Overall Proposals

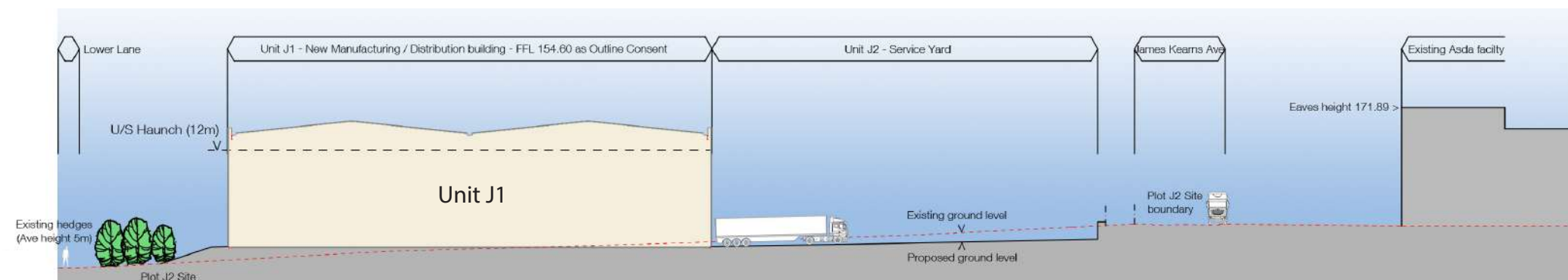
2.2 Proposed strategy, Built Form and Massing

As discussed in the earlier section (1.5 Approved Outline Parameters), the plateau level is consistent with the Outline Planning Permission of 154.60 m however the height to haunch exceeds the stipulated 9 m from Outline Planning Permission. Unit J1 has a proposed height to haunch of 12.5 m with Unit J2 having proposed height to haunch of 10 m. Indeed, it is this increased height to haunch which is necessitating a Full Application be brought forward.

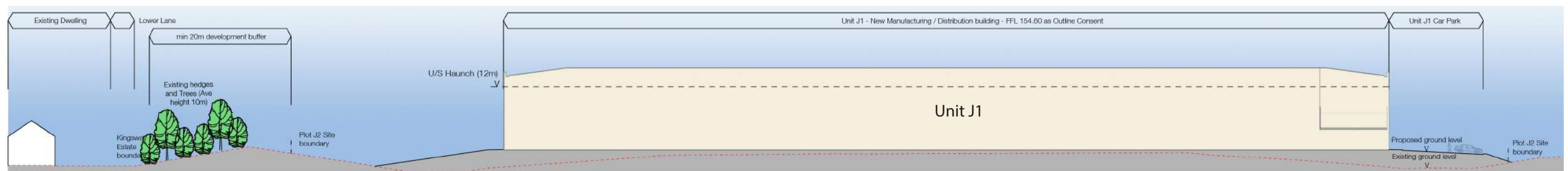
Whilst it is acknowledged the proposals are outside of the Approved Parameters contained within the Outline Planning Permission, understanding the wider context of the business park and the previously approved constraints must be considered when assessing any potential impact from the proposals

Unit J1 is located to the eastern portion of the development plot with the proposed finished floor level consistent with the Outline approved 154.60 m. The only viable site to access is from James Kearns Avenue with tie in levels for Unit J1, along the existing highway, varying from 155.264 m to 157.037 m. This has resulted in the car park entrance gradient at 1:17 and HGV entrance at 1:15 to accommodate the maximum 2.4 m level difference between the existing road and development plateau. The proposed building finished floor level cannot therefore be reduced further to mitigate any height to haunch increases.

Unit J1 is the taller of the two proposed units and as such is carefully positioned on the site. The proposed height to haunch is 12.5 m resulting in an overall building height 3.5 m above the Outline consent. To the north of Unit J1 is Lower Lane Bridleway and the undeveloped Plot L. To the east of Unit J1 is John Milne Avenue and the underway Plot I development (Application reference number: 21/00881/REM). To the south of Unit J1 is James Kearns Avenue with the adjacent occupied industrial development previously completed on the balance of the original Plot J demise (Application reference number: 11/D54761). To the West of Unit J1 is the proposed Unit J2 building. Considering the above there are no sensitive receptors such as dwellings to any boundary of the Unit J1. We would therefore suggest that whilst the proposals are outside the Outline consent, given the context of development on Kingsway Business Park, is immaterial and in keeping with the size, type and scale of adjacent existing developments. Please refer to **Site Section A-A and B-B** below for further details



Section A-A



Section B-B

2.0 | Overall Proposals

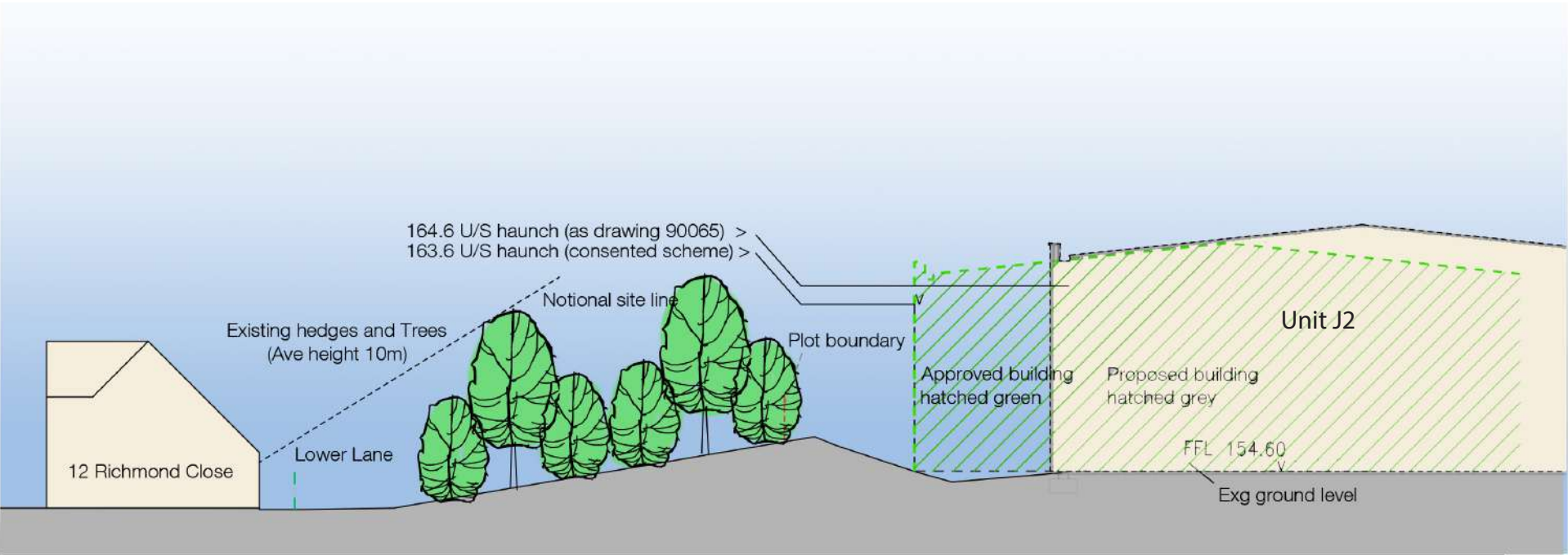
Unit J2 is located to the south western portion of the development plot with the proposed finished floor level consistent with the Outline approved 154.60 m. Similar to Unit J1, the only viable option to access the site is from James Kearns Avenue with tie in levels for Unit J2, along the existing highway, varying from 157.444 m to 156.644 m. This has resulted in the car park entrance gradient at 1:20 and HGV entrance at 1:15 to accommodate the maximum 2.8 m level difference between the existing road and development plateau. The proposed building finished floor level cannot therefore be reduced further to mitigate any height to haunch increases.

