

A&F Sprinklers
4 Gorrels Way
Rochdale

PROPOSED NEW PITCHED ROOF OVER EXISTING GROUND
FLOOR OFFICE AREA

DESIGN AND ACCESS STATEMENT



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Please note this document supports the relevant Planning submission for proposed extensions and internal alterations to an existing commercial building.

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



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CONTENTS

SITE LOCATION	5 - 6
PLANNING CONSTRAINTS	8
SITE LAYOUT	10
LAYOUT	12
APPEARANCE	14 - 17



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SITE LOCATION

PLANNING CONSTRAINTS

SITE LAYOUT

LAYOUT

APPEARANCE

SITE LOCATION

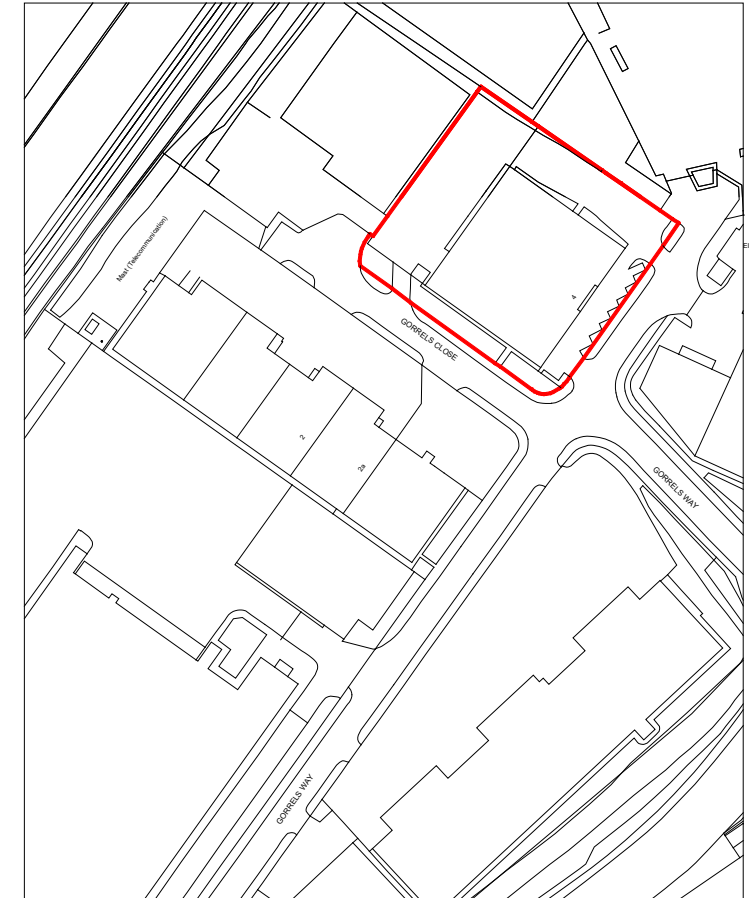
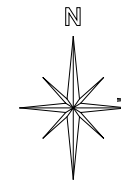
The site is located within the centre of Rochdale town centre approx. 250m from Sandbrook Way industrial park. The site occupies a prominent area of a large industrial park off Queens Way. The area is populated by large portal frame buildings ranging in uses from storage and warehousing to manufacturing and office spaces. No key architectural styles are established within the industrial park with each structure offering different designs, cladding design and colours as well as two storey structures mixed alongside single storey structures.

The site is directly connected through Gorrels Way directly to Queensway, this provides the site with ample immediate connections to Rochdale Centre, Castleton and to the M62 through the A627(M).

The site itself houses a single storey building with an attached, rear portal frame structure. The existing building provides workshop, office, repair and training space for A&F Sprinklers, a prominent and popular local business.



Site Map



Site Location Plan

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SITE LOCATION – SITE PHOTOGRAPHS



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APPEARANCE

PLANNING CONSTRAINTS

The site falls within the defined urban area and within a primary employment zone meaning Policies G/D/1 and EC/2 should be considered and implemented within the proposal design.

G/D/1 – DEFINED URBAN AREA

In line with the Plan's Objectives and Spatial Strategy, the Council wishes to ensure that new development, wherever possible and appropriate, is concentrated within the urban area in order to support urban regeneration and to protect the countryside. Policies relating to housing, shopping, employment uses which are specifically intended to control development within the urban context require the urban areas to be defined in order for such policies to be interpreted and applied.

