

Design & Access Statement

Ecolab Middleton

November 2023

Abode Architecture Ltd

ABODE

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01

Introduction

Summary

Introduction

Lisa Harpham of Ecolab, hereafter referred to as the applicant, seeks retrospective Full Planning Permission for the construction of a temporary storage unit at Ecolab, Rhodes Business Park, Units 7 -10, Silburn Way, Middleton, M24 4NE.

The new unit has been constructed in place of redundant parking bays. It replaces an older storage unit which no longer exists.

Summary

Purpose of this statement

The Design and Access Statement outlines the intent for the temporary storage unit.

The intention was for the existing storage unit to be demolished while a new storage unit be constructed in a more suitable location. Whereby it can serve Units 7 and 8 as well as units 9 and 10.

It also takes it away from a busy area which is used by multiple vehicles to turn around.

Executive Summary

The proposal is as follows:

- Demolish the existing storage unit.
- Construct new storage unit that is slightly larger in size while being in a better location to serve additional units.

02

The Site

Site Location

Site Photography

Conservation and Heritage

Planning History

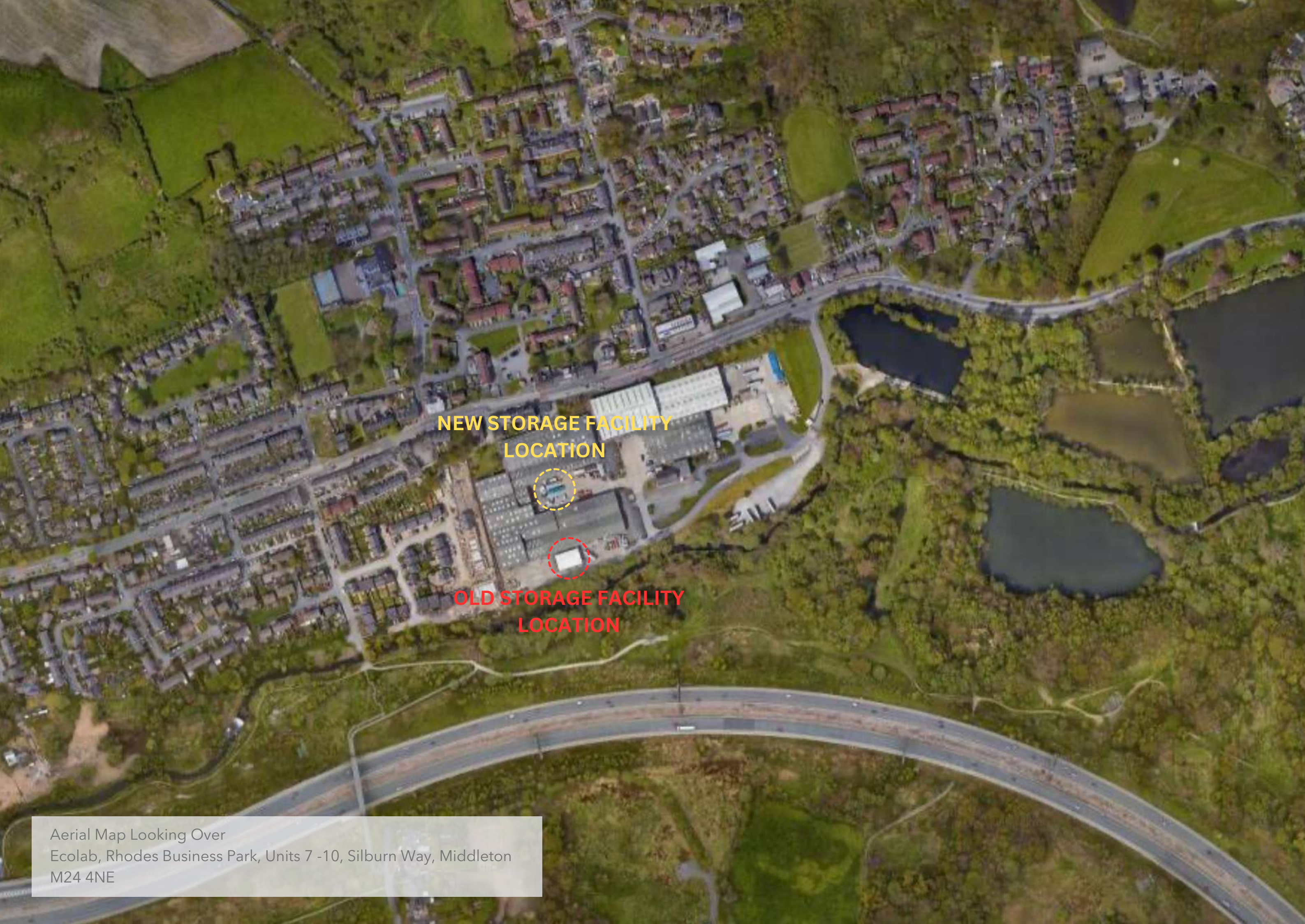
Site Location

Rhodes Business Park is situated on Manchester Old Road approximately 700 metres from junction 19 of the M60, providing access to the M61, M62 and M6.

The site comprises a multi-let industrial estate with extensive car parking, circulation space and secure perimeter.

Units within the site are constructed using steel portal frames with full height external cladding.





**NEW STORAGE FACILITY
LOCATION**

**OLD STORAGE FACILITY
LOCATION**

Aerial Map Looking Over
Ecolab, Rhodes Business Park, Units 7 -10, Silburn Way, Middleton
M24 4NE



External Photo, Front of Storage Unit



External Photo, Side of Storage Unit



Internal Photo, Storage Unit



External Photo , Showing Old Storage Unit Location (As Today)

Planning History

There has been two planning applications at Rhodes Business Park, Middleton, M24 4NE.