Unit J2 has a proposed height to haunch of 10 m with an overall building height 1 m above the Outline consent. To the north of Unit J1 is Lower Lane Bridleway with the residential properties off Richmond Close, Bishopgate Walk and Wrenbury Drive. To the east of Unit J2 is the proposed J1 building. To the south of Unit J1 is James Kearns Avenue with the adjacent occupied industrial development previously completed on the balance of the original Plot J demise (Application reference number: 11/D54761). To the West of Unit J1 the listed building of Silver Hill Farm and David Wilson Homes residential development (Plot W). The relationship to the listed building is discussed in more detail within Section 3 Heritage Statement of this Design and Access Statement.

The relationship with the adjacent residential dwellings, along with the listed building, is the main reason Unit J2 has a reduced height to haunch. The 1 m increase has been carefully considered and weighted against the existing structure landscaping present to the bund off Lower Lane Bridleway. This structure planting has established over a number of years and based on survey information has an average height of approximately 10 m. Please refer to **Site Section C-C** below which illustrates the Outline Approved scheme, against the current proposals with the proposed development in context of the surveyed structure planting and closest residential dwelling. Given the proposed plateau level, the height of the existing bund, the height of the existing structure planting and increased building height of 10 m height to haunch, the proposed development will not be seen from the adjacent dwellings. The building is orientated in such a way that any noise sensitive operations i.e. service yards, are located away from the residential dwellings. The building is therefore self-screening. As the building orientation has changed, the proposed footprint has moved away from the residential boundary by approximately 7m in comparison with the Outline Approved Scheme. We feel this to be a pragmatic and sensible approach to ensure no loss of local visual amenity whilst maintaining overall development viability.

2.3 Character

The building is designed within the established parameters for the Kingsway Business Park and will fit within the family of buildings. Each elevation responds to the key features of its location within Plot J2. The building is considered to be a development and natural evolution of the 'Park Style'



Section C-C

2.0 | Overall Proposals

2.4 Area Schedule

Overall Plot J2 Site Area
5.43 Hectares (13.42 Acres)

Proposed Buildings

Unit J1 - Minimum gross internal areas are as follows:

Warehouse/ Production	108,450 ft ²	10,075 m ²
Offices (at first floor)	8,050 ft ²	749 m ²
Total Gross Internal Area	116,500 ft ²	10,824 m ²

Parking Provision

103 Standard car parking spaces (inc 10 EVCP)
6 No. Disabled car parking spaces

Cycle Spaces - 18 Number
Dedicated Motorcycle Spaces - 3 Number

Unit J2 - Minimum gross internal areas are as follows:

Warehouse/ Production	81,000 ft ²	7,525 m ²
Offices (at first floor)	6,000 ft ²	558 m ²
Total Gross Internal Area	87,000 ft ²	8,083 m ²

Parking Provision

76 Standard car parking spaces (inc 8 EVCP)
5 No. Disabled car parking spaces

Cycle Spaces - 13 Number
Dedicated Motorcycle Spaces - 2 Number

2.5 Vehicular Site Access / Egress

Access and egress from the proposed development is to be predominantly served by the existing highway infrastructure successfully serving the wider Kingsway Business Park. The A6193 Sir Isaac Newton Way runs centrally through Kingsway Business Park with the southern loop, John Milne Avenue, connecting at two separate points via existing roundabouts. James Kearns Avenue, serving Plot J connects from the western leg of John Milne Avenue in a SW/ NE orientation. It is proposed to construct four new site access point from James Kearns Avenue directly onto the development plot.

Key aspects of vehicle circulation have been considered with dedicated access points for by private cars and fully articulated HGV access. The access points will be designed to meet the relevant standards for any necessary visibility splays / forward visibility requirements etc

A detailed analysis of the vehicle manoeuvring and swept paths has been completed in order to ensure articulated HGV's can turn in the service yard and will not be required to reverse onto the estate road for egress

2.6 Car Parking

Car Parking is strategically located adjacent to the main entrance of building with car park entry and egress linked to the existing infrastructure. For ease of access to the building, accessible spaces and electric vehicle charging spaces (EVCP's) are all positioned in close proximity to the main entrance and building elevations

2.7 Servicing

The service yards are located to take maximum advantage of operating space and maintain flexibility in manoeuvrability wherever possible. The layout of the yard is considered to maximise uniformity whilst ensuring vehicle manoeuvres can be safely completed without impact on the HGV parking spaces or dock retaining walls



Kingsway Plot J2

3.0 | Heritage Statement - Silverhill Farm

3.1 Introduction

Silverhill Farm is a Grade II Listed Building (List Entry Number: 1068495) located in the south western corner of Kingsway Business Park. The buildings of interest are of traditional stone construction with slate roofs and are orientated NW to SE. Development undertaken over subsequent years added structures to the original farmhouse creating a mix of buildings including a separate stone barn, a series of single storey brick-built sheds and a modern barn structure. The listed buildings are both located to south western boundary of the farmyard with a low grade, low quality modern barn structure located to the north eastern corner

3.2 Listing Status and Approach

The Historic England Listing for Silverhill Farm identifies special architectural features of historic interest, an excerpt from the Historic England Listing is provided below:

“Charles and Esther Beswick, 24th August 1789” on inscribed stone above door. Hammer-dressed stone in narrow courses and slate roof. 3 bays and 2 storeys (plus basement). Step approach to door with overlight and square-cut stone surround between bays 1 and 2. Bays 1 and 2 have rectangular ground floor windows and 3-light flat-faced mullion first floor window (the central light being larger than the outer lights). Bay 3 was added slightly later the windows following the pattern of the other first floor windows. Plain eaves gutter brackets and ridge and gable chimney stacks

