

GNG Foam Converters (Lancs) Ltd,
Todmorden Road, Littleborough, Lancashire,
OL15 9EG.

**PROPOSED FRONT EXTENSION, REAR INFILL
EXTENSION INCLUDING RAISING THE EAVES
AND RIDGE HEIGHT OF THE EXISTING
SECTION OF BUILDING INCLUDING NEW 2
STOREY OFFICE SPACE**

DESIGN AND ACCESS STATEMENT

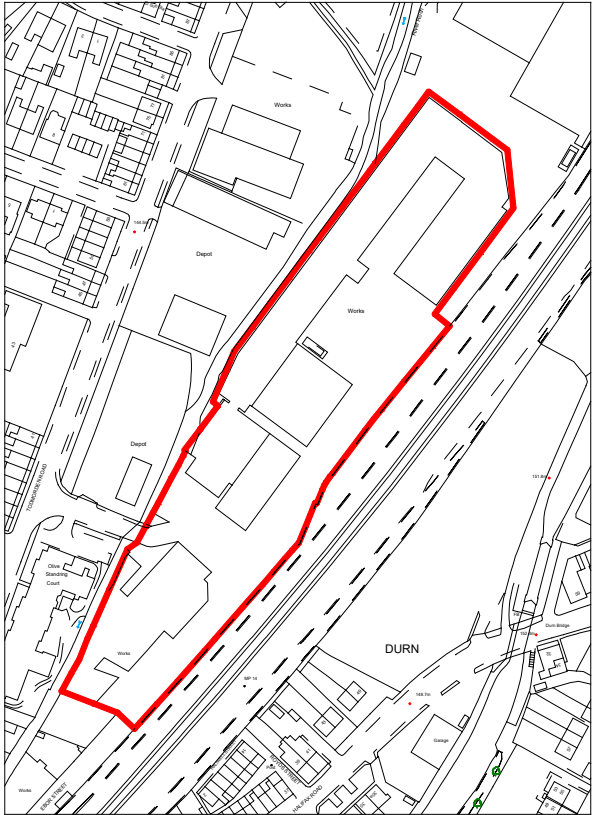


JAMES CAMPBELL ASSOCIATES
CHARTERED ARCHITECTURAL TECHNOLOGIST

This Design and Access Statement has been prepared in support of the planning application for a proposed front extension, rear infill extension, and alterations to the existing building at GNG Foam Converters, Todmorden Road, Littleborough, Lancashire, OL15 9EG. The development includes raising the eaves and ridge height of the existing structure and constructing a new two-storey office space at the front of the site.

The proposal seeks to enhance the functionality and efficiency of the site while maintaining a design that is sympathetic to the local character. This statement outlines the design approach, access considerations, and how the development aligns with planning policies and sustainability objectives.

This document should be read in conjunction with all Relevant information with this submission.



Scale 1:1250
SITE LOCATION PLAN



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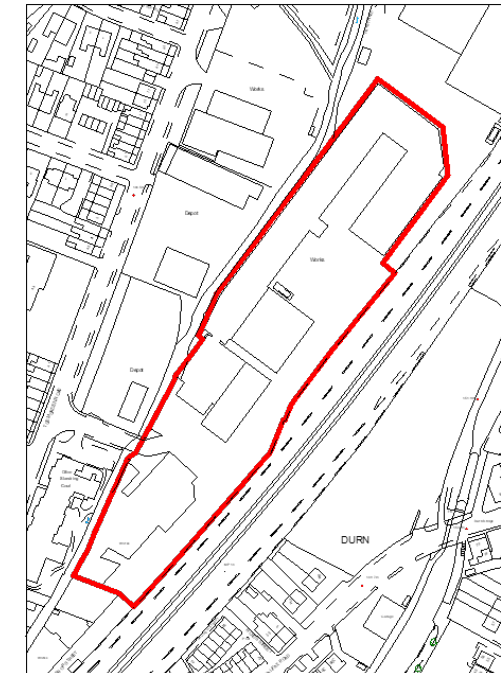
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The site is located at GNG Foam Converters, Todmorden Road, Littleborough, Lancashire, OL15 9EG. It is situated on the southern side of Todmorden Road, within an established industrial and commercial area of Littleborough. The site is approximately 1.5 miles northeast of Littleborough town centre and benefits from good connectivity to the surrounding road network, including the A6033 and A58, providing links to Todmorden and Rochdale. The property is bounded by industrial premises to the west, open land to the south, and the River Roch to the east, which is contained within existing flood defence walls. The surrounding area features a mix of industrial, commercial, and residential uses, with public transport options available nearby, including Littleborough railway station, which is approximately 1.2 miles away. The site is currently occupied by a warehouse and associated facilities, with vehicular access directly off Todmorden Road. It is a well-established operation, and the proposed development seeks to improve the site's functionality and capacity while remaining in keeping with the character of the area.



