

**Former Solvay / Cytec Site, Grimshaw Lane, Middleton,
Manchester. M24 2AE.**

**Proposed Part Demolition Of 3 Storey Front Masonry Brickwork
Pitched / Flat Roof Building (Fire Damaged) With New Single /
Insulated Profiled Wall & Roof Cladding And Flashings With
Galvanised Roller Shutter Door.**

DESIGN AND ACCESS STATEMENT

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PPC52	12/05/2023			Rochdale Metropolitan Borough Council

DESIGN AND ACCESS STATEMENT

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1.0 INTRODUCTION

The site is the Former Solvay / Cytec Industries Site, Grimshaw Lane, Middleton, Manchester. M24 2AE.

The site was previously a used as a chemical process / manufacturing company and has been purchased by Acornfield Properties Limited to convert into a Warehouse / Distribution Facility with HGV parking and car parking facility.

The following Planning Application is for the demolition of the front 2/3 storey brickwork masonry office accommodation (fire damaged) along with a brickwork chimney with new roller shutter door, wall and roof cladding with materials chosen to be sympathetic to their surroundings.

2.0 USE

The purpose of the planning application is to demolish the existing front brickwork masonry 2/3 storey office accommodation that has been fire damaged and unsafe structurally with new single skin and insulated walls and roof cladding to new exposed walls with new roller shutter door into warehouse.

3.0 AMOUNT

The extent of the demolition and proposed new cladding and roller shutter door is shown on the submitted planning drawing numbers:

PPC52/F0001, PPC52/F0002, PPC52/0003, PPC52/F0004, PPC52/F0006, PPC52/F011, PPC52/F0012.

The demolition of the 2/3 storey office accommodation would result in the loss of 222.0m² that would be used as access / egress for loading and unloading of HGV's via the roller shutter door. This equates to 6% loss of office accommodation and gain of access / yard area.

The demolition would create exposed external walls that would later be clad with single skin and insulated wall / roof cladding as shown on the proposed plan / elevations.

4.0 LAYOUT

The layout is shown on the submitted planning drawings PPC52/F0001, PPC52/F0002, PPC52/0003, PPC52/F0004, PPC52/F0006, PPC52/F011, PPC52/F0012.

5.0 SCALE

The scale is shown on the submitted planning drawings. The scale of the works has been designed to be in keeping with the existing buildings and structures.

PPC52/F0001, PPC52/F0002, PPC52/0003, PPC52/F0004, PPC52/F0006, PPC52/F011, PPC52/F0012.

6.0 LANDSCAPING

No additional landscaping is to be provided as part the planning application. All existing landscaping is to be retained.

7.0 APPEARANCE

We have taken into account the existing building external finishes and surrounding building in the area.

The front prominent corner and 2No. elevations (East and South) would consist of the following:

External Walls Cladding:

Proposed vertical profiled insulated aluminium cladding.

Colour: Metallic Silver.

External Walls Cladding:

Proposed vertical profiled single skin aluminium cladding.

Colour: Metallic Silver.

External Wall Cladding Flashing:

Proposed aluminium cladding flashing.

Colour: Anthracite Grey – 7016.

External Eaves Gutter:

Proposed 150mm x 150mm aluminium box profiled eaves gutter.

Colour: Anthracite Grey – 7016.

External Rain Water Pipes:

Proposed 100mm square profiled aluminium rain water pipes.

Colour: Anthracite Grey – 7016.

External Drip Flashing To Cladding:

Proposed 50mm high aluminium drip flashing to bottom of wall cladding.

Colour: Anthracite Grey – 7016.

External Insulated Roller Shutter Door:

Proposed new 4475mm wide x 4500mm high insulated roller shutter door to workshop.

Colour: Galvanised Finish.

External Roof Cladding:

Proposed new profiled insulated roof cladding.

Colour: To match existing.

External Roof Cladding Flashing:

Proposed aluminium cladding flashing.

Colour: To match existing.

External Roof Cladding Verge Flashing.

Proposed aluminium cladding flashing.

Colour: Anthracite Grey – 7016.

External Personnel Doors.

Proposed aluminium doors and frames.

Colour: Anthracite Grey – 7016.

External Fire Exit Doors:

Proposed aluminium doors and frames.

Colour: Anthracite Grey – 7016.

8.0 ACCESS

Access and egress to the site is from Grimshaw Lane will remain unaffected during the works.

The demolition process would need the existing footpath that runs directly in front of the existing building to be closed for the demolition process period.

Acornfield Properties Limited has applied to Rochdale Metropolitan Borough Council for a Demolition Notice.

9.0 ENVIRONMENT

We have accessed the website at and entered the postcode of the proposed site M24 2AE.

The findings are that the site at **Low Risk of Flooding from Rivers and Sea**.
Refer to Appendix A for literature.

Acornfield Properties Limited and Construction & Property Solutions Limited is committed to investigation of energy efficient methods of constructing and servicing buildings and using sustainable materials.

10.0 SUPPORTING DOCUMENTS

This Design and Access Statement should be read in accordance with the following planning application drawings:

PPC52/F0001, PPC52/F0002, PPC52/0003, PPC52/F0004, PPC52/F0006, PPC52/F011, PPC52/F0012.
Design and Access Statement.

11.0 MISSCELLANEOUS

No further information is provided.

APPENDIX A

Learn more about this area's flood risk

Select the type of flood risk information you're interested in. The map will then update.

Flood risk

Extent of flooding

Location

M24 2AE



Extent of flooding from surface water

High Medium Low Very low Location you selected

[View the flood risk information for the location you originally searched for](#)

[View the flood risk information for another location](#)