As part of the mixed-use intent of the comprehensive Kingsway masterplan, the dilapidated listed building will, in due course, be brought back into use as part of the David Wilson Homes wider Plot W development which will retain the most significant historic assets of the listed buildings

3.3 Previous Historic Assessment and Altered Setting

The immediate setting of Silverhill Farm was originally agricultural and rural however, this setting has evolved in recent decades through the construction of dwellings to the north of Lower Lane and the West of Broad Lane. The arrival of Kingsway Business Park has further eroded this setting with commercial development undertaken to the east of Silver Hill Farm. At the time of the Environmental Statement (undertaken to support the original Outline Planning Permission) a full assessment of the cultural and historic importance of the building was undertaken and this confirmed that the development of the Kingsway Business Park would undoubtedly and fundamentally change the setting of this Listed Building

In terms of development within the immediate context of Silver Hill Farm, a chilled warehouse is located approximately 200m to the east. To the west is Plot W with outline consent for buildings up to 7m in height which are to be appropriate to the setting of the listed building. David Wilson Homes have recently prepared and submitted a planning application for a proposed residential development on Plot W which encompasses retaining the most significant historic assets of Silver Hill Farm. To the north, on Plot J2 (the currently proposed scheme), the Outline Planning Approval provides consent for buildings up to 9m height to haunch along with the requirement to provide a 20m landscaped buffer (previously completed)

Accordingly, the setting of the listed building was always going to be radically changed by the permitted development on Kingsway Business Park. It should be noted, the list entry number for Silverhill Farmhouse does not mention the setting of the building. The building appears to be listed due to its architectural merit, and not because it contributes to the character or setting of the area.



3.0 | Heritage Statement - Silverhill Farm

3.4 Comparison of 'Approved' Building to Proposed Plot J2 Development

The Outline Planning Permission grants approval for three buildings on Plot J2 with a height to haunch of 9m and an approved plateau level of 154.60m. The consented scheme therefore has consent for an overall development height of circa 163.60m. The most westerly positioned building was sited approximately 92m to the north east of the listed buildings of Silver Hill Farm totalling approximately 50,000 sqft of development. The consented scheme orientated the south western elevation towards Silver Hill Farm with the service yard located between the building elevation and boundary

The current proposals are not considered to result in a significant impact on Silver Hill Farmhouse. Unit J2 has a proposed height to haunch of 10m with a plateau level of 154.60m, the overall height therefore sits at 164.60m. There is a separation distance of approximately 86m between building J2 and the Silver Hill Farmhouse and the south east west elevation of the building facing the Farmhouse has been sensitively designed to ensure there is a minimal impact upon the listed building. The elevation incorporates the office element of the building with curtain walling and ribbon windows. The car park of the development is located between the two sites. The existing landscape bund located adjacent to Silver Hill Farmhouse is to be retained, acting as a natural buffer and screen between the two sites.

Site Section D-D illustrates the outline approved parameters against the development proposals and demonstrates there is no material difference between the two.

3.5 Assessment of Harm

The proposed development of Plot J2 will further alter the setting of the listed building but, as has already been demonstrated, the nature of the development on Plot J2 was effectively forecast by the assessment undertaken when Kingsway Business Park first secured its permission. It was always acknowledged that the original rural setting would be eroded by proposed development, indeed the rural setting was lost some years ago through the development of the adjacent dwellings. The remaining limited historic setting of Silver Hill Farm lies in its relationship to the Lower Lane and the remaining open/ former garden land further to the east. In addition, the listing also confirms the interest which is retained in the structure itself. Overall, however, the historic significance of the asset is much reduced by the limited relationship to its original setting

The overall building height is 1m higher and approximately 6m closer to Silver Hill Farmhouse than the approved parameters plan, however, the well-established, robust and dense structure planting provides suitable screening and it is therefore considered that the development proposals would result in detrimental harm to the setting or appearance of the listed building. A sight line is taken from the eaves of Silver Hill Farm confirms no portion of the Plot J2 development will be visible. The change in orientation of building J2 has enabled the yard to be moved away from Silver Hill Farmhouse, replaced with a car parking resulting in a better relationship between the two.

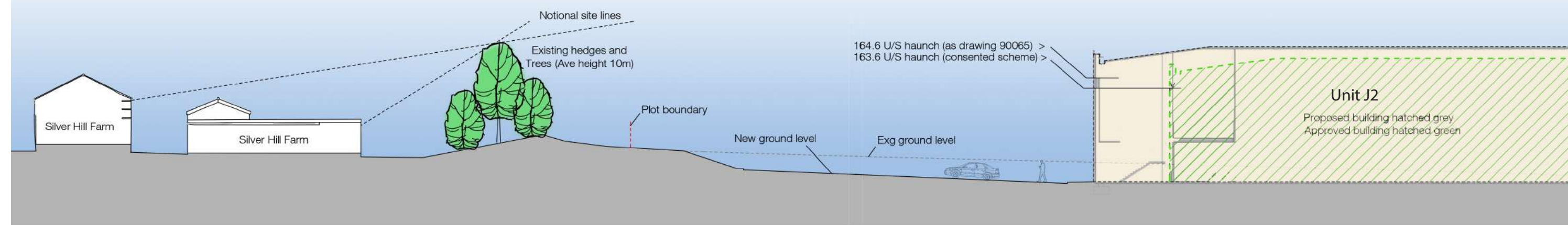
When considered in the wider context of Kingsway Business Park the harm upon Silver Hill Farmhouse is considered to result in less than substantial harm to the significance of the heritage assessment in accordance with Paragraph 202 of the National Planning Policy Framework and this harm should be weighed up against the public benefits of the proposal.

3.6 Public Benefit Mitigation

When harm is created to the setting of a listed building (even when the harm is less than significant) there is a need to consider the public benefits which arise from the newly proposed development. Development on the Kingsway Business Park has been identified as a key economic priority within the Rochdale Core Strategy in Policy E3 which seeks the co-ordinated development of Kingsway Business Park with large, high-quality serviced sites for B1 B2 and B8, and other employment uses.

The proposed development will attract inward investments to Rochdale, building upon the successes of the earlier phases of the Kingsway Business Park. It is estimated that the development proposals will create between 200-350 new employment opportunities, dependant on the occupiers use class (Employment Density Guide 3rd Editions Homes and Communities Agency). The employment opportunities will be in a range of skill and type and will therefore promote a diverse employment range. The proposals will also directly contribute towards gross added value as well as generate additional business rates to the Council.

The proposals therefore carry significant economic benefits which is considered to outweigh any perceived harm upon the Grade II listed Silver Hill Farmhouse.



