

Salt Separation Services Ltd.
Canal Street Works
Rochdale

**PROPOSED FABRICATION WORKSHOP
EXTENSION**

DESIGN & ACCESS

STATEMENT



JAMES CAMPBELL ASSOCIATES LTD

CHARTERED ARCHITECTURAL SERVICES



Please note this document supports the relevant Planning submission for the proposed extension to the fabrication shop at Salt Separation Services Ltd. at Canal Street Works, Rochdale.

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



JAMES CAMPBELL ASSOCIATES
CHARTERED ARCHITECTURAL TECHNOLOGIST

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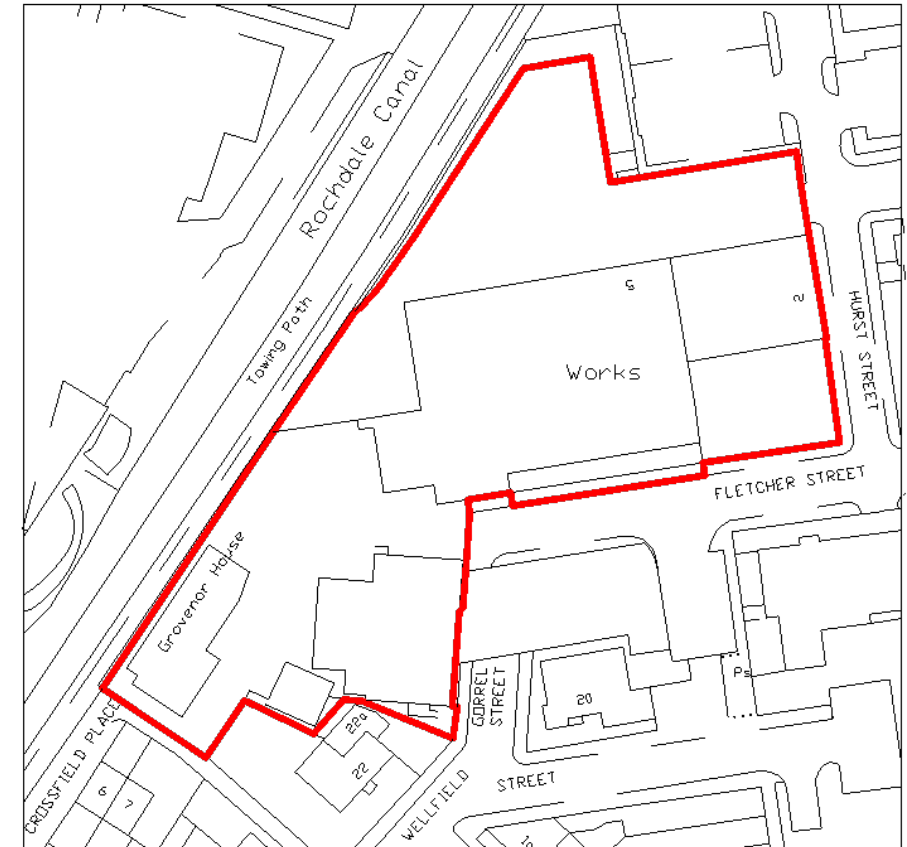
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This design and access statement is submitted in support of the planning application for the proposed development of the site edged red (Right).

The planning application is for a proposed extension to the fabrication shop at Salt Separation Services Ltd. Based at Canal Street Works.

This design and access statement describes the design development process in relation to the proposed development and adopts the format recommended by the Commission for Architecture and the Built Environment guidance 'Design and access statements, How to write, read and use them'.