Site Location



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Proposal

The proposal involves alterations to part of the existing building complex at GNG Foam Converters, Todmorden Road, Littleborough, Lancashire, OL15 9EG. The development includes a front extension of approximately 1.5 meters, the infilling of a rear alcove area, and raising the ridge and eaves height of a section of the building. Additionally, the proposal includes the construction of modern two-storey office space at the front of the building, providing updated and efficient facilities to support the business's operational needs.

The design will integrate seamlessly with the existing structure, utilizing high-quality materials to enhance the aesthetic appeal while maintaining the industrial character of the site. The development aims to improve the building's functionality, accommodate business growth, and reflect a contemporary appearance befitting its prominent location along Todmorden Road.

Design Theory

The emphasis of a reflecting and matching design has been adopted. The horizontal emphasis with the windows and horizontal feature cladding banding and surrounds have been introduced in an attempt to marry the new extended area with the existing whilst giving the building a modern look.

Most extensions require subservience with design, extending upwards would invariably mean that “generally” subservience cannot be achieved. With this in mind we felt it was important to design the extension to create fluidity with the existing architectural features of the existing building. Proportion and material choice is key to ensure the buildings architectural integrity and design is maintained. The 3D image produced demonstrates that this has been achieved.

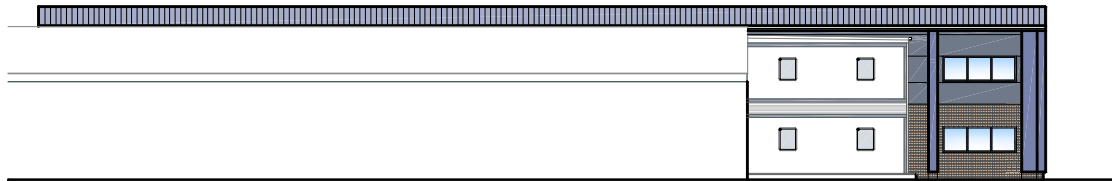
The current office block is a 1980's set of stacked and connected porta cabins, it has been extremely functional for the last few decades, but it is tired and in need of updating. The plan is to build the new 2 storey offices inside the extended building adjacent to the existing offices and then eventually phase out the use of the porta cabin stacked offices.