Kingsway Plot J2

4.0 | Layout

4.1 Layout and Orientation of Building

The buildings are simply laid out in accordance with the following principles:

- Main entrance points clearly visible from the access road
- Enhanced elevations to key views and principal elevations
- Important views / node features
- Parking / servicing located to the front of the building
- Strong boundary planting to enhance the landscaped setting
- Logical internal plot movement



4.0 | Layout

4.2 External Lighting

Details of this element will be prepared by specialist designers, and, it is envisaged, be the subject to the requirements of an appropriate Planning Condition

4.3 External Signage

It is envisaged any future application for consent to advertise (by others) will take into consideration the constraints of the proposed elevations included with this Full Application

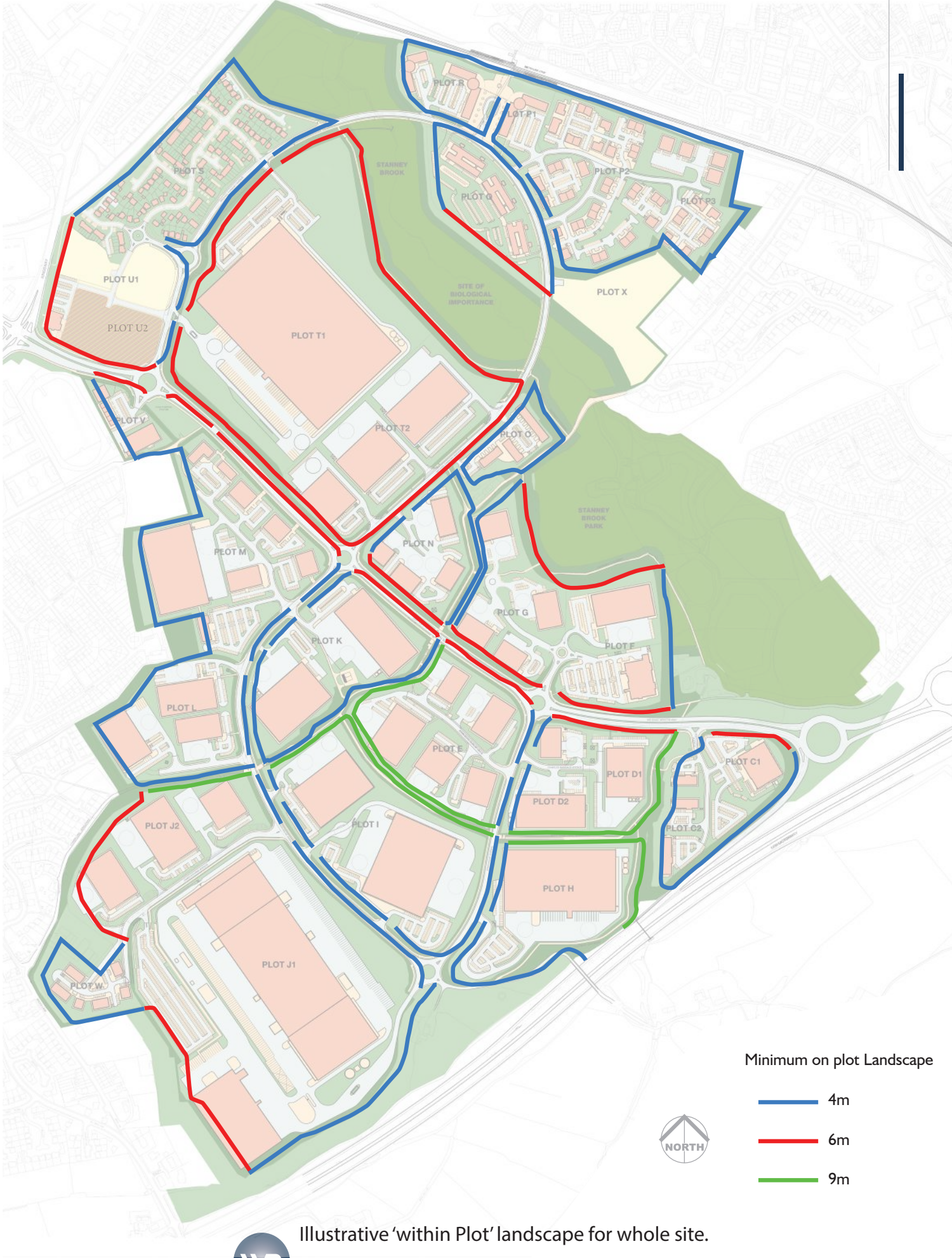
4.4 Structure & On-Plot Landscape

Pursuant with the Outline Planning Permission, it is proposed that new 'off plot' structure landscaping shall be implemented along the frontage of Plot J2 to both John Milne Avenue and James Kearns Avenue. The boundaries to Plot W, Silver Hill Farm and Lower Lane Bridleway are a mix of new structure landscaping with the well-established existing bund planting retained. Landscaping will be enhanced with further 'on plot' structure landscaping in accordance with and in some cases exceeding the requirements of the Outline Planning Permission as discussed in the earlier section of this document (2.2 Proposed Strategy, Built Form and Massing)

The proposals pay particular care and attention to ensure both off and on plot landscaping continues the theme of the adjacent structure landscaping. The attached plan shows the minimum on plot landscaping, accordingly Plot J2 is to provide 4 m wide on plot landscaping to John Milne Avenue generally with 6 m to 9m on plot landscaping to Lower Lane Bridleway. Except for some localised reductions, the requirements for on plot landscaping is included in the proposals and in most cases exceeded. Areas of reduced depth are to be strengthened in order to mitigate any minor deviation, please refer to the supporting landscape drawing for details