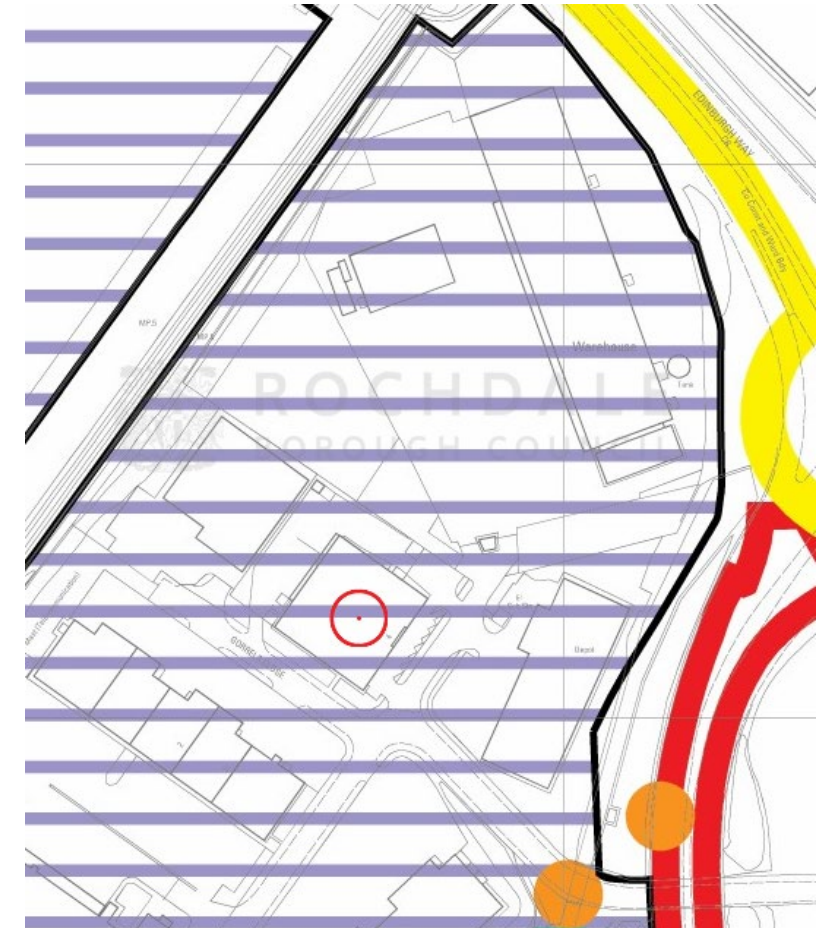
This approach is reflected in Green Belt, countryside and recreation policies which limit the scale and nature of uses to be permitted outside the Defined Urban Area. Policy D/10 'Protected Open Land' sets out the Council's policy for land between the Green Belt and the Defined Urban Area, or between the Green Belt and the Borough boundary as shown on the Proposals Map.

EC/2 – PRIMARY EMPLOYMENT ZONES

The Primary Employment Zones identified on the proposal map are the major industrial areas and estates that are predominantly in employment uses in Use Classes B1, B2 and B8, along with sites that have planning permission for these employment uses but are not yet developed. They are generally on the edge of the urban area with good transport links and easy access to the primary highway network and contain new and older industrial premises suited to continued employment use and / or sites suitable for redevelopment for industrial use. These areas offer some of the best locations for industrial, warehouse and business development in the Borough and it is important, for the future prosperity of the area, that they be protected from encroachment by other uses. The aim of this policy is, therefore, to protect and enhance Primary Employment Zones for the retention and expansion of existing firms and to attract new industrial and business enterprises.

The policy is, however, flexible enough to allow the provision of appropriate ancillary and complementary uses such as small-scale shops, cafes, banks and nurseries to serve the needs of the local workforce.

In considering development proposals, the Council will take into account their impact on the amenity of businesses within the employment zone and adjoining residential areas. The policy, therefore, requires that any development is appropriate in scale and character to the local area and that environmental mitigation measures, such as landscaped buffer zones, are provided where appropriate. Policy EC/8 "Development Sites in Employment Zones" sets out specific requirements for some sites.



