

1 Crawford Street
Rochdale

PROPOSED NEW WARHOUSE STORAGE UNIT

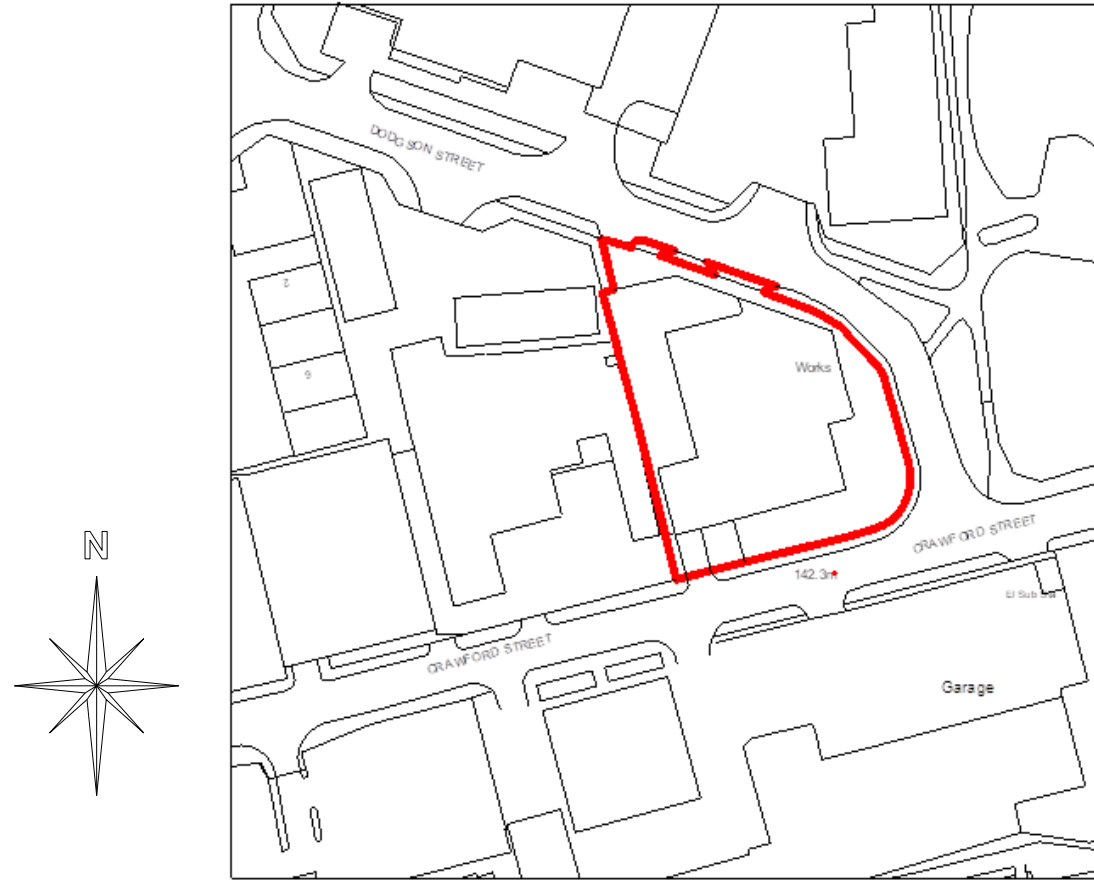
DESIGN AND ACCESS STATEMENT



JAMES CAMPBELL ASSOCIATES
CHARTERED ARCHITECTURAL TECHNOLOGIST

Please note this document supports the relevant Planning submission for a proposed storage warehouse development at 1 Crawford Street, Rochdale.

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



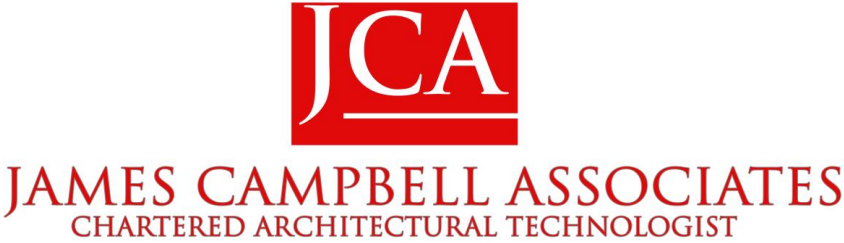
Site Location Plan



JAMES CAMPBELL ASSOCIATES
CHARTERED ARCHITECTURAL TECHNOLOGIST

CONTENTS

SITE LOCATION	5
PROPOSAL	7
SITE LAYOUT & ACCESS	9 – 10
AMOUNT	12
SCALE	14
LAYOUT	16
APPEARANCE	18 – 20
PARKING & SERVICING	22