GNG FOAM CONVERTERS

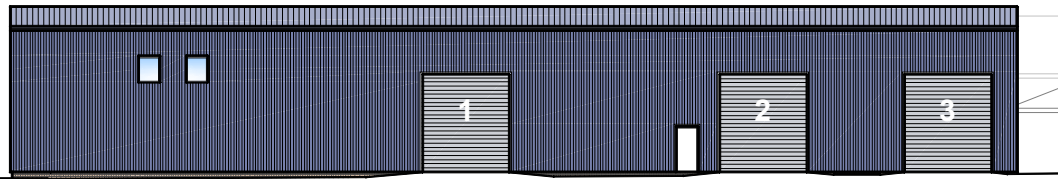
PROPOSAL



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION 1



PROPOSED SIDE ELEVATION 2

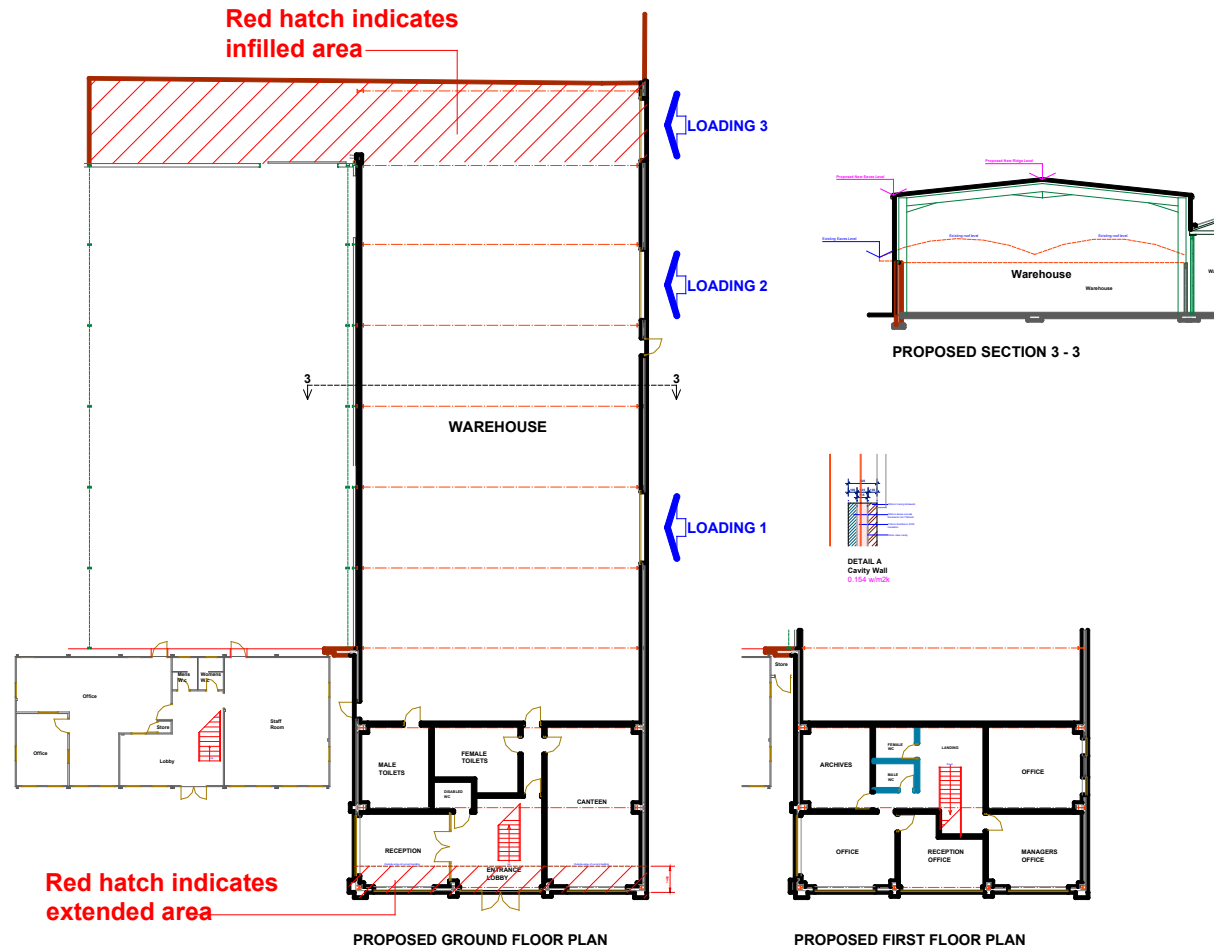


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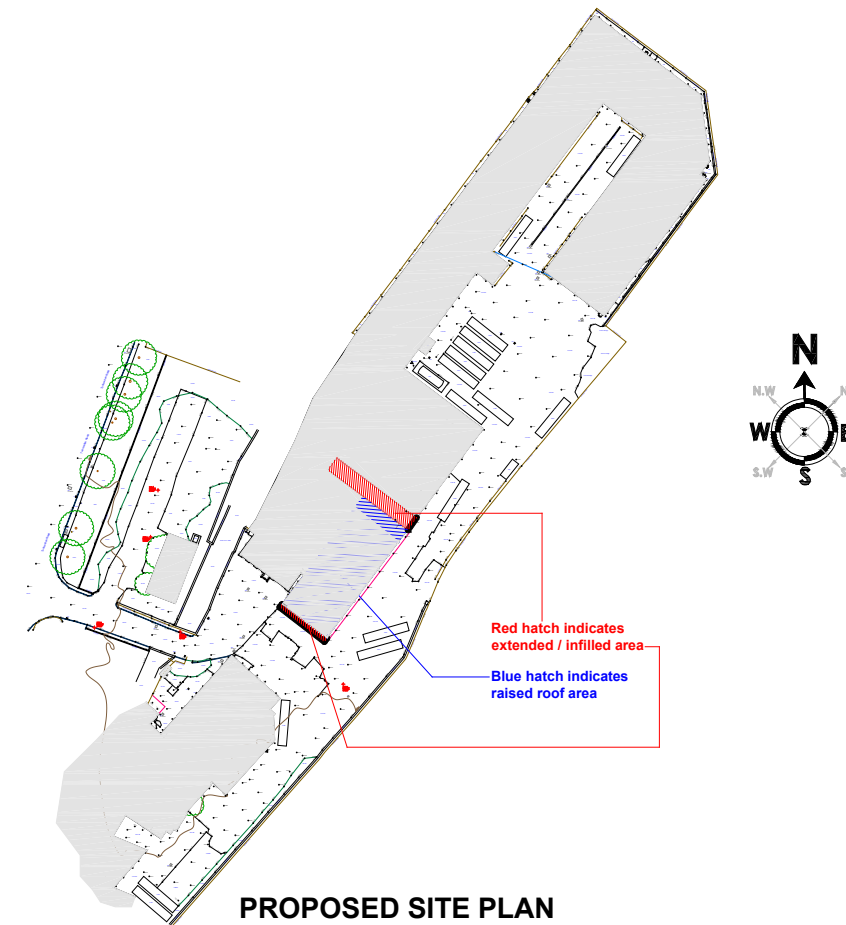
BIN / REFUSE COLLECTION

The proposed development at GNG Foam Converters, which includes a front extension, rear infill extension, and raising the roof and eaves height of part of the existing building, will not result in any changes to the current access arrangements.

The existing vehicular and pedestrian access points to the site from Todmorden Road will remain unchanged and continue to provide safe and efficient entry and exit for employees, visitors, and service vehicles.

The proposed alterations and extensions will not impact the servicing arrangements, which will operate as they currently do, with adequate provision for loading, unloading, and maneuvering of vehicles on-site.

Additionally, the existing parking layout and capacity will remain unaffected by the proposed works, ensuring continued compliance with local planning requirements and maintaining convenience for all site users. This approach ensures that the development is seamlessly integrated into the existing operations without disruption to access or servicing logistics.



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The proposed refurbishment works at the GNG Foam Converters site on Todmorden Road, Littleborough, aim to modernize and enhance the functionality and appearance of the existing warehouse building. The project includes extending the front of the building by approximately 1.5 meters, infilling the rear alcove area to create a more cohesive internal layout, and raising the ridge and eaves height to improve the building's overall capacity and flexibility.

To complement these structural changes, the design incorporates the use of modern external cladding materials and contemporary brickwork patterns. These materials have been carefully selected to create an attractive and modern frontage, making a bold visual statement while respecting the industrial character of the surrounding area. The new façade will not only enhance the building's aesthetic appeal but also ensure its durability and efficiency in line with current construction standards.