Rochdale UDP Map

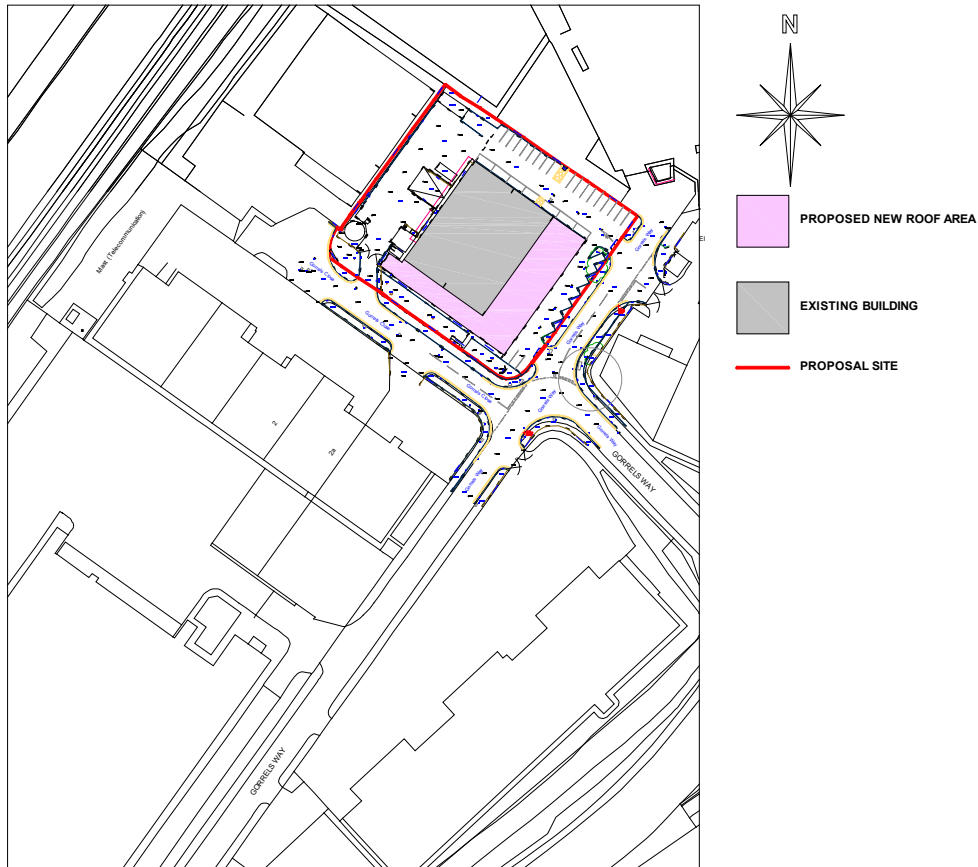
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PLANNING CONSTRAINTS

SITE LAYOUT

LAYOUT

APPEARANCE



PROPOSED SITE PLAN

Proposed Site Plan

The proposed site layout looks to retain the ground floor structure entirely with the new proposal seeking to remove the existing, now deteriorating flat roof area over the existing office area wrap around portion of the building. There are no alterations proposed to the layout of the ground floor. The proposed site layout looks to remain exactly as is with existing parking layout.

Areas

Total Site Areas: 4074m²

Proposed New Roof Area: 652m²

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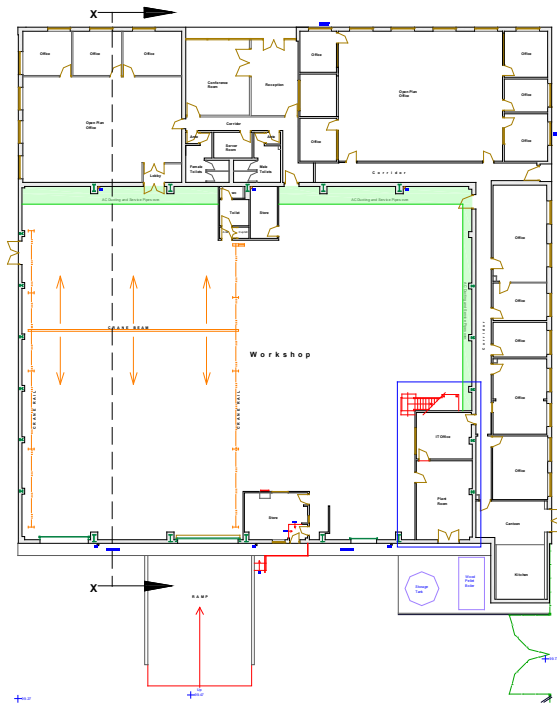
SITE LAYOUT