SITE LOCATION

PROPOSAL

SITE LAYOUT & ACCESS

AMOUNT

SCALE

LAYOUT

APPEARANCE

PARKING & SERVICING

The proposal site is located along Crawford Street, Rochdale; the area belongs to the defined urban area as identified by RMBC as well as being located within the a mixed employment zone, this is further evidenced by the number of commercial and industrial buildings found in the area including car show room, food processing facilities, industrial storage structures etc.

The site currently offers four separate units, each of which connect together forming one large structure. The site sits disused with a previous use likely being a mix of industrial storage and engineering works given the existing workshop. The north of the site is provided a single access point to a read loading yard which accesses the building via two separate roller shutter doors to either end of the rear elevation.



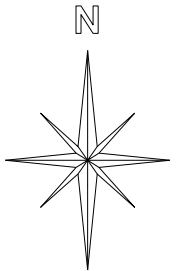
Rochdale Local Area Map



Site Location



Site Location Plan



SITE LOCATION

PROPOSAL

SITE LAYOUT & ACCESS

AMOUNT

SCALE

LAYOUT

APPEARANCE

PARKING & SERVICING



Background

The proposal site has previously been identified by Lancashire Farm Dairies as an ideal site for development to aid their business growth. As a one of the largest privately owned businesses in Rochdale, employing over 220 at its dairy facility along Moss Bridge Road, Rochdale.

The growth of the business and pressure on global supply chains means the business urgently requires additional warehousing space in the vicinity of its main trading sites in Rochdale which triggered the internal search for potential sites that would:

- Be adequate in size;
- Accessible for box vans;
- Located close to the main dairy facility;
- Ideally located within the Moss Bridge Road employment zone.

Proposal Outline

The proposed development on Crawford Street will be used strictly as an overflow warehousing unit for storage of raw material items used in the main dairy facility. Raw materials will be collected / delivered from this site using either a large ford transit type vehicle or 7.5t vehicle.

The proposed development should be viewed in the context of the wider trading business and playing a key part in securing the firms future in the borough.

Staffing and Employment

No on site staff are to be permanently stationed at the new warehouse building, instead employees will remain stationed at the main dairy facility along Moss Bridge Road and visit the new development as required to transport raw materials either to or from the main facility.

As a result of the new development and in line with current business growth, Lancashire Farm Dairies would look to add 4 new employees to their expanding team.

Since no employees are to be stationed at the new warehouse, the proposed comings and goings to and from the site are directly linked to the main dairy facility operating hours resulting in vehicular movements to and from the proposal site only between the hours of 7am – 10pm.