These are as follows:

Demolition of part of building to enlarge the service yard and changes to the elevations of the building.

Ref. No: 10/D53750

2010

Rhodes Business Park, Silburn Way, Middleton, Manchester, M24 4NE

Granted subject to conditions

Application for 2 internally illuminated fascia signs.

Ref. No: 17/00279/ADV

2017

Unit 7 Rhodes Business Park Silburn Way Middleton M24 4NE

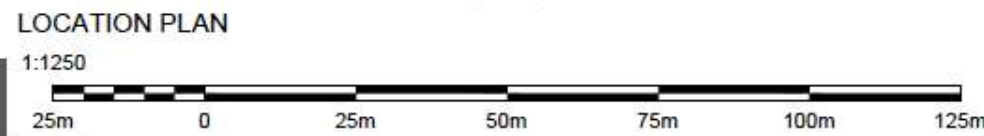
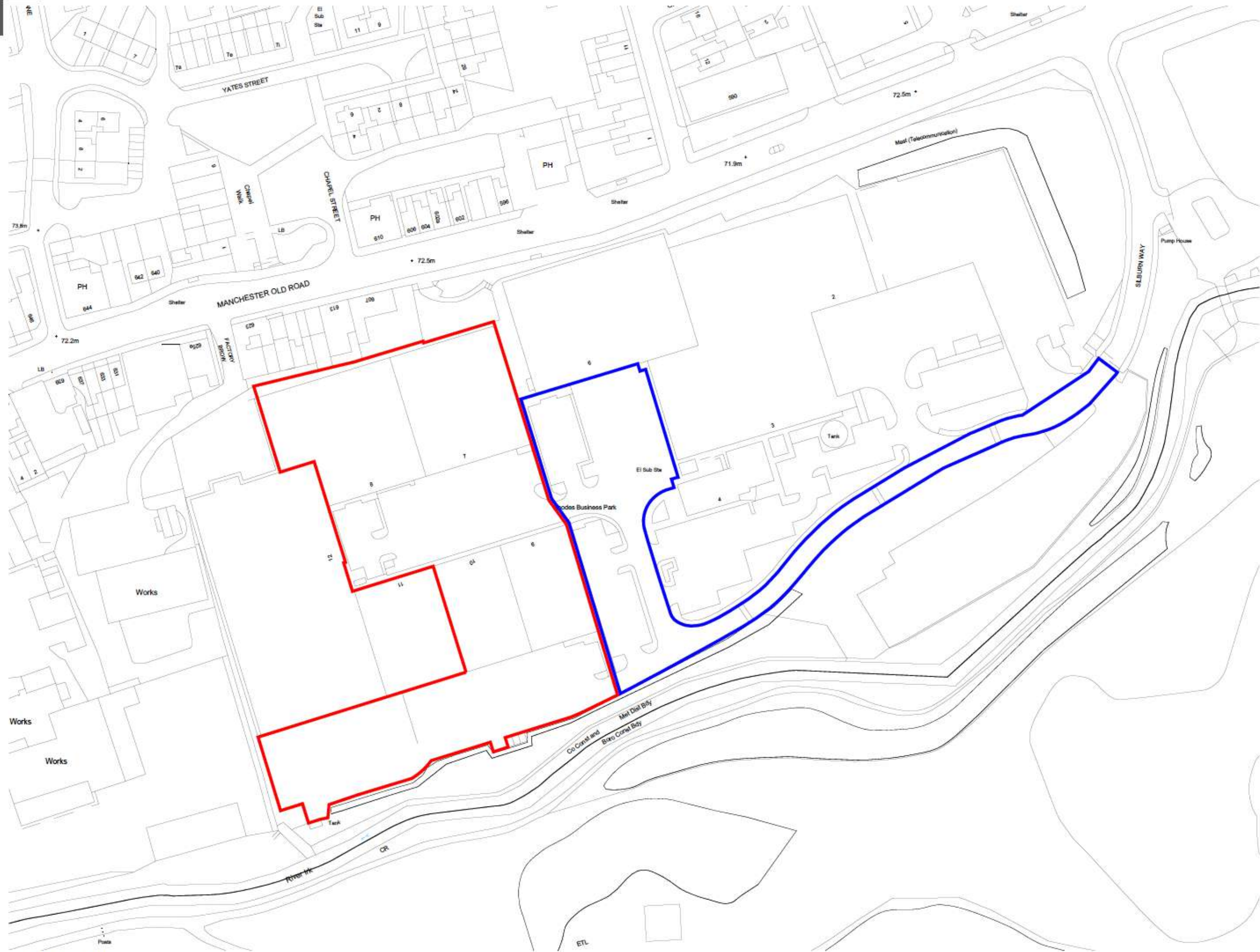
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03