LAYOUT

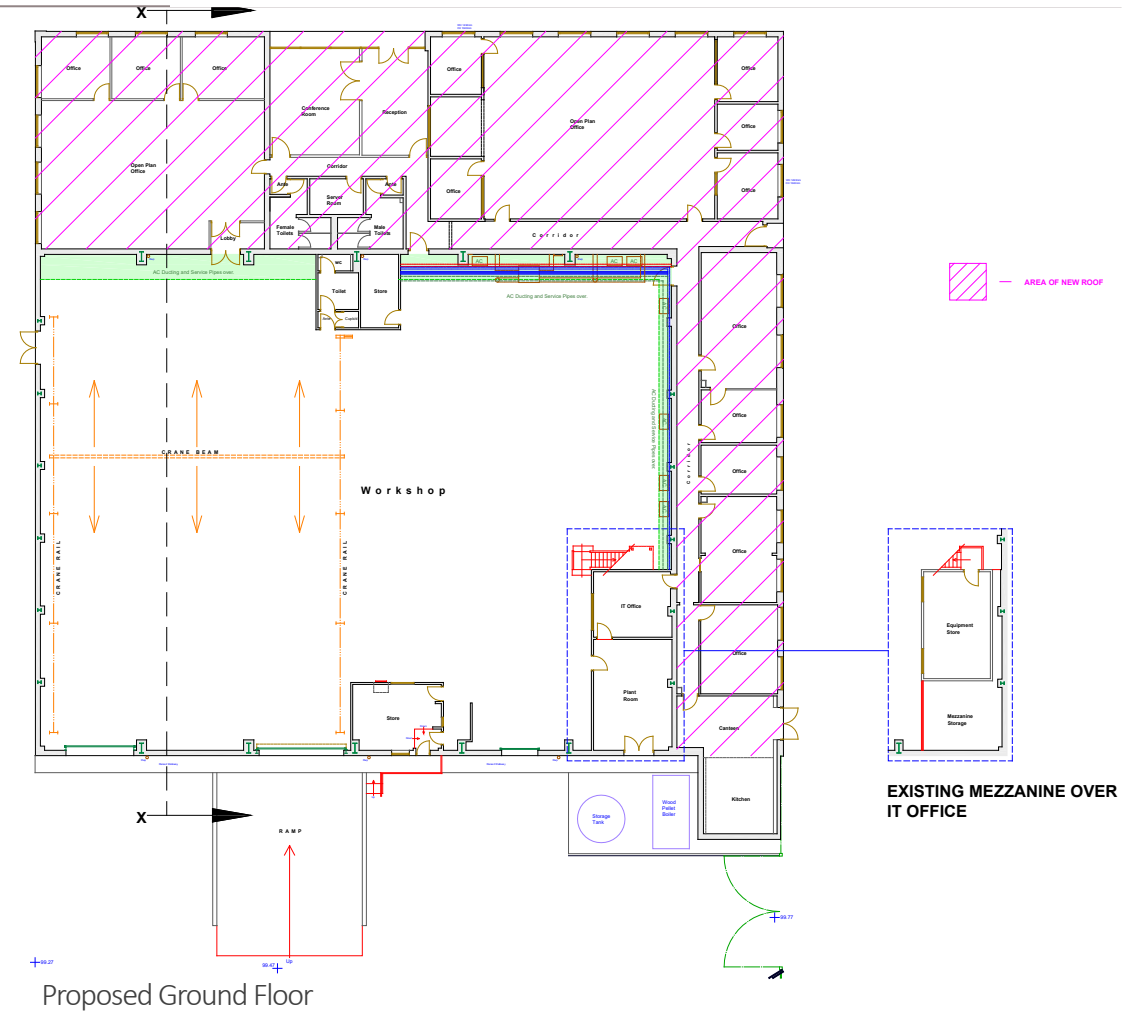
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Ground Floor

The proposal primarily looks to provide a new pitched roof over the whole ground floor wrap around area highlighted in magenta hatch.