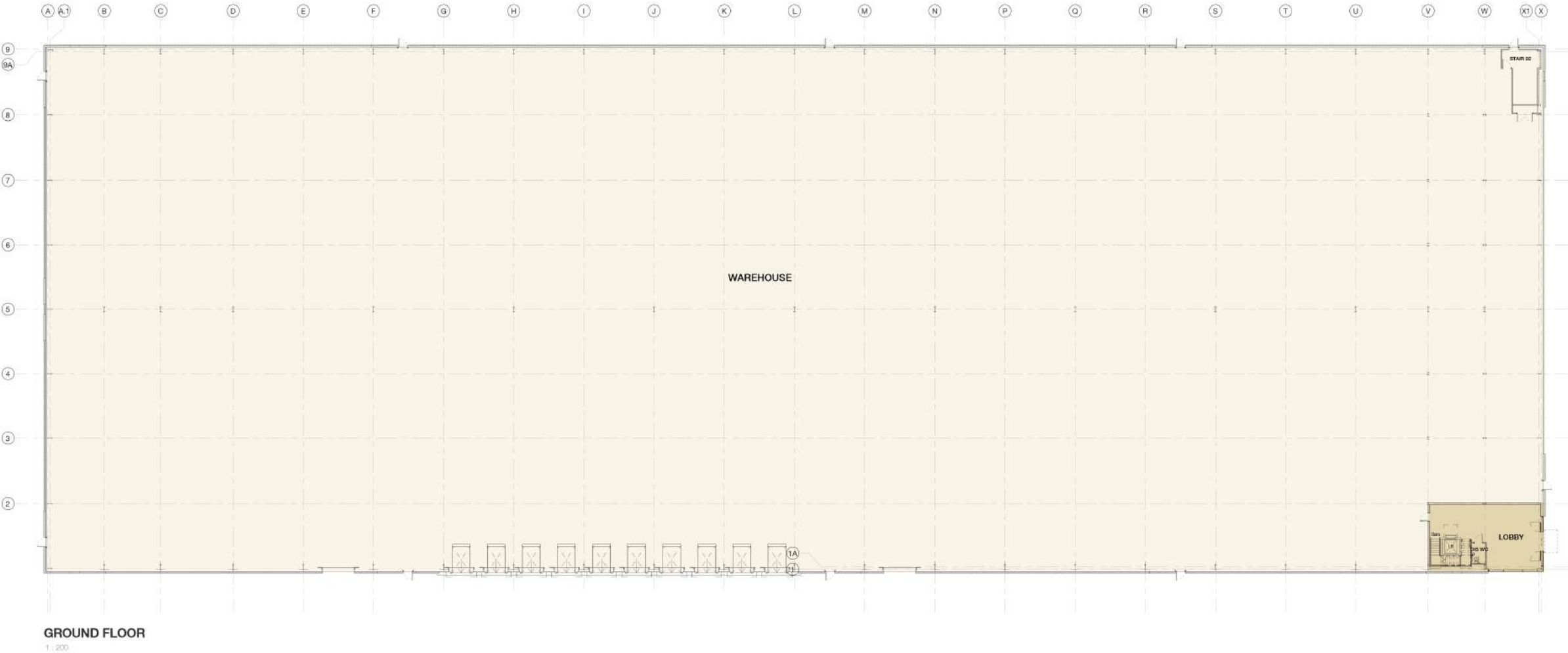
4.5 Pedestrian and Cycle Link

The development proposals for Kingsway Business Park are based around the historic pattern of lanes, now incorporated as greenways to ensure a high level of permeability through the park and provide pedestrianised linkages to the surrounding infrastructure



Kingsway Plot J2

4.0 | Layout



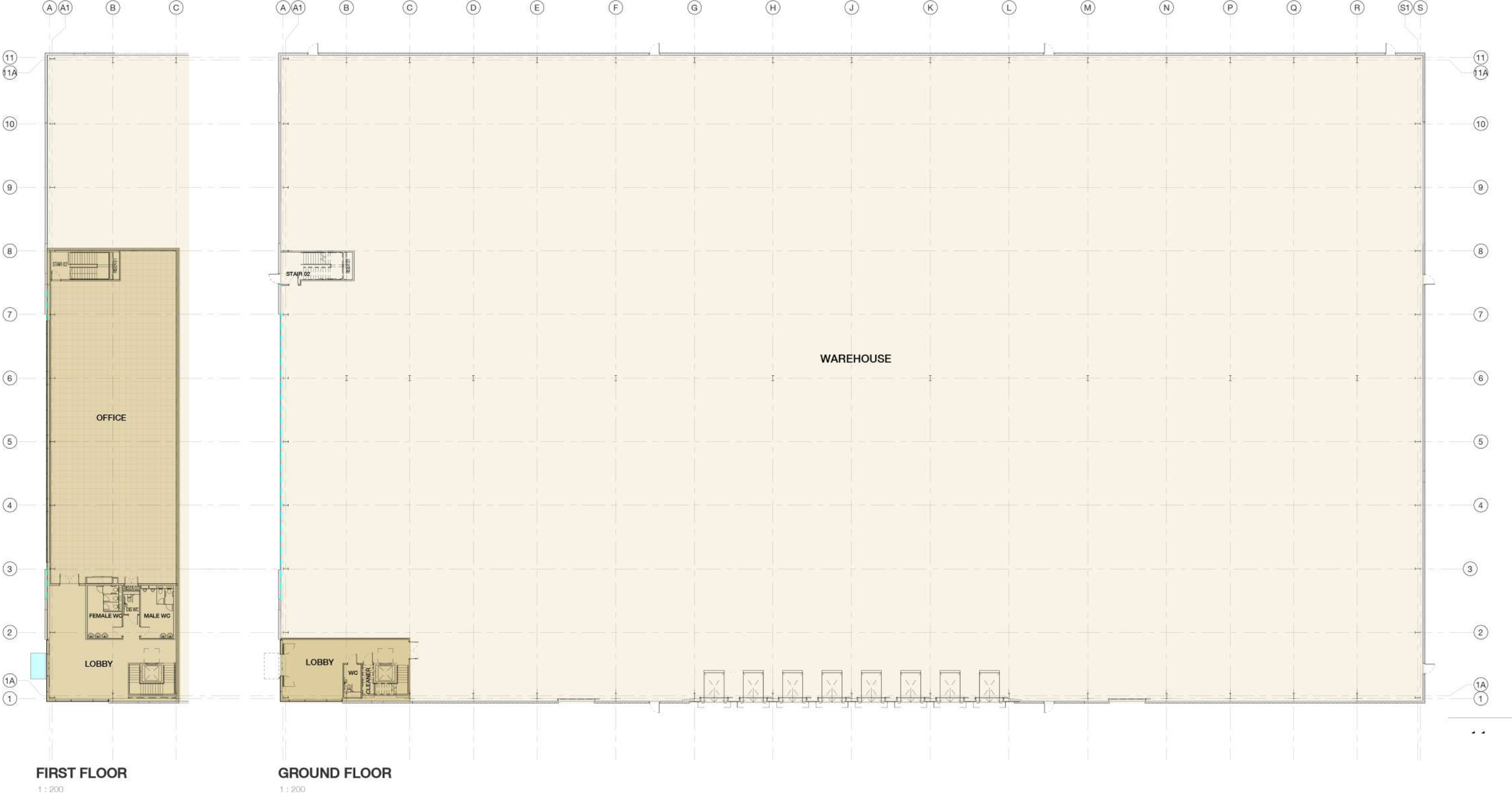
Unit J1 - Floor Plans



Unit J1 Visual

Kingsway Plot J2

4.0 | Layout



Unit J2 - Floor Plans



Unit J2 Visual

Kingsway Plot J2

5.0 | Design statement

5.1 Introduction

As part of the design development of Kingsway Business Park, with particular reference to the industrial element of the site, a 'Park Style' has been developed so as to give clarity of design, set a standard in terms of quality and ultimately help to establish and promote a brand for the park