Location Plan

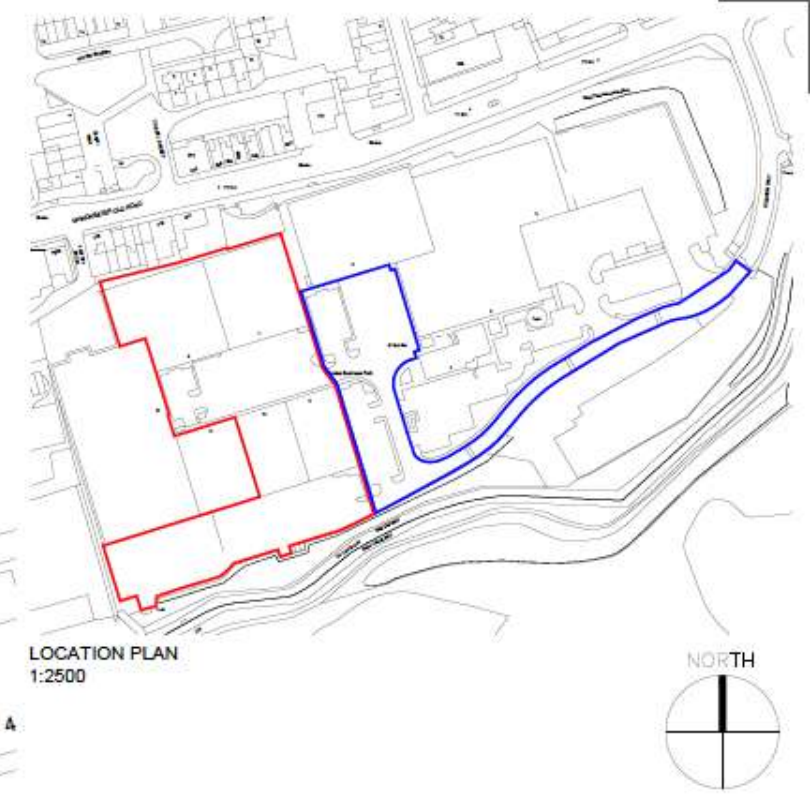
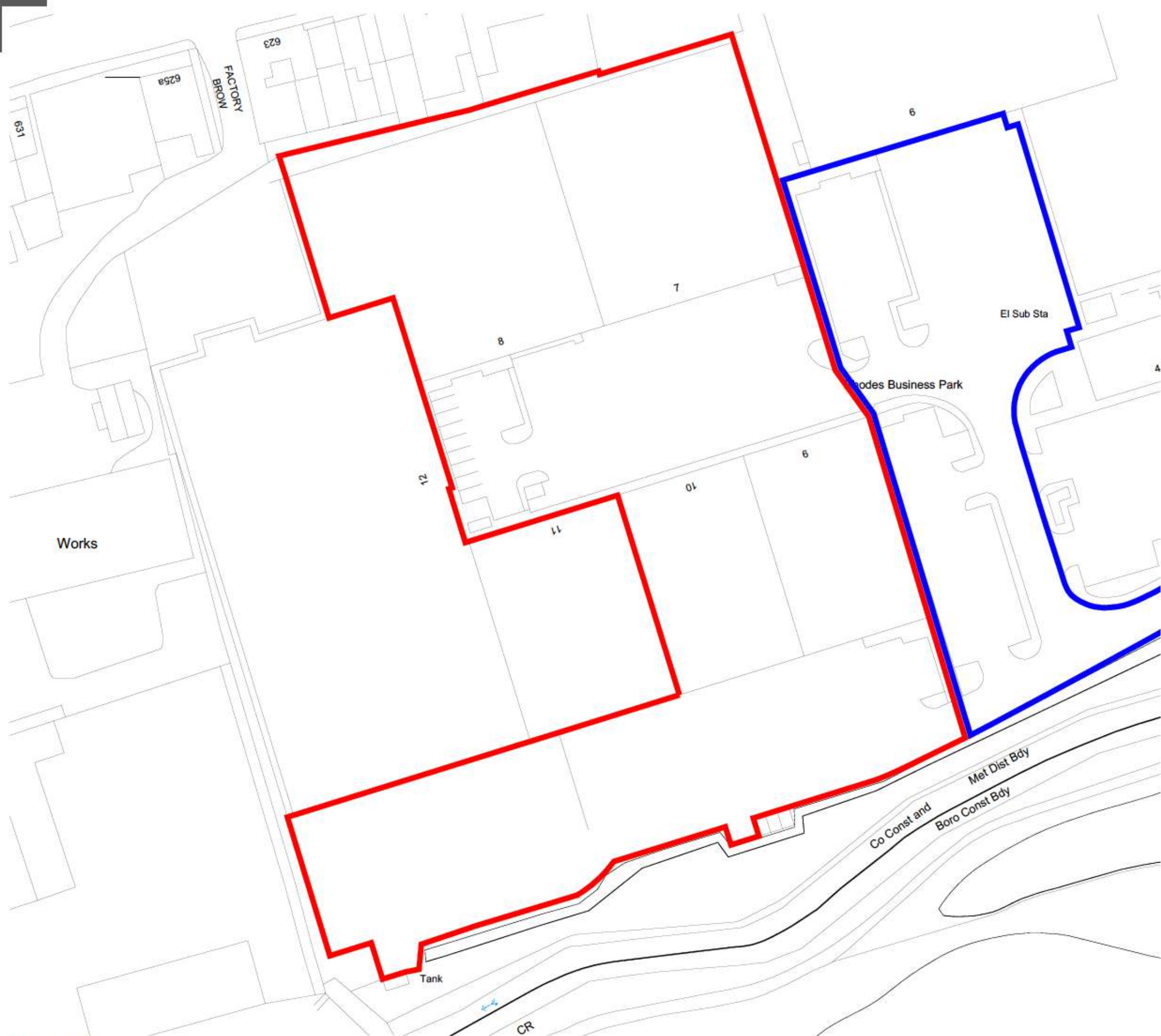
Existing Drawings