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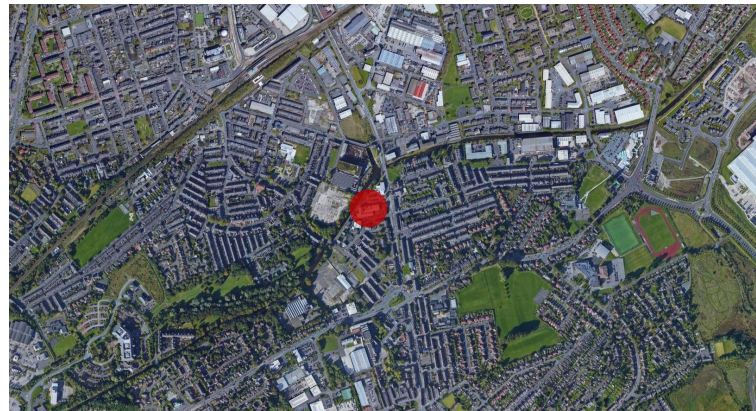
SITE LOCATION & CONTEXT

The site located at the junction of Hurst Street and Fletcher Street in Rochdale Town centre, both of which are located of Oldham Road, a main Strategic Highway in the Rochdale area.

The is made up of multi-storey industrial units utilising portal frame and traditional construction methods.

Due to the sites vicinity to Rochdale town centre, the site is well connected through an array of road networks to both the town center and the surrounding Boroughs.

While the site itself is home to Salt Separation Services Ltd, the site also provides units for other businesses such as Iron Body and Fitness Gym, however these aren't located near the proposed new extension.



