

Design and Access Statement

for

Erection of 1 b2/ b8 industrial building

at

**Cown Top Lane
Rochdale
Greater Manchester**

client

Supashed

December 2022

1.0 General

This statement has been prepared to accompany an application for full planning permission to Rochdale Borough Council for the erection of a new b2/ b8 industrial building at Land Off Cowm Top Lane, Rochdale, Greater Manchester.

The statement should be read in conjunction with the following drawings by Campbell Driver Partnership:

- OS plan - 22.113.001A
- proposed site plan - 22.113.002E
- proposed plans and elevations - 22.113.007B
- existing site plan - 22.113.008A

And the following supporting documents by others:

- Daytime bat survey - Rachel Hacking Ecology
- Arboricultural impact assesment - Bowland Tree Consultancy
- Arboricultural constraints appraisal - Bowland Tree Consultancy
- Extended Phase 1 Habitat Survey - Rachel Hacking Ecology
- Transport Statement - Mode
- Air Quality Assessment - Miller Goodall
- Crime Impact Statement - Greater Manchester Police
- Phase 1 Geo-Environmental Assessment - Paul Waite Associates
- Proposed Drainage Strategy - Paul Waite Associates
- Proposed Impermeable area - Paul Waite Associates
- Existing Greenfield Areas - Paul Waite Associates
- Greenfield Run-off Analysis - Paul Waite Associates
- Site Location Plan - Paul Waite Associates
- Drainage Attenuation Storage - Paul Waite Associates

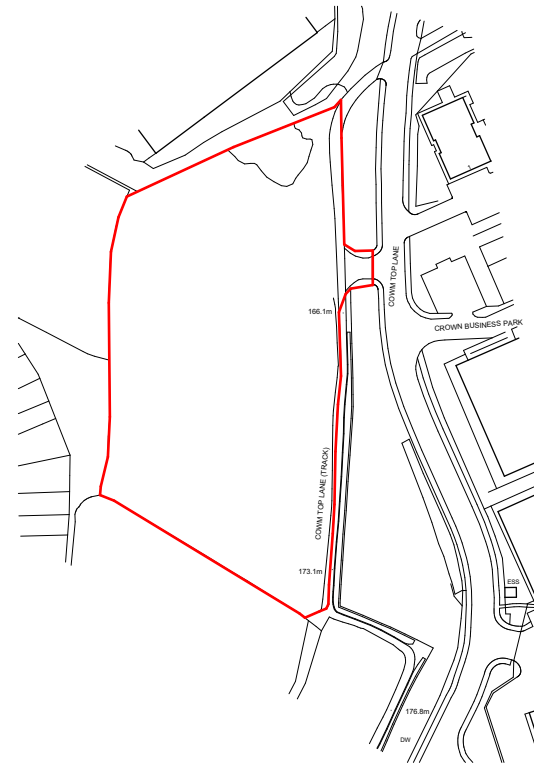
2.0 Site

2.1 Location

The site is located off Cowm Top Lane in Rochdale, Greater Manchester. The site is highlighted in drawing 22.113.001A by a red outline.

2.2 Site History

The surrounding area to the site has been subject to numerous planning applications for the erection of b2/b8 units for the crown business park area. The last application for the adjacent site was for a b8 industrial unit in 2018.