SITE LOCATION

PROPOSAL

SITE LAYOUT & ACCESS

AMOUNT

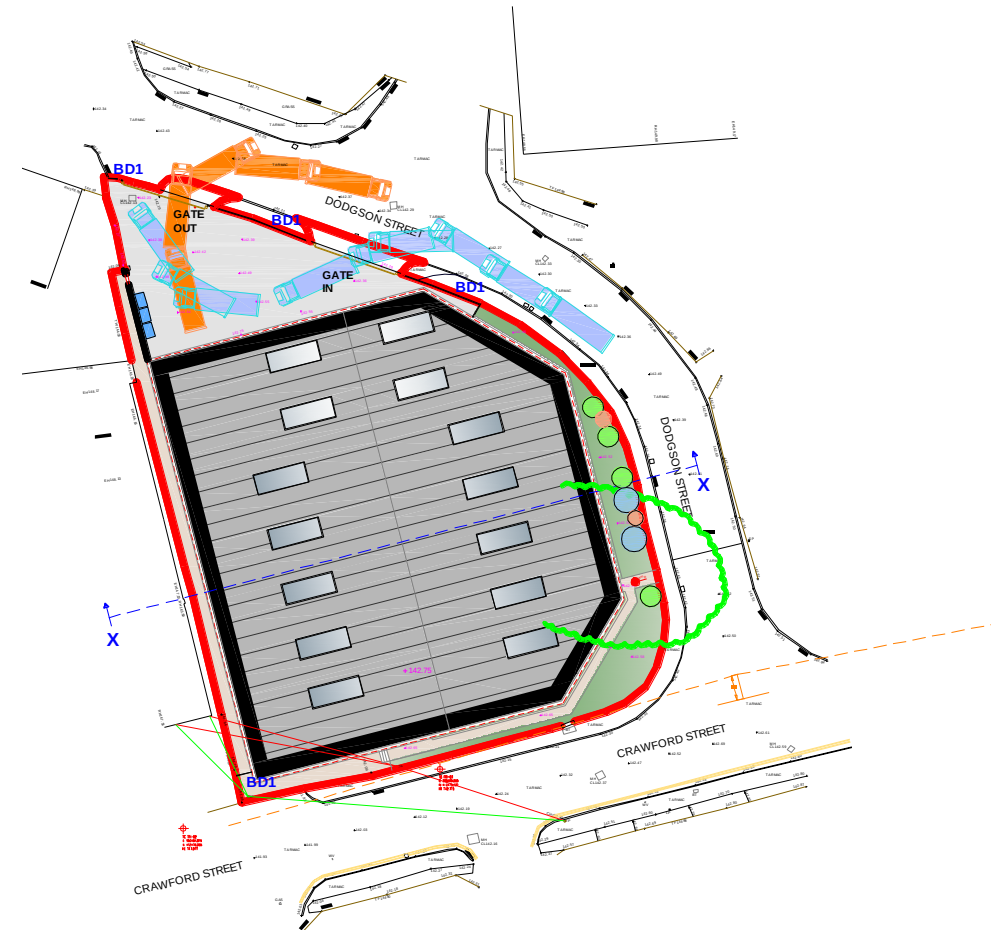
SCALE

LAYOUT

APPEARANCE

PARKING & SERVICING

Lastly, secondary access is provided to the side elevation which is offered as general access or a fire escape option.



Proposed Site Layout

Arbicultural Assessment

BS 5837 Tree Survey – 1 Crawford Street – Rochdale – OL16 5RS – 19th August 2022.

Tree Number	Species	Height (m)	DBH (mm)	Crown Spread N,E,S,W (m)	Life Stage	General Observations	SULE (Years)	Retention category
T1	Whitebeam	9	450	3-2-4-4	M	Tree to be removed for development.	30+	B
T2	Whitebeam	9	450	4-5-4-2	M	Tree to be removed for development	30+	B
T3	Birch	9	400	5-2-2-4	M	Tree to be removed for development	30+	B
T4	Norway Maple	8	350 350	3-3-3-3	YM	Tree to be removed for development	30+	B

Life Stage – OM (Over Mature) – M (Mature) – YM (Young Mature) – SM (Semi Mature) – Y (Young) – D (Dead)

DBH – Diameter at Breast Height

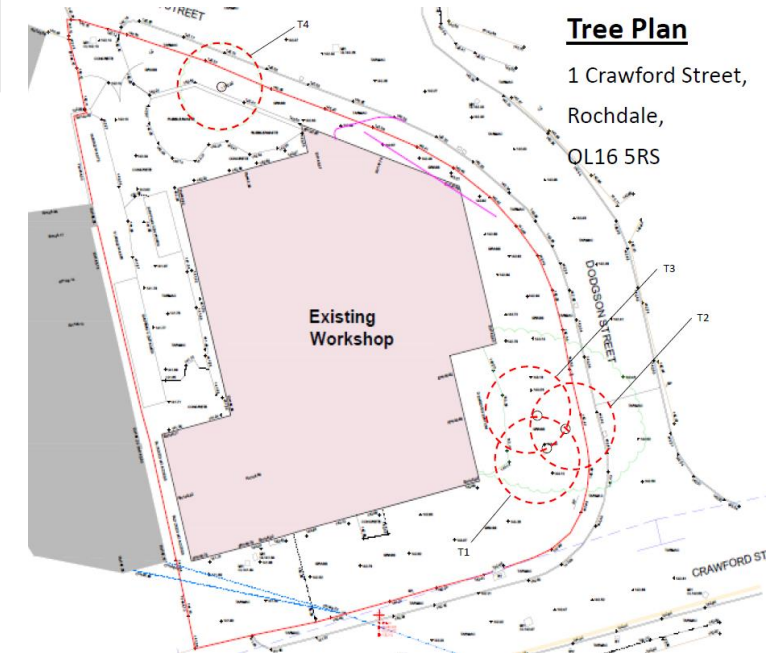
SULE – Safe Useful Life Expectancy



Trees at Dodgson Street (T1, T2, T3)