Site Map View



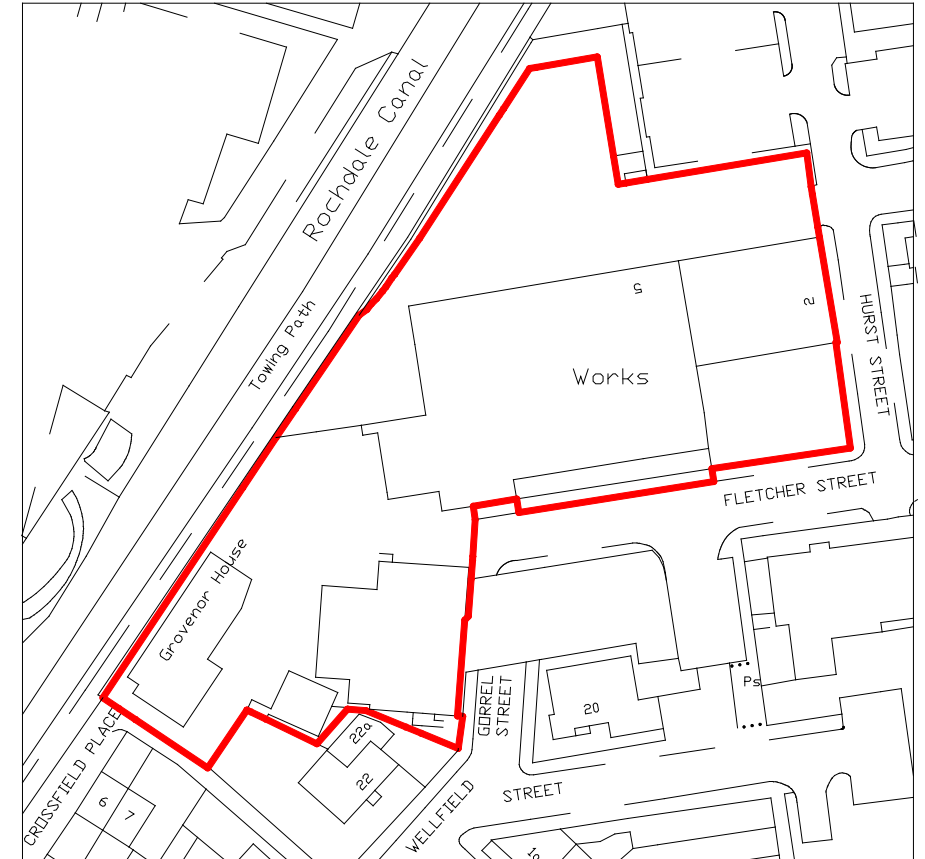
Application Site



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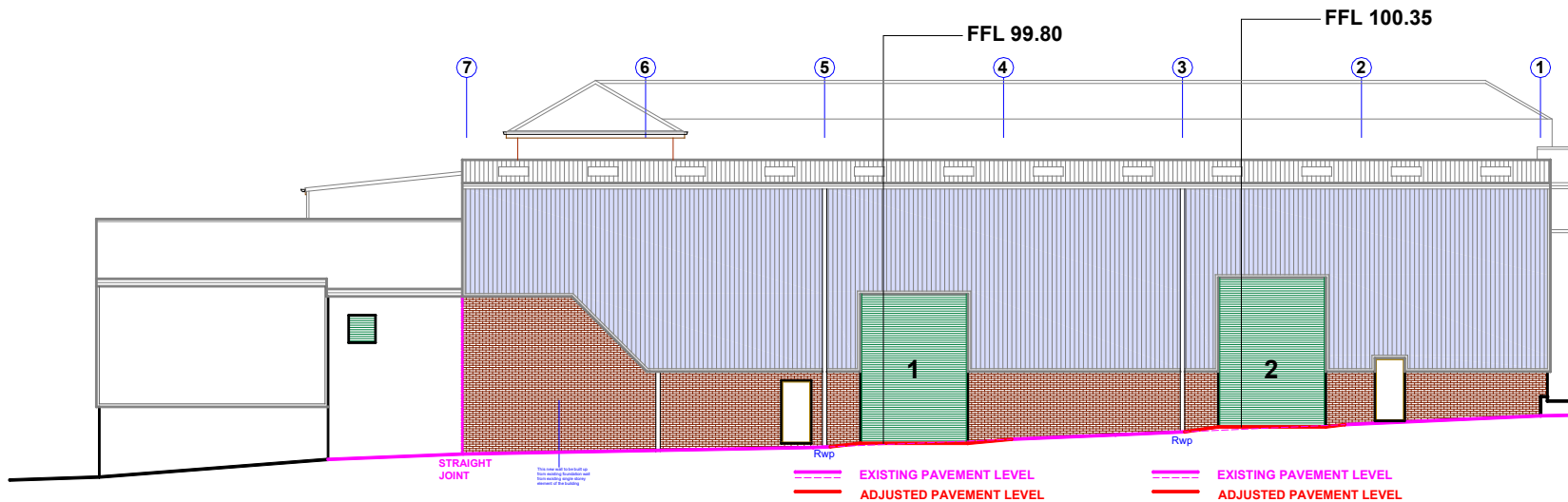
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The proposal looks to demolish a section of the existing group of buildings to provide a new Fabrication Workshop.

As well as removing the current storage area, the extension would extend flush with adjoining workshop on site.

Roof heights are to be match the existing, established roof height of the connected gym building meaning the extension has little impact on the other industrial units as well as the surrounding buildings. The roof height also allows for ample ceiling height within the workshop and enough space for fork lift trucks to operate productively and safely.