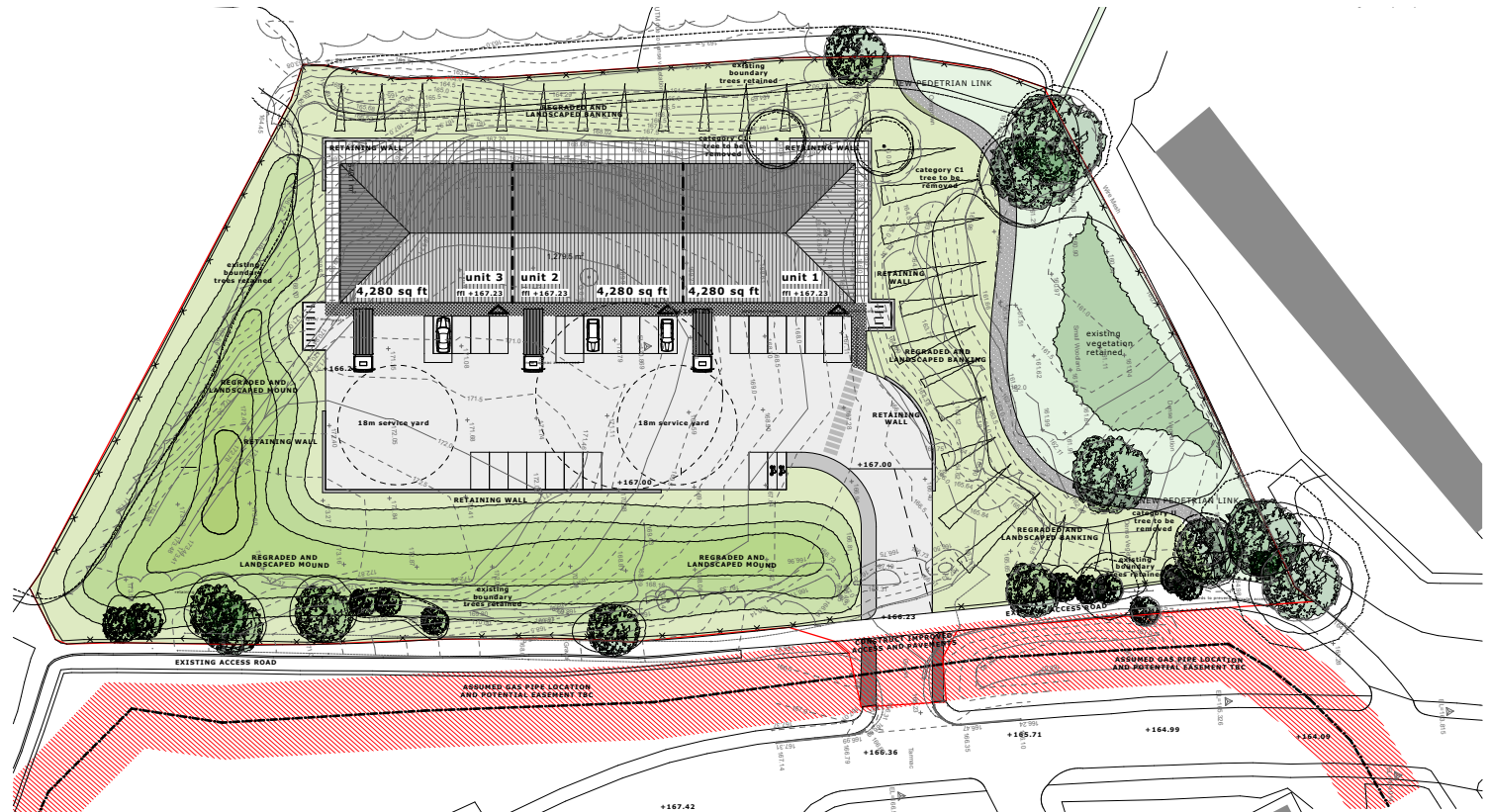


3.1 Existing usage

The site is currently vacant open space land

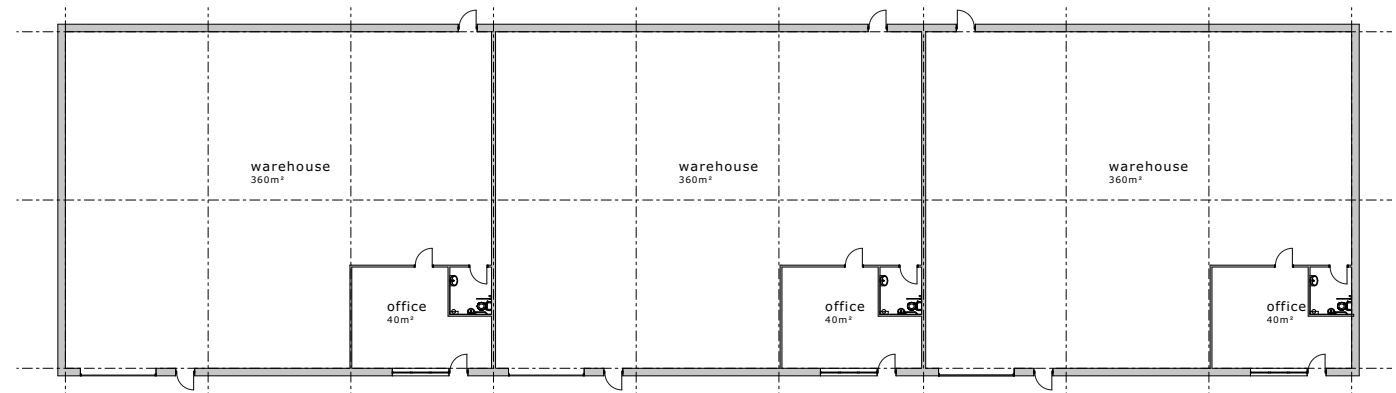
3.2 Proposed usage

The proposed usage of the land will be for a new b2/b8 industrial building split into 3 industrial units.



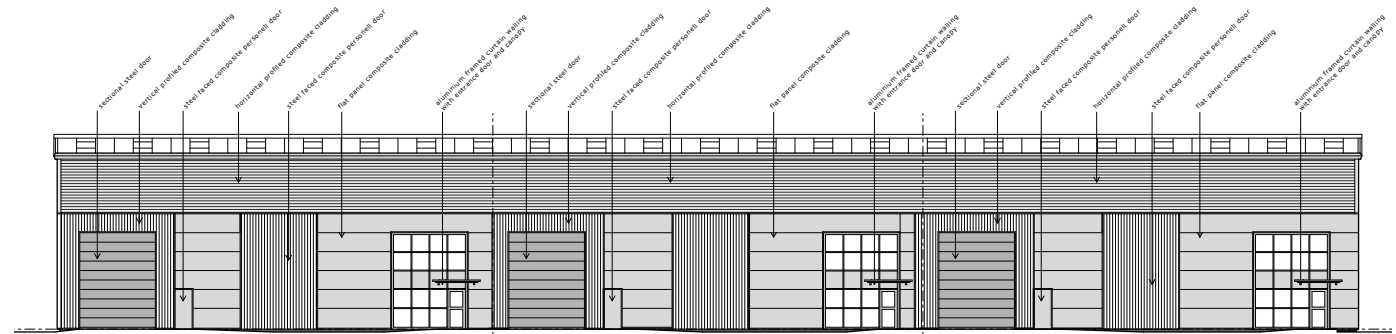
4.0 Layout

The building will consist of 3 identical units. each unit will feature a sectional steel door for delivery access directly into the 360m² of warehouse space. The primary entrance will be from the curtain wall facade which enters into a 40m² office space. An accessible toilet is also provided in each of the units. The internal height of 8m to the underside of the haunch of the steel portal frame will provide enough space for potential future mezzanines depending on future tenant requirements.