Proposed Drawings



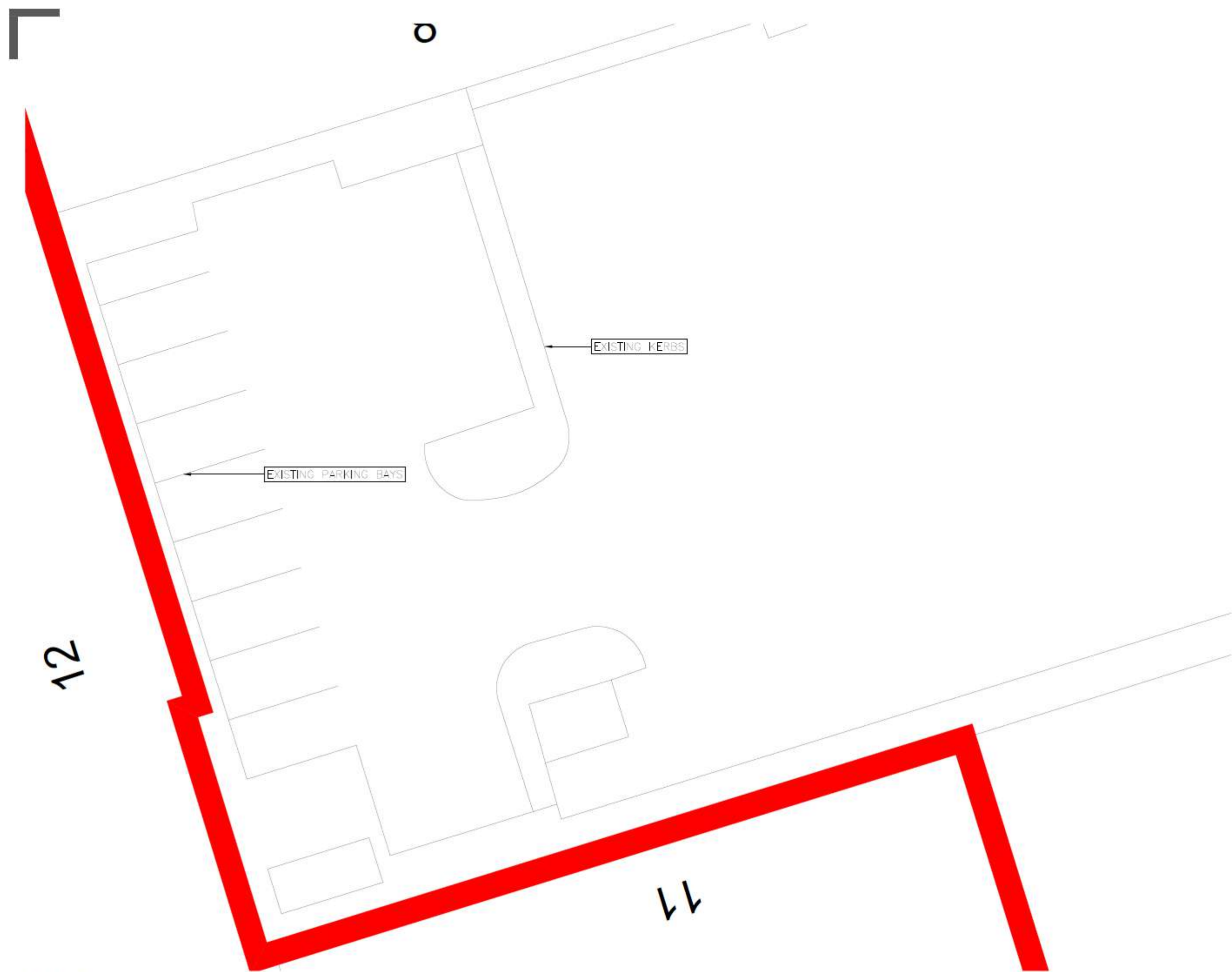
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Rev	Date	Description			Rev By	Crk'd By
Project Title		PROPOSED DETACHED STORAGE FACILITY				
		RHODES BUSINESS PARK UNITS 7 - 10, SILBURN WAY MIDDLETON M24 4NE				
Client		ECO LAB				
Status		PLANNING				
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Drawn By		SFW	Checked By	PDP	Date	11.23
Drawing Title		LOCATION PLAN				
Job-Orig No		535ROC-100				