The exercise looked in detail at the likely size and scale of industrial development so that a style could be developed and adopted. Any style would need to be robust enabling speculative and owner occupier schemes alike, irrespective of size, scale and individual branding. Clearly there is a need to recognise that there will be at times bespoke design or existing brand identity that is to be incorporated into the end design

With this in mind, the design pallet needs to remain relatively neutral and not offer excessive detailing or feature work that would further detract from the overall base design



5.0 | Design Statement

5.2 The Current Scheme

The new access points off James Kearns Avenue will be graded onto the proposed development plateau and be designed to accommodate both privately owned cars and articulated HGV's. Both Units shall be individually serviced with each unit having dedicated car park and HGV entry points

The service yards are positioned to front onto the existing infrastructure highway of James Kearns Avenue ensuring the buildings screen their operations from areas which present any light or noise sensitivity. The proposed buildings are carefully orientated to position the office, staff / visitor entrance and car parking frontages off James Kearns Avenue serving to create a strong sense of arrival and clearly articulating wayfinding

Feature curtain walling is introduced to offer visual interest to the principal office elevations with extended glazing and glass canopy defining the main entrance. Level access and dock leveller loading doors with shelters shall be provided to the service yard frontages facilitating the movement of goods all in keeping with the nature of the development. Feature cladding is utilised on prominent building corners and along the elevations of the building in order to break up any longer expanse of horizontal cladding



Kingsway Plot J2

5.0 | Design statement

5.3 Design Language

The design language adopted on Plot J2 is of a development that is sensitive and in keeping with the existing buildings elsewhere on the business park by maintaining the key features of prominent corners that contrast positively against the silver base colour. These enhancing panels create key vistas, points of interest and focus to the elevations and overall massing alike

5.4 Conclusions

The proposals are in keeping with the general principles, approach and design consented in the original and updated masterplans. This will ensure a high-quality development consistent with the overall Business Park. We have carefully considered the frontages onto the John Milne Avenue and James Kearns Avenue concluding that the park-style elevations provide an appropriate and high-quality design approach in keeping with this location. The proposed built form provides elevations with interest, detail, and colour thereby providing a good quality street scene consistent with the wider Kingsway Business Park



6.0 | Appearance

6.1 Introduction

The buildings on Plot J2 are individually designed using the design theme already established on the Park. The elevations comprise a series of key feature components such as:

- Cladding profiles and orientation
- Glazed feature entrance
- Vertically orientated curtain walling
- Stepped parapets creating innovative eaves profile

6.2 Typical Unit Elevations

The aesthetic is very contemporary with clean building lines. The elevations are designed to respond to the desire to give positive visual impact at key locations whilst maintain the park style and future adaptability

6.3 Materials

The proposed materials are high quality and have been selected to be commensurate with the building type. The façades are articulated using contrasting tone, colour and texture. Particular attention has been given to the design of the elevation treatment to ensure that emphasis is given to the elevations in key locations

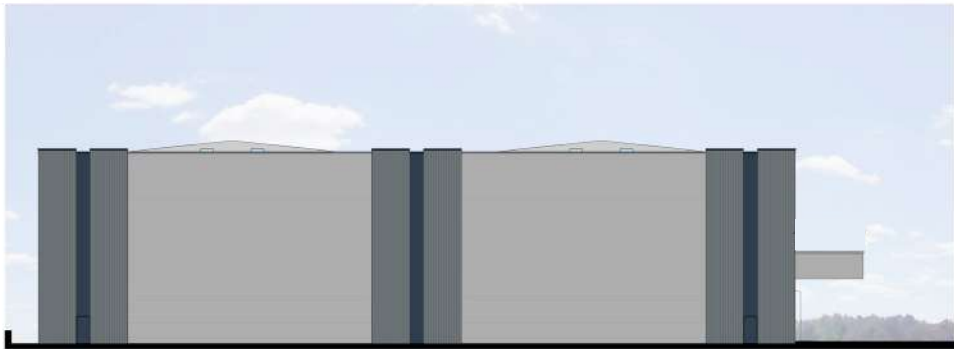
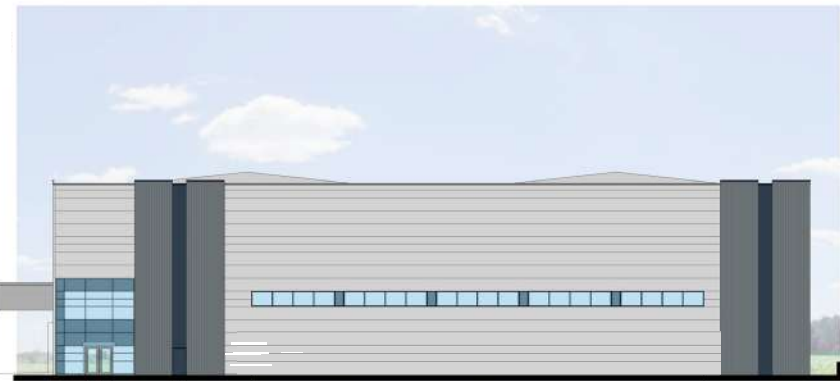
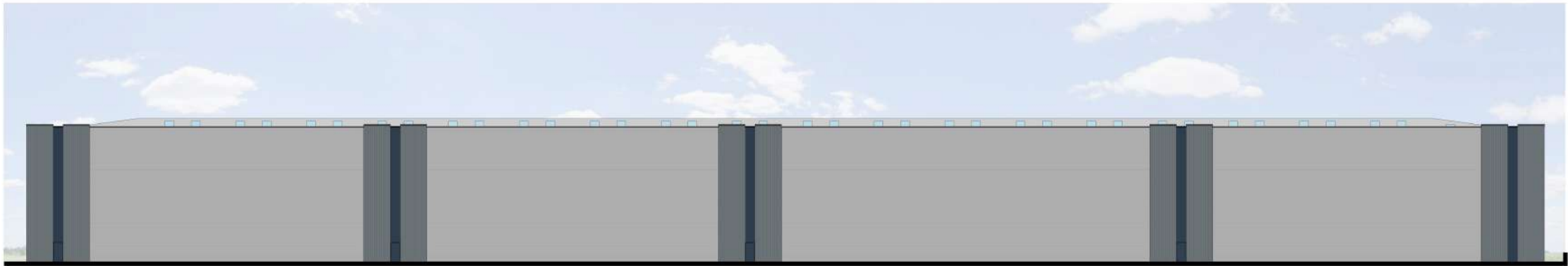
5.4 Texture and Colour

The proposed units offer a variation of textures. Similarly we propose a subtle and complimentary range of colours