Proposed Front Elevation

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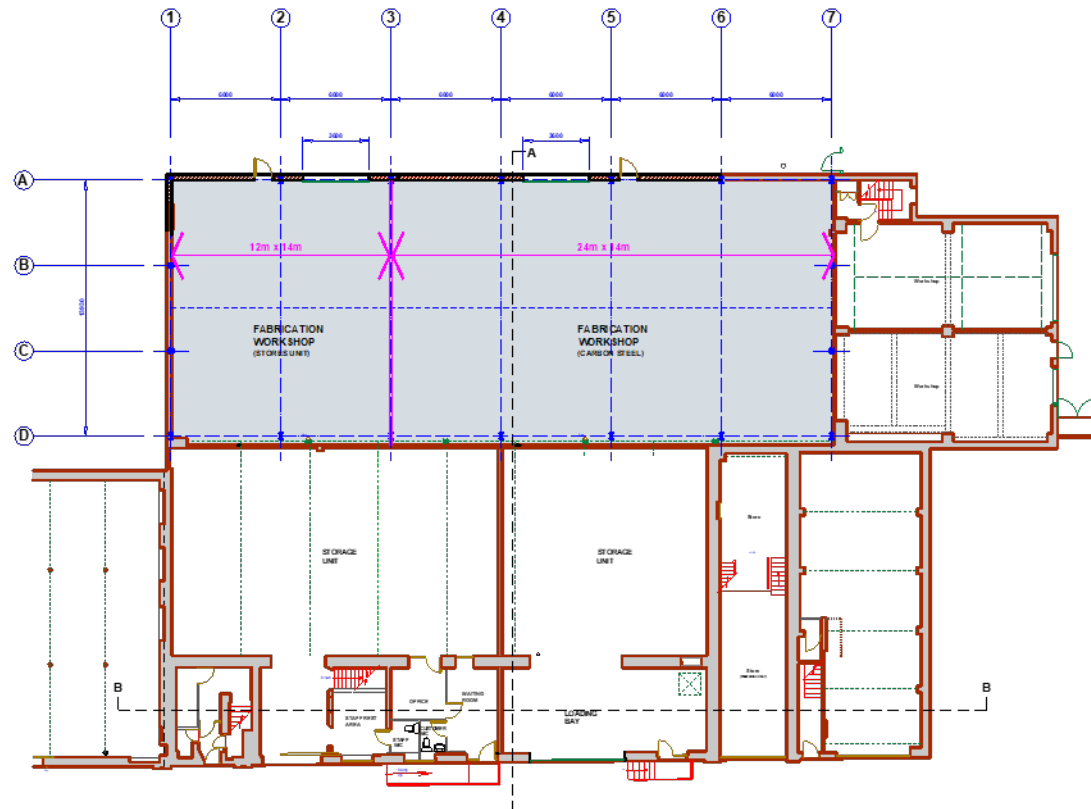
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PROPOSED GROUND FLOOR PLAN



Proposed Ground Floor

Ground Floor

The ground floor plan would see the entire extended footprint become a fabrication workshop that is not linked to any other area/unit on the site.

In order for the workshop to function, high ceilings are utilised, this also make maneuvering of fork lift trucks easier.

Two access door ways are provided into the workshop with two additional 3.6m wide roller shutter doors accessed from Fletcher Street.

The roller shutter entrances are not to be used as loading bays for HGV's, in that there is no increase in traffic in the area. The loading bay doors are for use by company fork lift trucks only shipping material to and from the Fabrication Workshop.

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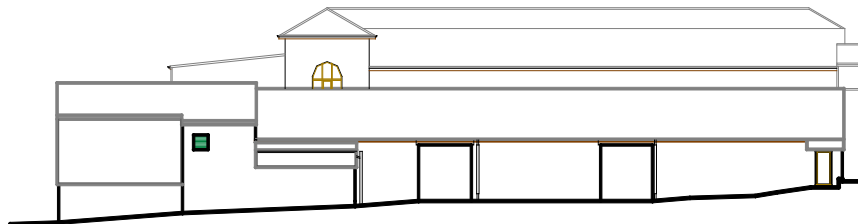