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Rev	Date	Description	Rev By	CHK'd By
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PROPOSED DETACHED STORAGE FACILITY				
RHODES BUSINESS PARK UNITS 7 - 10, SILBURN WAY MIDDLETON M24 2NE				
Client				
ECO LAB				
Status				
PLANNING				
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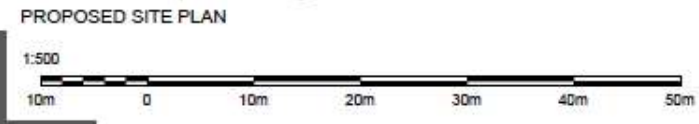
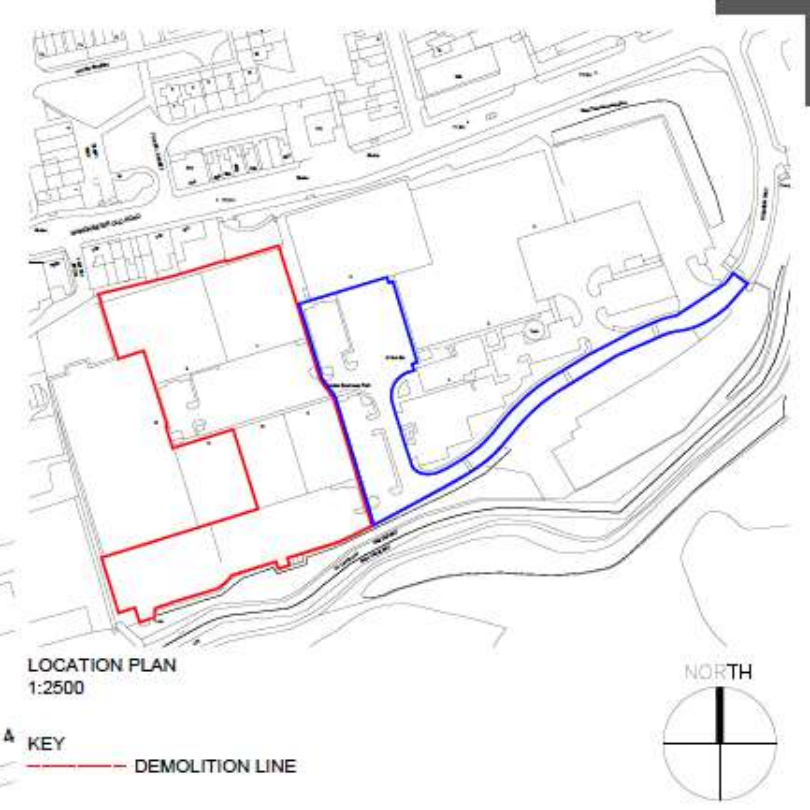
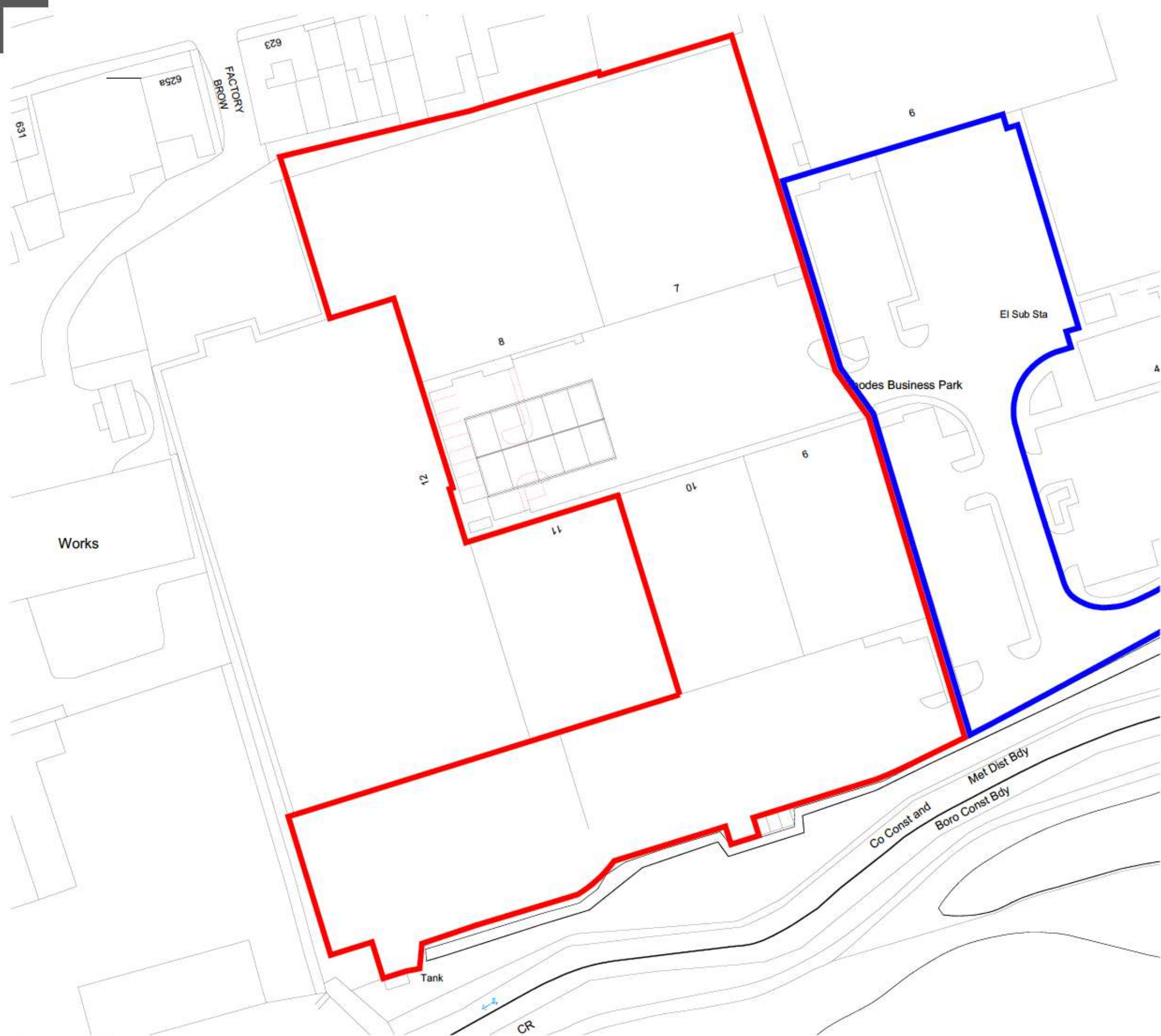
EXISTING PLAN

