

D & A Statement

GXO, Touchet Hall Road, Middleton

Document Prepared for:

GXO

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1.0 Introduction

1.1 Document Overview

This document has been prepared on behalf of GXO as part of the supporting documentation accompanying a Full Planning Application seeking planning permission for refurbishment works to an existing Distribution Centre at Touchet Hall Road, Middleton.

This Design and Access Statement provides details of the design background to the proposals in response to the site constraints, development guidelines and needs of a future occupier.

1.2 Report Content and Structure

This Design and Access Statement has been prepared as required by the Town and County Planning act 1990 (as amended by the Planning and Compulsory Purchase Act 2004) and (amended by General Development Procedure (England) 2006). This document has been written in accordance with national planning policy advice given in Circular 01/2006 (DCLG) "Guidance on Changes to Development Control System" and CABE advice 'Design and Access Statements'. The level of detail in this statement is appropriate to the scale of the application.

The purpose of this document is to:

- i) Provide a review of the site's immediate and wider context in terms of its physical, social and economic characteristics and relevant planning policy and guidance;
- ii) Provide a rationale for the scheme's design based on (i);
- iii) Explain and illustrate the design principles in terms of the development's layout, density, scale, landscape and visual appearance;
- iv) Explain how future users of the site will be able to access the development from the existing transport network and why the main access points to the site and the layout of access routes have been chosen;
- v) Explain how the development will meet the local authority's planning and urban design objectives.

This Statement is structured as follows:

- This section includes a brief under 1.3, describing the requirements to be fulfilled by the development.
- Section 02 'Planning Context' describes the planning background and recent relevant planning applications.
- Section 03 'Site Context' provides a review of the existing physical characteristics and an analysis of the site and its surroundings.
- Section 04 'The Proposals' describes the proposal and the approach taken in terms of use, amount, scale, layout, landscaping, appearance and access.
- Section 05 'Access' outlines how the changes to the development provides access for all user and visitor types.
- Section 06 'Summary', provides a brief overview of the proposals and concludes the character and philosophy of the design.



1.3 The Brief

The applicant, GXO, is seeking to secure Planning Consent for the enhancement of an existing building to suit an end user tenant's requirements. The proposed external and internal works includes:

External

- Yard entrance reconfiguration
- New gatehouse
- Waste sortation area (recycling area)
- EV charging omitted in lieu of refrigeration hook ups
- New level access ramps to be formed
- New fuel and wash islands
- Pedestrian access route rediverted into the building
- Car park barriers / height restrictor
- Additional parking space (adjacent western pod)
- 2 N° EV accessible parking spaces

Internal

- Proposed staff break out area
- FF office extent increased by approximately 340m²
- Additional office provided adjacent POD offices in lieu of warehouse space

2.0 Planning Context

2.1 Background

This application seeks approval to provide alterations to an existing unit and associated external service yards to suit the spatial and operational requirements of the incoming tenant and allow for the modernisation of existing on-site activities.

3.0 Site Context

3.1 Physical Context

The site is situated 500m west of the A627M and is primarily accessed off the Slottocks Link Road via Whitbrook Way within the established industrial park.

3.2 Site Analysis

The previous site operations related to the storage and distribution of products for a national supermarket company.

4.0 The Proposals

4.1 Use

The application remains consistent with the original classification of B8 – Storage and Distribution.



4.2 Amount

The warehouse building and ancillary office accommodation proposal footprint remains largely consistent with the existing building with an additional 340m² (GEA) at first floor office area. The internal warehouse proposal seeks to separate the space into three main zones, ambient, chilled and frozen storage. These will be subdivided internally with compartment wall panels.

4.3 Layout

The layout has been proposed to incorporate external and internal alterations as described in item 1.3.

4.4 Scale and Appearance

As similarly noted in section 4.2, this scale of the proposed remains consistent with the existing. The marginal increase in GEA is situated internally at first floor within the office accommodation. The proposed gatehouse measures 4.7 x 7.7m and the proposed waste sortation area covers approximately 1,050m² of external service yard.

4.5 Landscaping

There are no proposed changes to the landscaping currently provided on the Site and this will remain as it currently is.

5.0 Access

The access into the service yard includes the addition of a security gatehouse with a dual lane entry and single lane exit. A height rest barrier is proposed to the car parking entrance with vehicle barriers to bar entry and exit.

6.0 Summary

The proposals detailed in this document and the accompanying explanatory drawings set out to highlight the proposed works are minor in nature and to suit operational requirements of an incoming tenant. The area surrounding will be largely unaffected whilst the proposed building will allow for the renewal of the process required by modern logistics.