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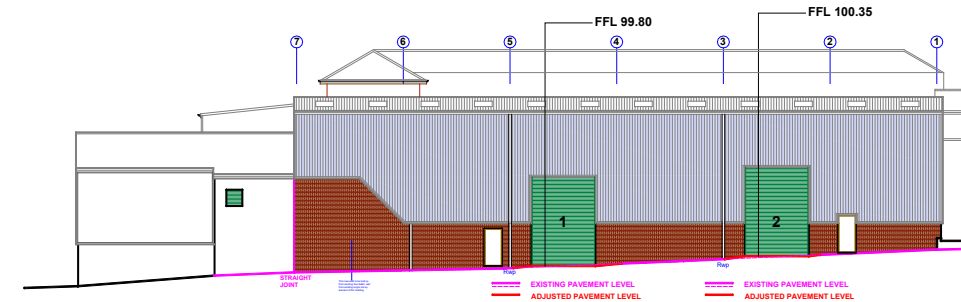
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Overall impact of the extension is minimal, with the proposed roof line to meet the established roof line of the connected gym unit as well as the extension following the existing building line set by the connected existing workshop unit. Due to the overall distances and by matching a pre established building height and line, the impression of the extension on surround buildings is greatly lessened.



EXISTING FRONT ELEVATION

Existing Front Elevation



Proposed Front Elevation

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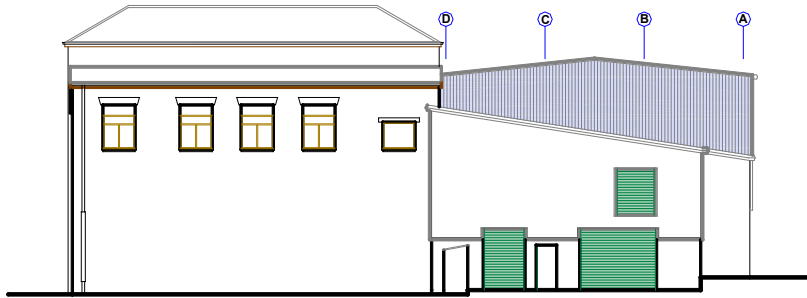
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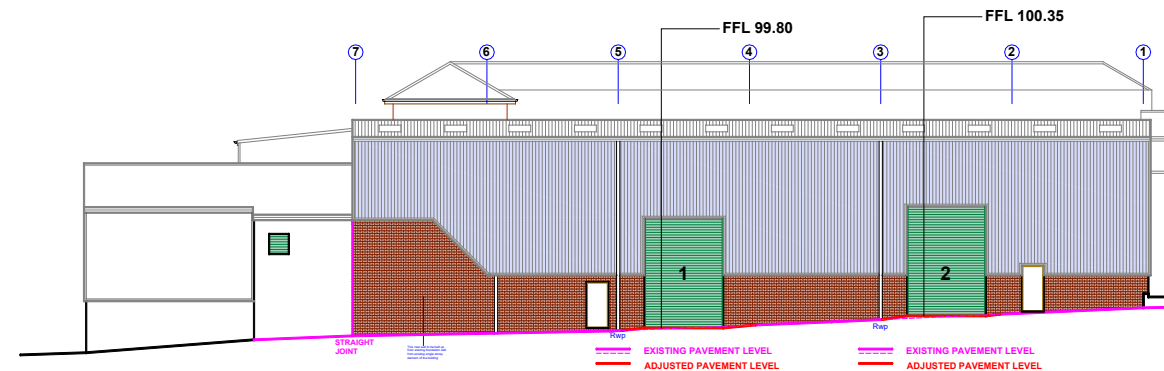
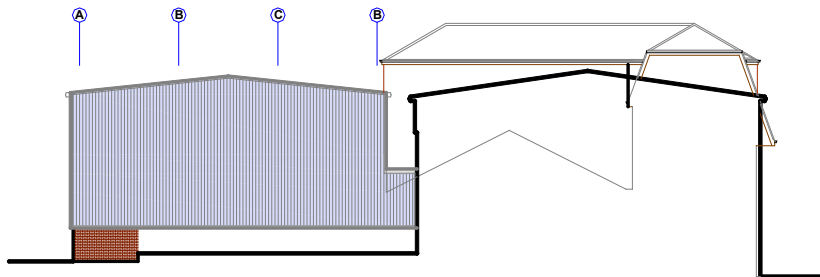
3D IMAGES

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The proposed extension looks to continue the brick work of the attached workshop unit as well as incorporate a profiled aluminum cladding to the higher section of the exterior which is to match Salt Separations Ltd. Company colours (Matte grey/blue).