Trees at Dodgson Street (T4)



Proposed Site Layout

SITE LOCATION

PROPOSAL

SITE LAYOUT & ACCESS

AMOUNT

SCALE

LAYOUT

APPEARANCE

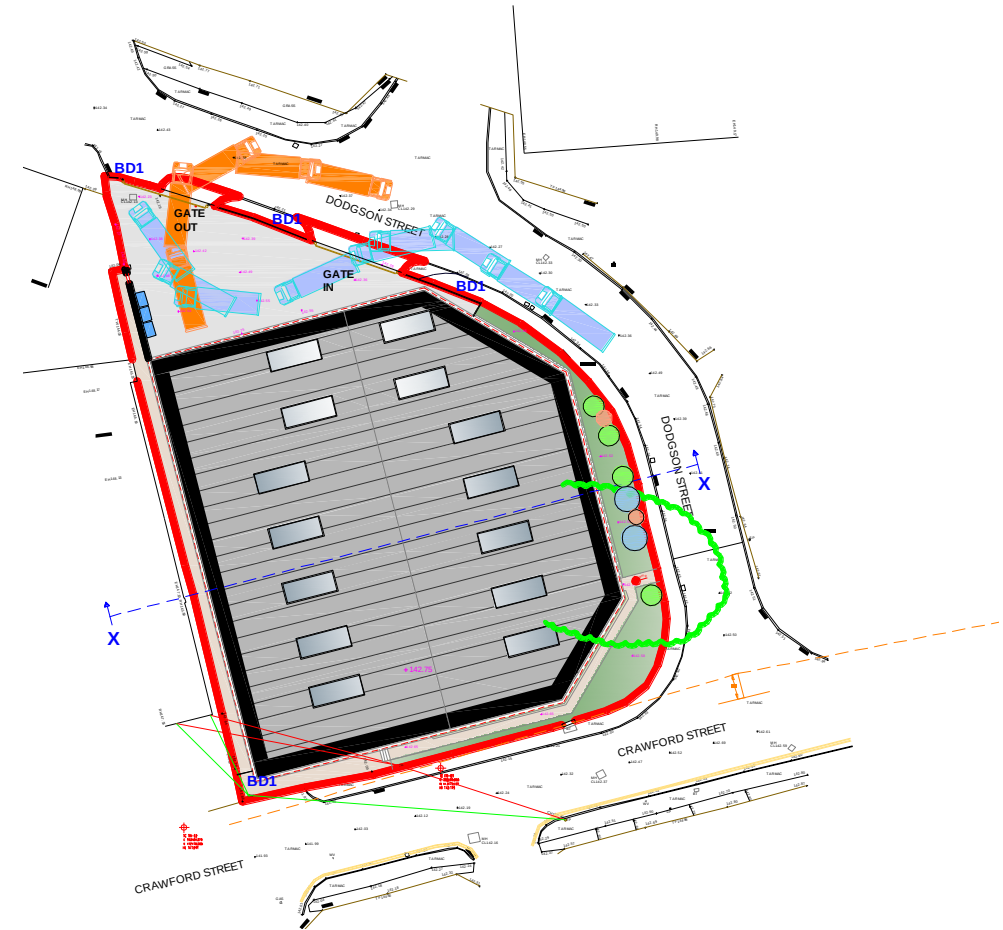
PARKING & SERVICING

AMOUNT

The current portal frame building arrangement covers over 60% of the site and ranges from double storey to single storey in height. The proposal building would see an increase to both the vertical height and the oval internal floor area.

Areas

Total Site Area (Red Edge)	1990m ²
Existing Building Area	950m ²
Existing Landscaping	463m ²
Existing Hardstanding	577m ²
Proposed Building Area	1465m ²
Proposed Landscaping	141m ²
Proposed Hardstanding	384m ²



Proposed Site Layout

SITE LOCATION

PROPOSAL

SITE LAYOUT & ACCESS

AMOUNT

SCALE

LAYOUT

APPEARANCE

PARKING & SERVICING

SCALE

The proposal unit looks to maximise the sites potential and enable sustainable company growth by future proofing where possible. Since the proposal looks to provide additional off site storage for the main dairy facility, the most effective manor in which to create an attractive and sustainable development would be to:

- Improve the appearance of the site and the wider industrial / employment zone;
- Maximise the usability of the site, this includes considering potential future uses of the site following the development;
- Creating effective storage space for Lancashire Farm Dairies;
- Ensuring the overall outline, scale and aesthetic of the site matches the surrounding area.