The proposal also includes the construction of state-of-the-art two-storey office space at the front of the building. This new office area is essential to provide up-to-date facilities for administrative and operational staff, supporting the company's ongoing growth and commitment to high standards of efficiency and productivity. The design emphasizes functionality and a professional image, ensuring that the new offices meet the evolving needs of the business.

This comprehensive refurbishment will modernize the site, improve operational efficiency, and deliver a visually appealing development that enhances the local area.



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The existing bin storage and refuse collection arrangements for the GNG Foam Converters site on Todmorden Road, Littleborough, are well-established and sufficient to meet the operational needs of the current facility.

The proposed works, including a minimal front extension, infilling a rear alcove area, and raising the ridge and eaves height, will not necessitate any additional refuse or bin storage capacity.

The areas being extended and refurbished represent a modest increase in the building's footprint, primarily to improve functionality and layout rather than significantly expanding operations. Consequently, the volume of refuse generated will remain unchanged, and the existing bin storage facilities will continue to accommodate the site's needs effectively.

The current access and egress arrangements for refuse vehicles are adequate and will remain unaltered. These arrangements ensure efficient collection and removal of waste from the site without disruption. The existing waste management contractor, which already provides reliable and regular refuse collection services for the site, will continue to handle all waste removal in the same manner as before.

In summary, the proposed development will have no impact on the current refuse storage and collection arrangements, ensuring seamless integration with the existing operations and maintaining compliance with local requirements.