Existing Ground Floor



SITE LOCATION

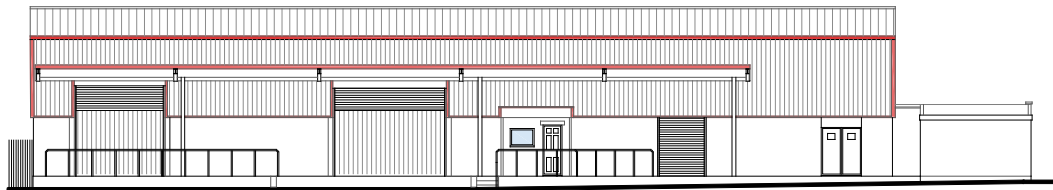
PLANNING CONSTRAINTS

SITE LAYOUT

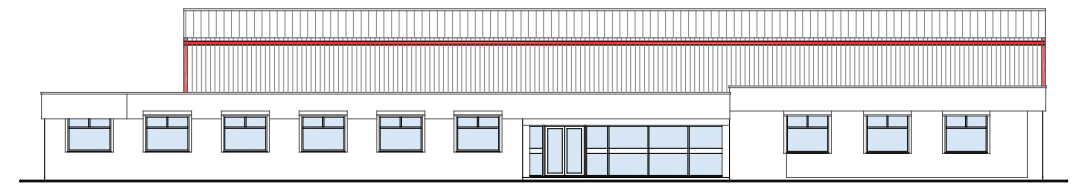
LAYOUT

APPEARANCE

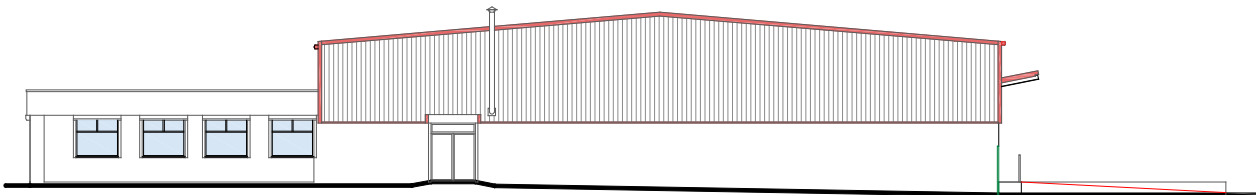
The proposal looks to modernise the lower flat roof area that wraps around the prominent corner of the site facing Gorrels Way. The plan is to provide a new pitched lean to roof and a central roof feature over the main entrance, introducing new, more modern materials to the building façade such as cladding panels highlighting the companies colour scheme which will give the elevations geometric interest. In addition to the benefits to the existing building, the proposal would enhance the appearance of the area and provide a more eye catching and significant feature as the industrial park is entered off Gorrels Way.



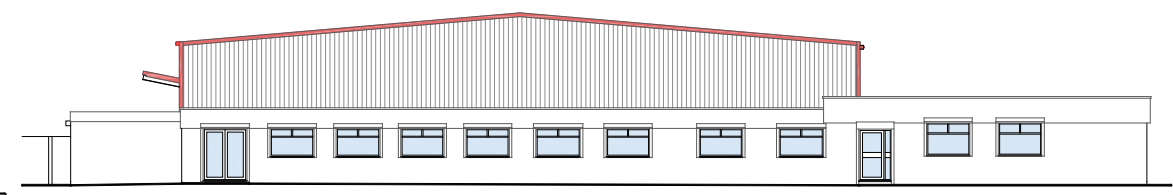
Existing Rear Elevation



Existing Front Elevation



Existing Side Elevation 2



Existing Side Elevation 1

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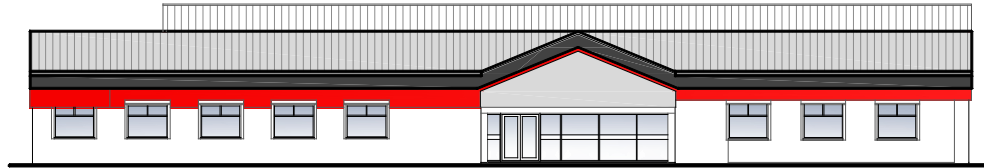
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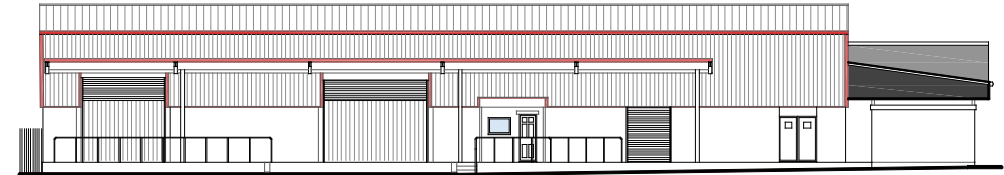
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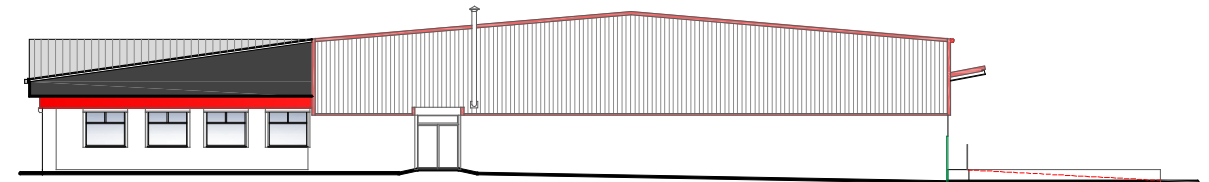
Proposed Rear Elevation



Proposed Front Elevation



Proposed Side Elevation 2



Proposed Side Elevation 1

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Proposed Front CGI – Daytime.



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Proposed Front CGI - Evening