It is clear that the development of a new industrial building could be in line with the current area use. When considering scale the proposal looks to the existing structures in the area for assessment, these include:

- NeoGen complex;
- Riverside Factory Shop;
- Crossfield Mill;
- Suzuki Dealership.

The above mentioned area either new developments or provide a key insight to the current build character in the area. Crossfield Mill and the existing Suzuki dealership are located away from the site but both represent key considerations including, good use of modern aesthetic choices (Suzuki dealership) and the implementation of large scale buildings in the area (Crossfield Mill).

The proposal site looks to develop a new steel frame building that sits comfortably in line with the established scale of developments in the area with Rochdale Industrial Park being approx 7.5m high, NeoGen building ranging between 4.5m – 13m in height



JAMES CAMPBELL ASSOCIATES

CHARTERED ARCHITECTURAL SERVICES

WWW.JAMESCAMPBELLASSOCIATES.CO.UK



Existing NeoGen Main Facility



Existing NeoGen Office and Warehouse



Existing RMBC Dodgson Industrial Estate



Existing Crossfield Mill

SITE LOCATION

PROPOSAL

SITE LAYOUT & ACCESS

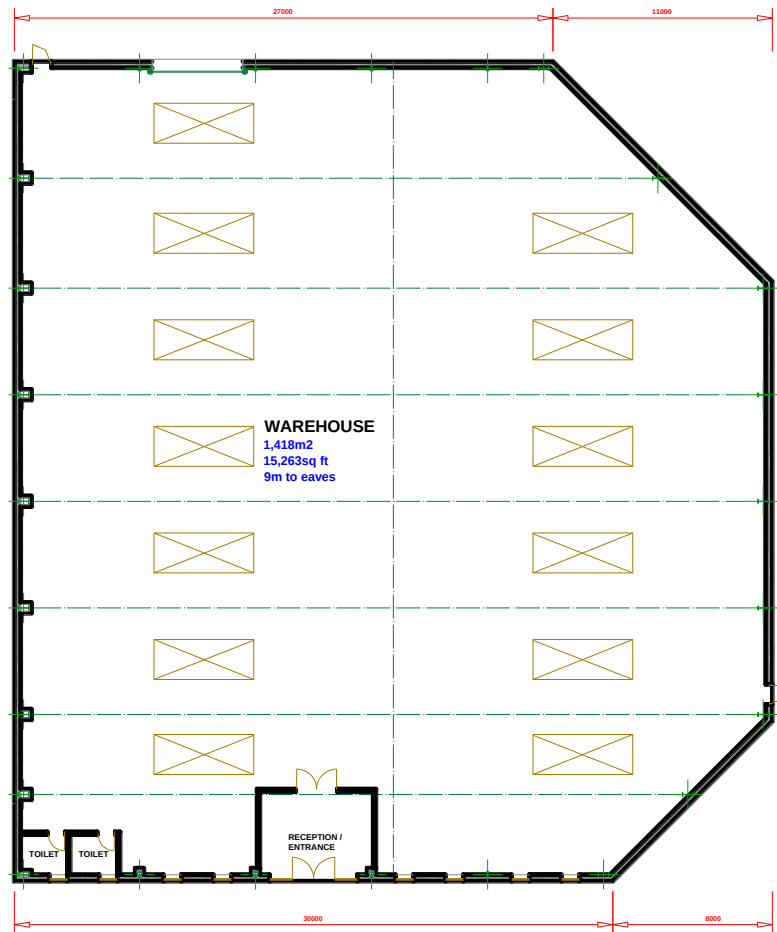
AMOUNT

SCALE

LAYOUT

APPEARANCE

PARKING & SERVICING



Proposed Ground Floor Plan

The proposed structure is strictly to be used as storage, therefore internally the building is to provide a large storage area to the building with various access points including a double height roller shutter. Personnel toilets are provided to the front of the building with a bank of obscure glazed windows along the front elevation to provide an element of interest to the elevation as well as much needed natural light to the storage unit.

Each frame bay is provided with a 10% roof light covering allowing natural light through in to the storage area .