5.5 Boundary Treatment

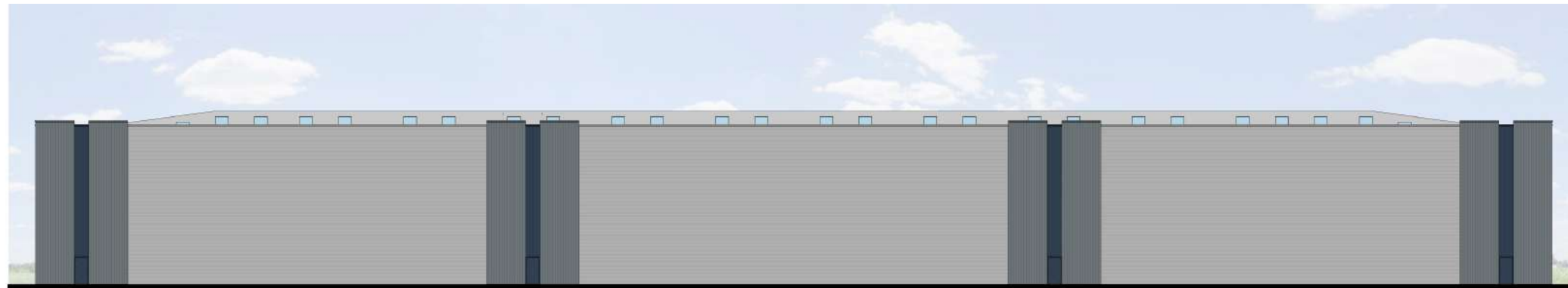
Appropriate fencing will be provided to the service yard ensuring adequate site security, details can be found in Section 9 Anti Crime and Disorder Measures of this Design and Access Statement





Unit J1 - Elevations

5.0 | Appearance



Unit J2 - Elevations

7.0 | Environmental credentials

7.1 Introduction

Holistic, sustainable design is at the heart of the design philosophy.

Existing planting to Lower Lane Bridleway has been retained around the periphery of the site where appropriate and further strengthened with the introduction of new structure planting. This is then supplemented with some significant areas of native shrub planting together with extensive meadow grasses to enhance local biodiversity

A simple palette of high quality yet durable materials will be selected to ensure that a robust, easily maintainable environment is created. The provision of secure cycle parking will encourage the use of bicycles

Ecology is an important consideration on Kingsway Business Park. An Ecology Report is submitted with the application. The site forms part of a wider development that has seen significant ecological investment by the Developer

The latest varied Outline Planning Permission ref 18/00943/VRCON refers to the original Environmental Statement through planning conditions 15 and 20 respectively. Through the letting of the appropriate building contract, the applicant can confirm the development shall be carried out in accordance with the relevant mitigation measures previously approved

7.2 Sustainable Design Approach

The design for the proposed development has been developed using energy analysis and computational modelling which has enabled input into the architectural designs from the conceptual design stage. Consequently, the unit is designed with passive and active measures as part of the holistic development of the scheme

Examples of the passive design measures incorporated to maximise the development's energy efficiency and reduce carbon dioxide emissions are identified below:

- Where appropriate the glazed external façade areas have been orientated to prevent overheating during the summer
- Glazed areas positioned to optimise daylight and sunlight distribution
- Thermal properties of the external envelope enhanced significantly over the Building Regulations Part L2a minimum standards
- Air permeability - In line with the Footprint and Fabric First approaches the air permeability target is to be reduced below the Part L minimum standards
- Thermal bridging considered from the outset and minimised by selection of construction elements and systems. Thermal bridging has a large implication on heat loss through buildings, and the detailing is often forgotten about within building design. Although accredited details may not be used for each junction, the thermal bridging values shall be calculated by a suitably qualified person
- Emphasis on passive and mechanically assisted natural ventilation
- The Energy Performance Certificate for each building is required to achieve a minimum Energy Efficiency Rating A

Examples of the active design measures incorporated to maximise the development's energy efficiency and reduce carbon dioxide emissions are identified below:

- LED lighting provides an energy efficient solution by reducing power consumption. With a lamp life of circa 20,000 hours replacement of lamps is infrequent. As the LED lighting uses less energy the heat gains from the lighting are also reduced. This has a positive effect in summer as it reduces the risk of overheating
- Lighting will be provided with a combination of automatic daylight dimming and automatic occupancy control where suitable to further minimise energy consumption
- High efficiency mechanical extract ventilation with enhanced controls. The enhanced controls reduce the energy demand to the building as the ventilation plant only operates when required
- Domestic hot water will be produced by high efficiency gas fired condensing combi boiler to serve the sanitary fittings
- Heating is proposed to be supplied via high efficiency gas fired condensing boiler plant with variable speed circulation pumps feeding radiators with thermostatic radiator valves to provide individual temperature control

7.3 Selection of Building materials

During the detailed design period, in the selection and use of all building materials and systems, it will be important to consider their impact on emissions associated with extraction, manufacturing process, transport and the potential to reuse or recycle

Our strategy will aim to minimise environmental impact, sourcing from suppliers with an environmental management system in place and all timber will be FSC certified. Where appropriate, we will specify either A or A+ rated materials as defined in BRE Global's Green Guide to Specification. We will endeavour to source local materials to minimise transport to site, all internal finishes will be specified with very low levels of volatile organics and we will consider favourably materials with a high recycled content



Kingsway Plot J2

8.0 | Landscaping

8.1 Overview and General Approach

To design a sensitive and well considered landscape scheme, which provides both an attractive external environment and helps to enhance the site’s biodiversity, low maintenance; predominantly native plant species with high ecological value will be utilised, consistent with schemes elsewhere on the Kingsway development.

Off plot landscape proposals principally relate to the Northern boundary adjacent to Lower Lane, the Western boundary with Plot W, and the Eastern boundary facing on to John Milne Ave.

Adjacent to the western half of Lower Lane, an existing earth bund and well established mixed native species plantation will be retained. Where the early infrastructure planting ends the existing hedgerow is substantially delapidated and will be heavily supplemented with new mixed native hedge species. Between the hedge and the plot boundary, new mixed native structure planting will complete the planning approved green infrastructure buffer to the south of Lower Lane.

To the west, there will be additional earth bunding and native structure planting provided as an enhancement to the established vegetation screening of Silver Hill Farm. This will extend the along the full extent of the site’s boundary with Plot W and overtime provide visual screening benefit to the proposed residential development and contribute to biodiversity and carbon sequestration.

Loop road planting will be consistent in design with the established Kingsway landscape infrastructure, utilising a palette of native and semi-ornamental species to create an aesthetically pleasing and biodiverse setting. This will be set back behind the existing grassed drainage ditch.

Within the on-plot planting areas further mixed native structure planting will be provided facing Lower Lane and Plot W, increasing the overall depth of tree and shrub planting in these areas. Planting associated with office building entrances and car parking will utilise specimen trees, ornamental shrub planting and amenity grass to

provide an attractive, more formal landscape setting. Access road verges of the southern boundary will be seeded with a species rich meadow mix.