1:100

2m 0 2m 4m 6m 8m 10m

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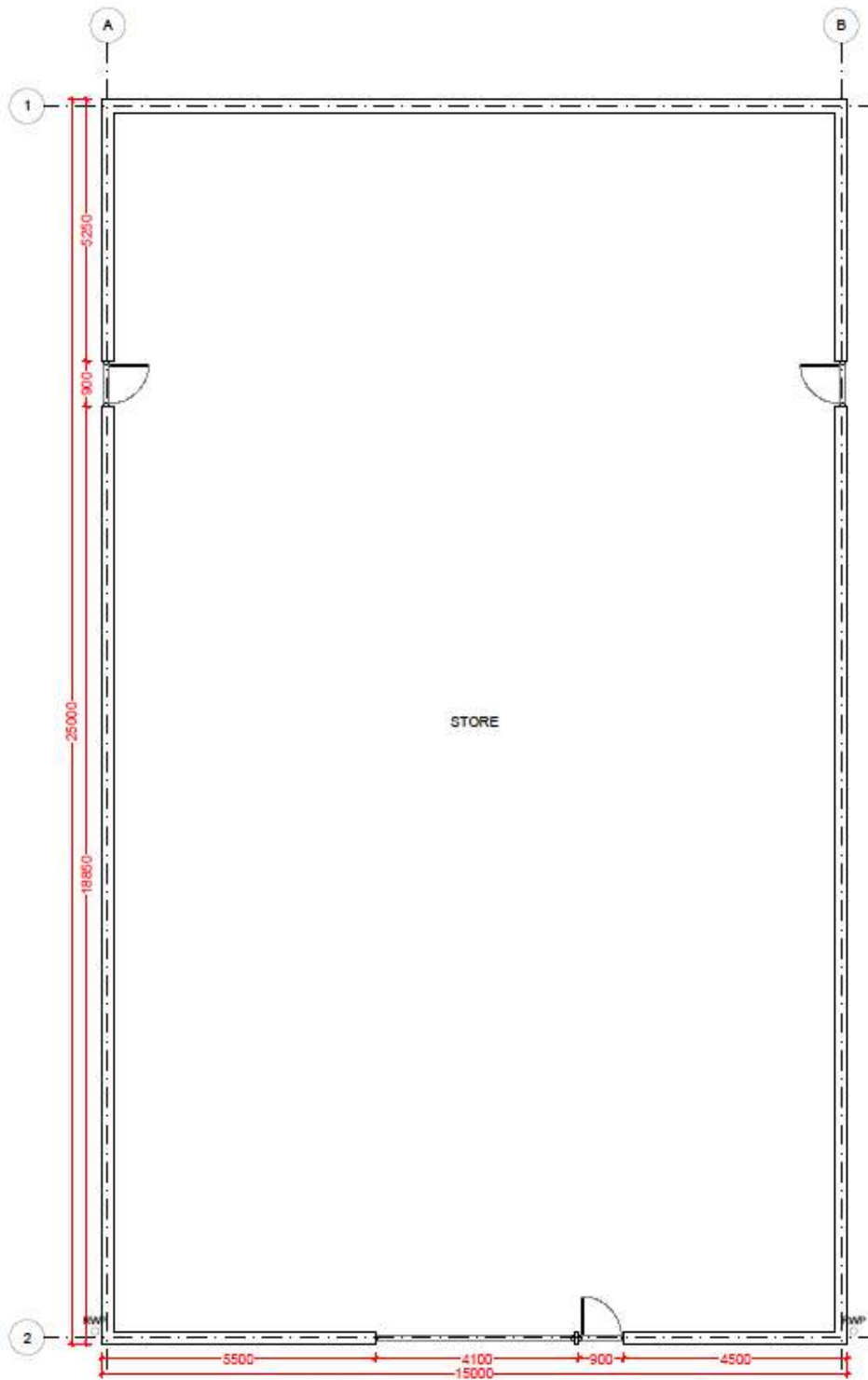
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UNITS 7 - 10, SILBURN WAY					
MIDDLETON					
M24 2NE					
Client					
ECO LAB					
Status					
PLANNING					
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Drawing Title					
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London, SW1X 7NE					