SITE LOCATION

PROPOSAL

SITE LAYOUT & ACCESS

AMOUNT

SCALE

LAYOUT

APPEARANCE

PARKING & SERVICING

APPEARANCE

The new structure would be constructed using a portal frame construction method to provide maximum open space internally and enables a modern industrial aesthetic to be adopted similar to the building found in the area such as the NeoGen offices and manufacturing buildings as well as building found on RMBC Dodgson Industrial estate.

The proposal would incorporate a brick base up to 2.1m before providing a modern cladding rail system similar to surrounding industrial buildings. The cladding would be coursed to offer a stripe style pattern starting from the bottom with a Dusty Grey (RAL7037) to light grey (RAL 7035) then to a light blue (RAL 5012). A cladding band would then separate the next cladding strips before the striping courses are inverted leading to the top of the roof. The new cladded band would be a deeper azure blue (RAL 5009). The cladding arrangement and colours reflect Lancashire Farm Dairies company colours as well as adding considerable brightness and colour to an otherwise dull site.



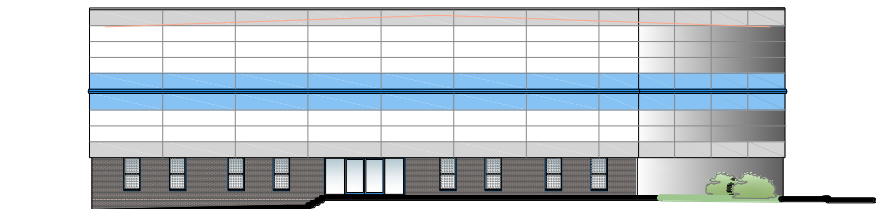
Existing Site Street Scene



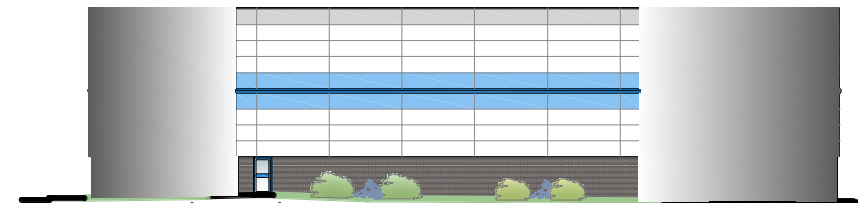
JAMES CAMPBELL ASSOCIATES

CHARTERED ARCHITECTURAL SERVICES

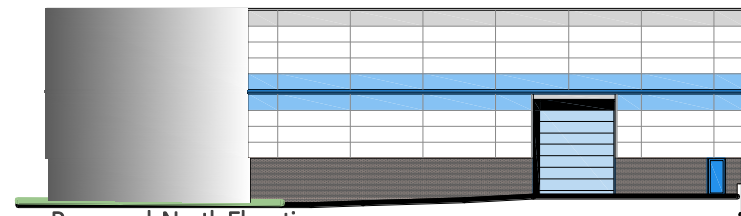
WWW.JAMESCAMPBELLASSOCIATES.CO.UK



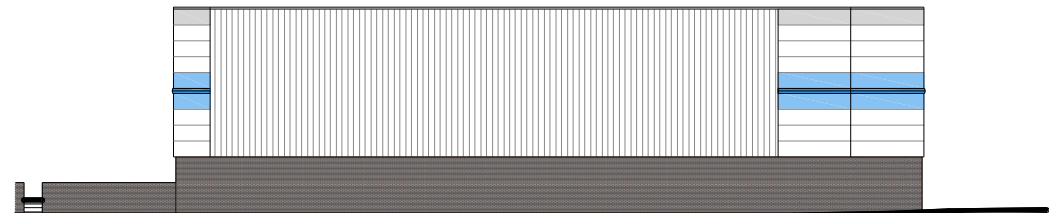