These proposals for Plot J2 illustrate a clear interface with the overall coherent framework for landscape, circulation and land-use within the overall Kingsway Business Park development.



9.0 | Access Strategy

9.1 Introduction

The buildings will be constructed and set out in accordance with the provisions of the Building Regulations Approved Document M Volume 2 2015 incorporating 2020 amendments

9.2 Travel to Site

The Kingsway Business Park infrastructure is already largely in place, including the principal Spine Road (A6193 Sir Isaac Newton Way). This provides good quality highway, pedestrian and cycle links to nearby residential areas and the town centre of Rochdale, as well as ensuring direct highway access onto the trunk road network at Junction 21/M62. The site is close to the Primary Spine Road route with pedestrian/ cycleway facilities already provided.

- Metrolink – There is in place on Kingsway Business Park a Metrolink stop providing fast public transport links to Rochdale, Oldham and Manchester
- Pedestrian and cycle links – The greenways ensure a high level of permeability through the park and provide linkages to the surrounding residential areas and amenity areas
- There is a site wide travel plan
- The overall site also benefits from the Kingsway Bus Link service. (This is a dial-in service which is overseen by Transport for Greater Manchester). The Kingsway Bus Link service has been part funded by the Kingsway Partnership

9.4 Building Environment

1. Location and Orientation of Entrances Access to the buildings: Provide at grade with a level platform in front of the main access doors
2. Hard and Soft Landscaping: There is a perimeter element of structure landscaping around the site
3. Width/Gradient to Footways: The width of footways is to be a minimum 1500mm at a gradient not exceeding 1:20
4. Lighting: Street lighting, to the adjacent adopted highways, beyond the plot boundary and to the plot access road, conforms to the adoptable standards required by Rochdale Borough Council

9.5 Building Construction

Construction Materials

- a. Walls: The majority of the wall construction is built up or composite cladding
- b. Doors: Entrance doors are to contain a 1m wide leaf for ease of access and push/ pull resistances to Building Regulations standards. All glass doors and associated glazed feature panels to contain visual manifestation for safety if required

Internal Floor Surfaces

- a. All entrance floor surfaces and any surface matting will allow smooth transition and be selected to reduce slipping. Barrier matting will be provided large enough to ensure that wetness is not transferred onto the main floor covering

Entrance

- a. Level Approach: A level approach from the plot boundary to the building main entrance will be provided which is free from obstructions at a gradient not exceeding 1:20
- b. Door Design: All external doors that are to be fully glazed will have manifestation so they are readily identifiable. The threshold will be levelled otherwise not more than 15 mm if raised. Door entry systems are not provided as part of this contract but will be determined as part of the fit-out works by others. If a system is provided it should accommodate facilities for the deaf and hard of hearing
- c. Non- powered entrance doors will require no greater than 20N force at the leading edge to be operated



Kingsway Plot J2

9.0 | Access Strategy

9.5 Movement within the Building

All internal doorways are to be designed to allow the passage of wheelchairs, as are corridors to AD M.

- Corridor Design - Width / Changes in Level: Corridors are to be minimum 1200mm wide
- Internal Doors: Internal doors are to have an opening force at the leading edge not exceeding 20N or 30N in the case of a fire door
- Internal Lobbies: Internal lobbies to toilets (where required) to be a minimum 1570mm between Lengths of doors. The toilet lobby doors are privacy doors (if required)

9.6 Means of Escape

Design for Means of Escape

1. Signs and Way Finding: Sign locations to be defined around the site by others. Internal signage will be limited to standard toilet signage and escape signage. Any special signage required to provide legibility will be provided by the end user
2. Use of Tactile Materials: The external site layout will include tactile materials and dropped kerbs to cater for wheelchair access so that it can be differentiated visually or felt physically
3. Internal Surfaces: Colours, textures and tones will be varied to assist in distinguishing between surfaces, fixtures and fittings (where included as part of the base build works)

9.7 Conclusion

The concept of access encompasses all forms of access within the boundary of the site and demonstrates that the development will be accessible by a variety of means of transport including as many building users as possible



10.0 | Anti Crime and Disorder measures

10.1 Introduction

This document supports the Full Planning Application for the proposed development of Plot J2 on the Kingsway Business Park by scheduling the measures to be incorporated into the layout, design and landscaping to minimise the potential for future crime and disorder

10.2 Context

Wilson Bowden Developments is a commercial development company operating on a national basis. They are involved in a number of large-scale commercial development schemes, including the delivery of business parks, in a number of local authority areas

As such, their schemes are designed to meet all relevant national and industry standard protocols

As far as Kingsway Business Park is concerned, WBD have been involved from the outset of the overall scheme. They form part of the Kingsway Partnership (with the Council, Homes England, and the Rochdale Development Agency) and, together with their partners, have been responsible for the comprehensive delivery and ongoing maintenance of the overall site

In compiling this submission, we have considered the design, layout and landscaping aspects of the development of Plot J2, the Council’s planning policies, the ongoing site wide management controls in place for the overall Kingsway site, WBD’s experience of delivering business park developments elsewhere in the UK, and the guidance contained in the Secured by Design document SBD Commercial 2015

Against this background, we have set out below the measures which are incorporated into the development of Plot J2 to minimise the potential for future crime and disorder

10.3 Schedule

Doors

- Entrance doors are to be industry standard aluminium framed and glazed

Windows, Curtain Walling and Cladding

- All windows are from an industry standard commercial window range and have key lockable handles and lockable restrictors
- It is not proposed to install shutters at this time

Glazing

- All glazing comprises sealed double-glazing units as part of an industry standard commercial window range and is installed using internal beads to avoid de-glazing from the outside

Boundaries

- Anti –intruder weld mesh fence 2400 mm high with matching manually operated hinged vehicular access and single leaf pedestrian gates are provided to enclose the vulnerable service yard and service yard elevation
- A detailed fencing plan is included within the application to outline the proposals

Landscaping

- A detailed landscaping scheme has been prepared which incorporates generally low planting to allow sight lines across the site, to not provide hiding places and to not provide climbing aids against boundary treatments

Lighting

- External lighting to be provided to the full site including cycle storage facilities, parking and circulation spaces

CCTV

- CCTV provision will be installed by, and will be subject to the Clients fit out requirements

Other

- The required number of sheltered cycle stands are provided with adequate lighting as required by BREEAM Issue Tra3. The cycle stands can be used for securely parking a bicycle
- A fully enclosed and lockable refuse/ recycling store is provided

Management & Maintenance

- The ongoing management and maintenance of the individual plot areas will be the responsibility of the Client and the Landlord as appropriate
- Amenity areas are managed and maintained by a site management company responsible for the whole of the Kingsway Business Park

Construction

- The Contractor is to be a member of the Considerate Constructors Scheme and is committed to employing the principles of the scheme with regard to temporary site security during the construction programme



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