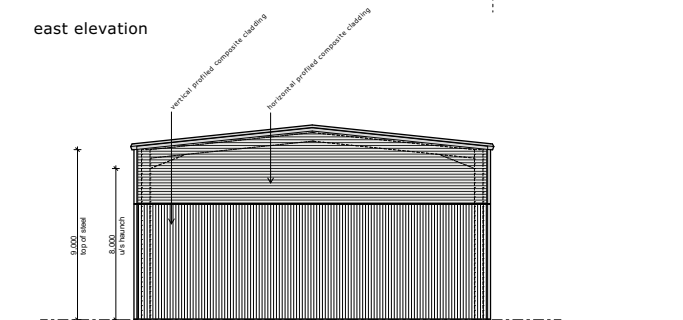


5.0 Appearance

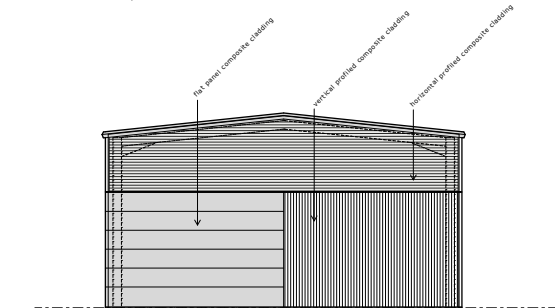
The appearance of the building will be a reflection of the units in the wider Crown Business Park area. The elevation consists primarily of a combination of vertical and horizontally laid composite cladding and horizontally laid flat panel composite cladding. These are chosen to both break up the facade in a contemporary way but to also suit the wider industrial area. The entrances are formed within a feature aluminium framed curtain wall with a canopy above the entrance doors to both provide the units with a substantial amount of light and to also to creature a feature focal point on the facade.