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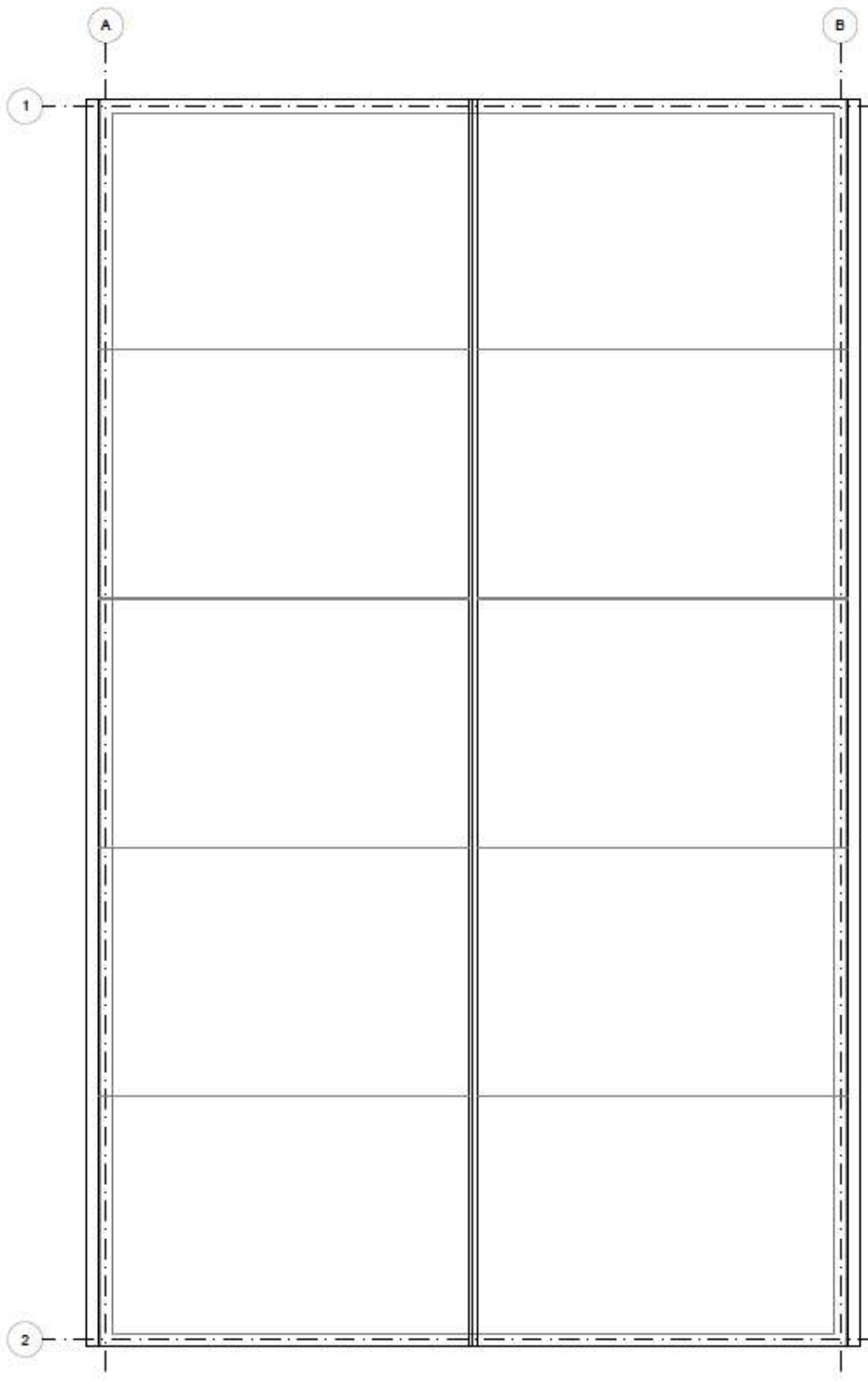
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Project Title		PROPOSED DETACHED STORAGE FACILITY			
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Client		ECO LAB			
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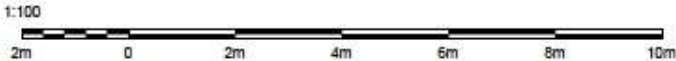
NORTH