As mentioned earlier, the proposed extension makes use of roller shutter doors for ease of access for forklift trucks only, these doors would also look to match the same color and aesthetic as the existing building roller shutter doors.



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PROPOSED FABRICATION WORKSHOP
EXTENSION CONCEPT



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ACCESS & PARKING

Access into the proposed unit is through either one of the two single doors into the main workshop area or by use of either one of the two roller shutter doors into the main workshop area.

There is to be no link/doorway into any other area of the building and no access to any other unit through the proposed fabrications shop.

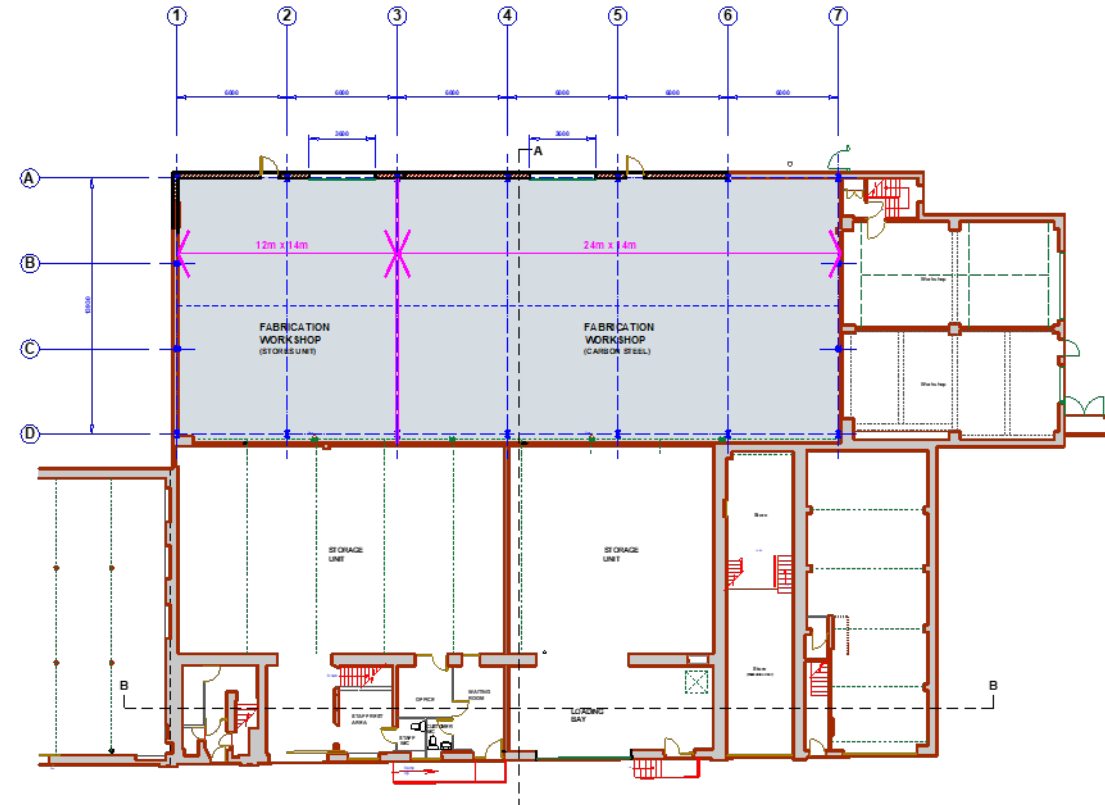
Access through the two roller shutter doors is for internal company forklift trucks only shipping material to and from the Fabrication Workshop, there is no requirement for lorry's to load or unload from the loading bay doors.



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Proposed Ground Floor Plan