

Design and Access Statement

Location	5 Smalley Street, Rochdale, OL11 3DX
Proposal	Internal and External alterations to B8 storage unit with ancillary trade counter
Applicant	Spartan MF

Revision A – 05-03-2024 – Updated following planner comment

Site Location

The site to which this application relates is a small part of a much larger site that formed the Woolworths distribution centre, which is accessed from Royle Barn Road to the rear. The site is located in the suburb of Castleton, a short distance away from Rochdale centre.

The entire site was bought by Tetrosyl some years ago, and we believe the entire site is currently designated for B8 Storage and Distribution.

The main part of the site is dominated by a huge industrial storage unit.

The building to which this application relates lies along the southern boundary and is elevated above the main servicing and vehicular apron. It has road frontage onto Smalley Street.

Smalley street contains a mix of smaller scale terrace residential properties, and some commercial and community use buildings.

Existing Building

The existing building is a single storey open plan building which is currently used for storage and distribution by a division of the Tetrosyl group called Spartan.

The building runs in a NW to SE direction and site directly at the back of pavement line along Smalley Street.

The part of the building to which this application refers is the South Eastern end. This end of the building has an existing pedestrian access door and 2 windows, and also a vehicular service door which provides access for small vehicles to a service corridor internally.

The road elevation has a number of evenly spaced windows along its length and is split in the middle by a fire exit.

It is constructed of smooth Manchester red brickwork to main elevations under a corrugated metal roof.

The Applicant

Spartan are a nationwide chain of motor factors primarily involved in the local storage and distribution of car care parts and consumables to local garages, Showrooms and service centres. Each location will deal in telesales with its local

network, but most also offer a small trade counter and showroom to individual users. This is more likely to be used by enthusiasts, car washing businesses etc, and forms a very small part of their core business.

The manager anticipates that in person sales will account for approximately 10% of daily business, equating to approximately 15 visits/sales per day.

Proposals

The Southeastern end of the building contains former offices and staff support accommodation.

It is proposed that this be sub-divided to provide a sales office which will manage local telesales, a small showroom area which will be used to showcase products for visiting sales reps, local businesses and 'in person' trade and also a small trade counter function.

The gross internal area of the entire building used for Spartan activities is approximately 1015m² of which the showroom and trade counter element constitutes 65m² or 6.5% of the total area.

In order to facilitate this the following works will also be carried out.

- Introduction of air conditioning and ventilation to satisfy comfort and building control requirements to staff areas.
- Introduction of unisex accessible toilet
- Introduction of cladding to the exterior of the building to identify the area to be used for Spartan use.
- Introduction of signage to the southeast corner of the building
- Re-placement of concrete hardstanding with tarmacadam to provide off road parking
- Introduction of accessible compliant ramp to pedestrian access door

Please note that although small van deliveries will be undertaken from Smalley Street to local garages etc, the vast majority of deliveries, and all the bulk logistics will be undertaken from the rear, via the main distribution site from Royle Barn Road.

Summary

The vast majority of the main Tetrosyl site and indeed this building itself is used for storage and distribution. We believe that the use of this part of the building for the operation of Spartan Motor Factors comes under the same usage category, even with the relatively small area being used showroom and trade counter.

The minor cosmetic alterations to the existing building will improve and update the existing facility, and improve access for users and staff.

We don't believe the use of this part of the building as suggested will have a significant impact on the surrounding properties. In person sales and visits to the showroom are extremely limited, and the hours of operation are primarily during the day on weekdays, and Saturday mornings, already significantly less than the operational hours of the main site.

Photos



Side elevation – general view



Side view showing existing shutter to be replaced



View of Smalley Street elevation