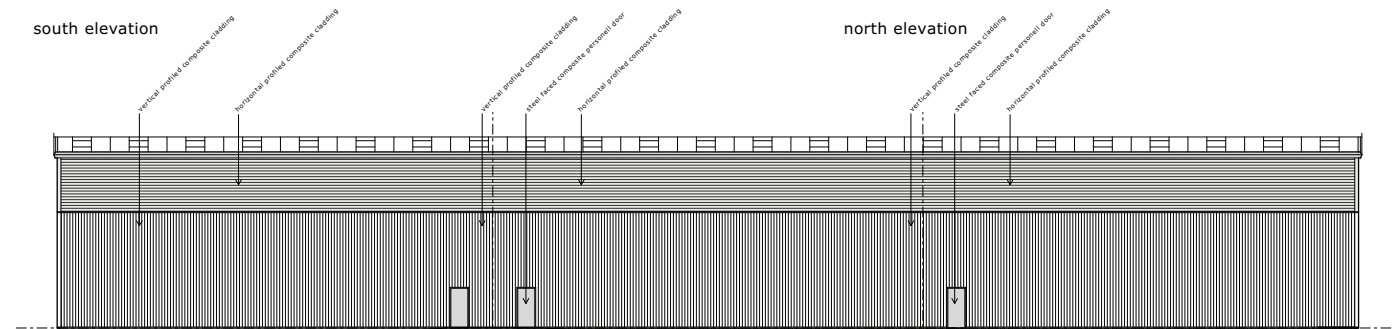
east elevation



south elevation



north elevation



west elevation

6.0 Scale

The building has been designed with the scale of the adjacent sites and the topography of the site in mind. The unit will be 9m to the eaves of similar scale to those in the surrounding area and will be placed at a lower level than the current existing levels of the site. The regraded land will be pushed towards Cowm Top Lane which will aid in minimising the visual impact of the building upon approach.



View of existing units along Cowm Top Lane

7.0 Open Space Assessment

The site is adjacent to a playground to the rear of the buildings which is designated as a protected existing recreational open space G/3. While this proposal is not for the playground space it is adjacent, so consideration has been made to ensure there is access to the playground direct from Cowm Top Lane through the addition of a new pedestrian link. The link itself will be through the existing vegetation and trees on site ensuring there is a reasonable separation from the new building and the path. A regraded landscaped banking will also be retained to provide an element of separation between the site and the existing playground.

8.0 Crime Impact

All doors on the new building will be built to be security rated and complying with the standards of PAS 24/2016.

Existing site security measures will be retained and undisturbed with new Day/ night capable CCTV cameras fitted where existing cameras will be obscured by the new building. The new CCTV will be placed at heights where they cannot be tampered with

9.0 Landscaping

The proposal will include significant regrading of the land to ensure it is level enough for the proposed building. The land for regrading is typically of low quality having been tipped from other development sites and is of little ecological value. The existing trees and vegetation to the perimeter of the site will be retained and enhanced by new landscaping formed by the regraded land.

10.0 Access

Vehicular access will be from the existing access point from Cowm Top Lane which will be improved to a suitable standard for the proposed use. This new access point will lead to the yard which will feature space for both manoeuvring and parking of LGV's and other vehicles. A new pedestrian access link will also be created between Cowm Top Lane and the existing playground adjacent to the site.

11.0 Summary

The proposed b2/ b8 industrial building will fulfil an ever-increasing need for industrial units in the area as evidenced by the continued developments of surrounding sites. The units are flexible enough to encourage a wide range of businesses to use the space and are designed in a way to compliment and blend in with its surroundings. Consideration has also been given to the adjacent playground in protecting and enhancing access routes to and from it.