Proposed North Elevation



Proposed West Elevation



Proposed North Elevation



Proposed East Elevation

CRAWFORD STREET

APPEARANCE



JAMES CAMPBELL ASSOCIATES

CHARTERED ARCHITECTURAL SERVICES

WWW.JAMESCAMPBELLASSOCIATES.CO.UK



Proposed Ariel View



JAMES CAMPBELL ASSOCIATES
CHARTERED ARCHITECTURAL SERVICES

WWW.JAMESCAMPBELLASSOCIATES.CO.UK

CRAWFORD STREET

APPEARANCE



JAMES CAMPBELL ASSOCIATES

CHARTERED ARCHITECTURAL SERVICES

WWW.JAMESCAMPBELLASSOCIATES.CO.UK



JAMES CAMPBELL ASSOCIATES

CHARTERED ARCHITECTURAL SERVICES

WWW.JAMESCAMPBELLASSOCIATES.CO.UK

Proposed Street Scene Image

SITE LOCATION

PROPOSAL

SITE LAYOUT & ACCESS

AMOUNT

SCALE

LAYOUT

APPEARANCE

PARKING & SERVICING

PARKING & SERVICING

Parking

No on site parking is required for the development. Van parking is provided to the yard area which is available as needed.

Servicing / Refuse Provisions

The existing dairy facility is serviced privately, this arrangement will be extended to the new site however less frequently due to the unmanned nature of the site. The refuse arrangement is not required weekly given any refuse on site would originate from spillages, breakages or micro scale personnel refuse.

Bin storage is provided to the rear yard for ease of access.



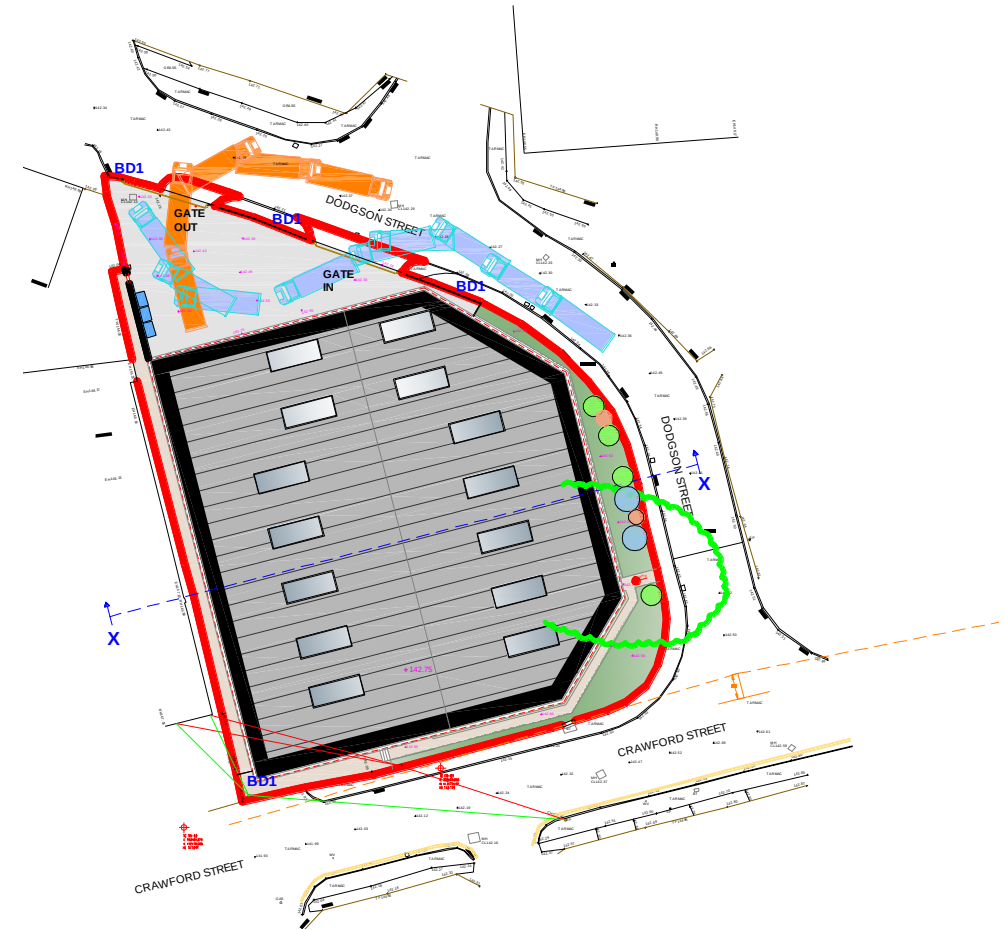
Proposed 1100L Bins



JAMES CAMPBELL ASSOCIATES

CHARTERED ARCHITECTURAL SERVICES

WWW.JAMESCAMPBELLASSOCIATES.CO.UK



Proposed Site Plan