PROPOSED GROUND FLOOR PLAN



PROPOSED ROOF PLAN



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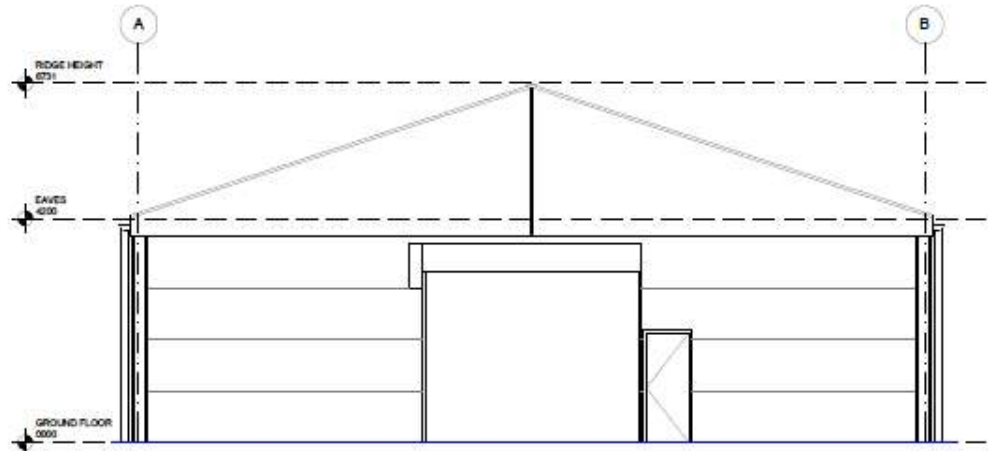
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3		ECO LAB		
4		PLANNING		
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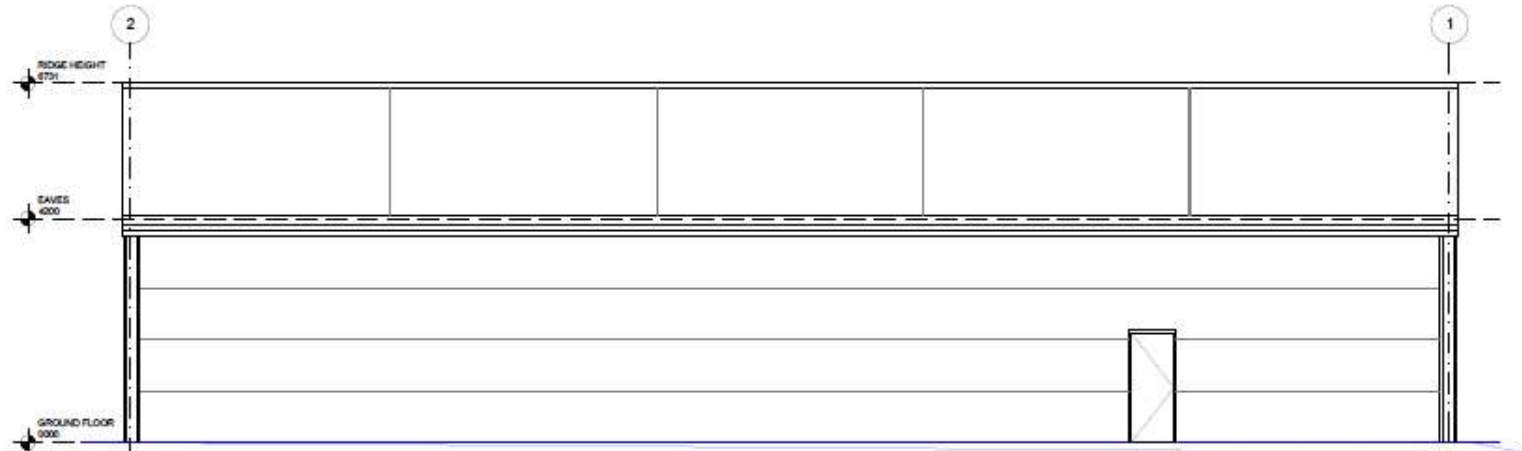
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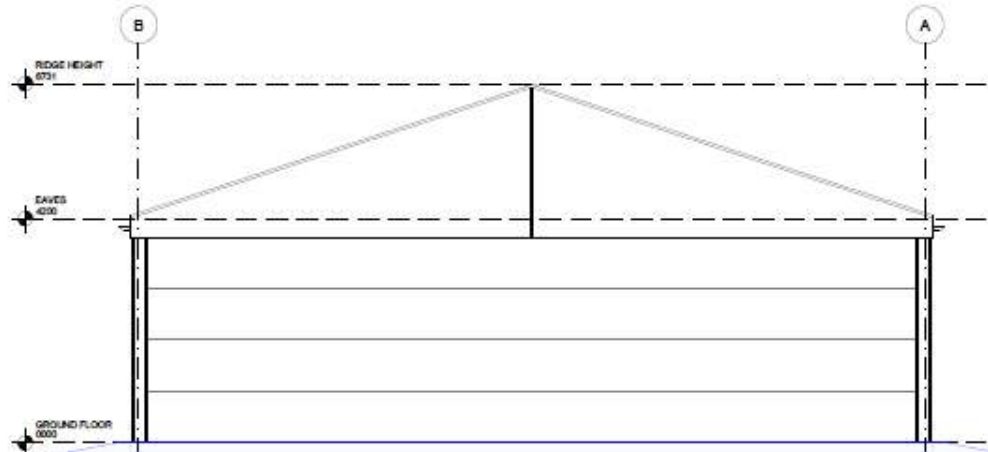
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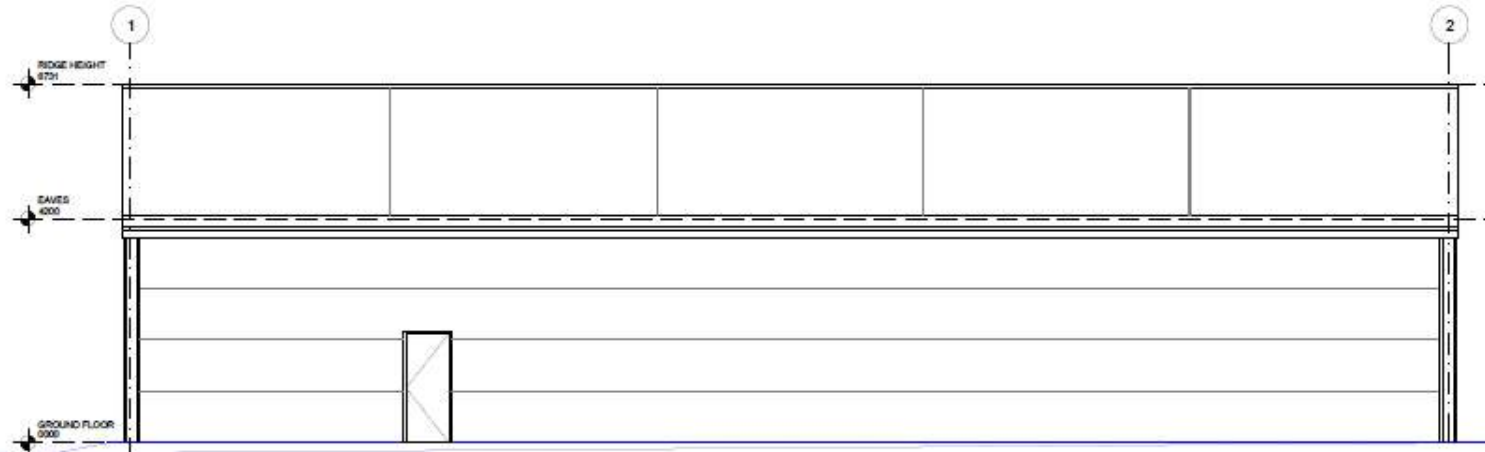
PROPOSED FRONT ELEVATION



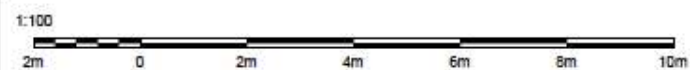
PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



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05

Conclusion

The intention was to improve the storage facilities on site.

This has been done by relocating a new larger storage unit centrally inbetween the units its serves.