DESIGN AND ACCESS STATEMENT



NEOGEN WAREHOUSE & PRODUCTION PLANT, ROCHDALE

APPLICANT : Quatchem UK Ltd
DATE: August 2020
REV: -

RGP architects

Introduction

This Design and Access Statement has been prepared by RGP Architects, on behalf of Quatchem [UK] Ltd to support the submission of a full planning application for an industrial extension and associated external modifications at Quatchem, 1-4 Sandfield Industrial Park, Dodgson Street, Rochdale.

The purpose of this statement is to consider the site, its context and physical constraints and outline how the proposals respond to these in an appropriate manner.

The statement should be read in conjunction with relevant reports submitted with this planning application, which are referenced where applicable.



Background

The application site has an area of 0.09 ha, located within Quatchem Ltd grounds, and presently comprising of a flat car parking area, service access road and bunded concrete & tarmac hard standings.

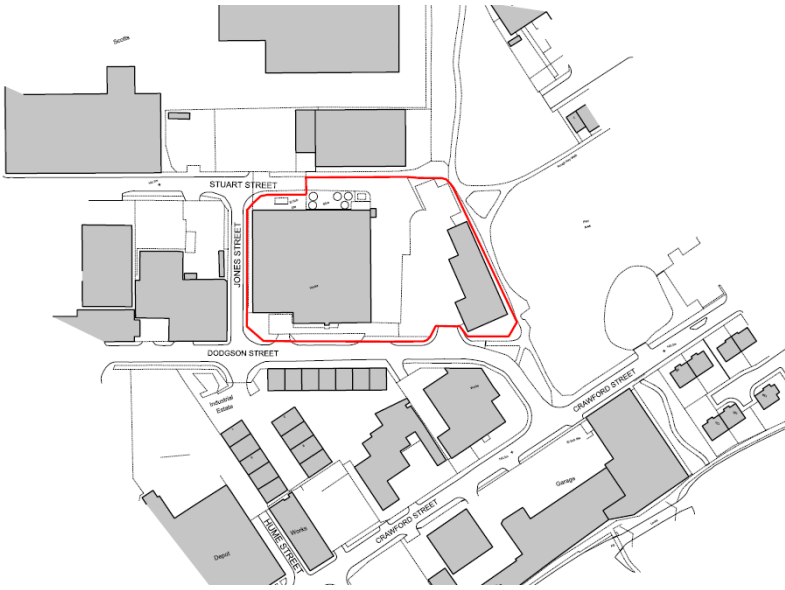
The application site is bounded by a production / packaging and storage buildings including service yard to the East & West, and boundary fence including yard area to the North & South.

The site is located within a zone dominated by industrial / commercial buildings which has seen further development over time. The applicant currently operates from two main buildings which house production, packaging, research and development, storage, laboratory / testing departments and offices. The two buildings have been developed at different periods to suit the requirements of the site and providing continued growth.

Car parking is located within 3 main areas of the site, which are accessed off Stuart Street and Dodgson Street.

Deliveries to the site is from Stuart Street and egress on to Dodgson Street, existing industrial roads with links to the major road networks.

The site is easily accessible by a range of transport modes, including walking. It is in easy pedestrian reach from both residential areas and businesses, as well as being near bus stops that serve the wider area.







Use

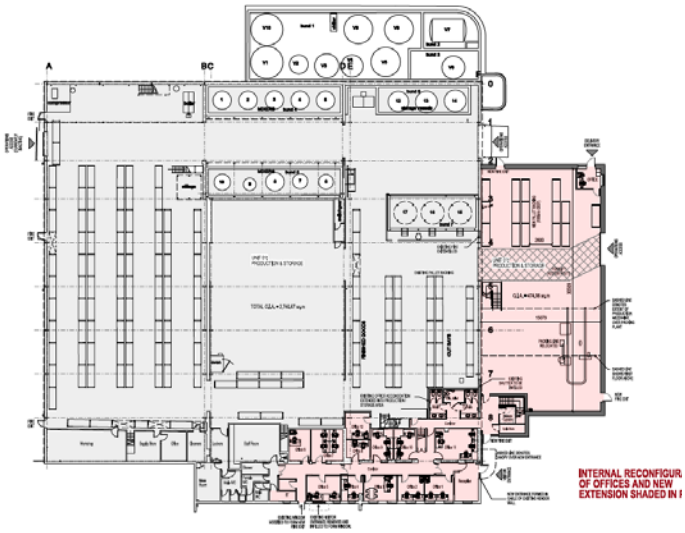
The proposal is to extend the existing unit to meet the expanding operational requirements of 731 sqm, which includes minor external modifications to the front elevation.

Full regard has been given to proposing a development that accords with the Council's development plan designation and allocation.

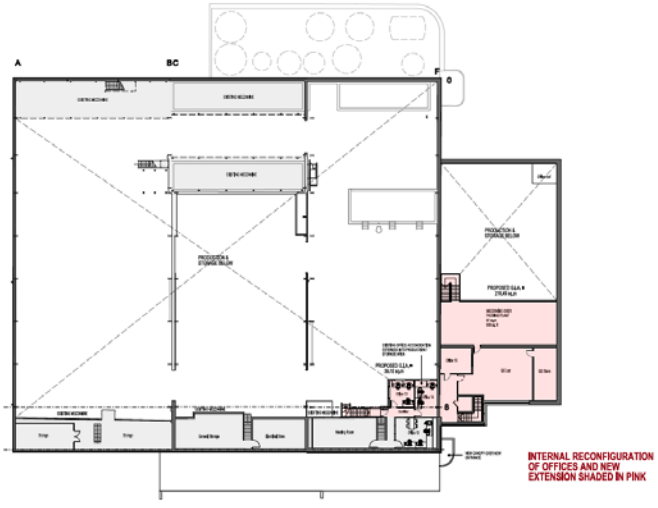
Amount

The existing and proposed building area schedules are as following:

- Existing ground floor area:
  2,742.5 sq.m
- Existing first floor/ mezzanine floor area:
  471.5 sq.m
- Proposed extension to ground floor area:
  475 sq.m
- Proposed extension to first/ mezzanine floor area:
  255.6 sq.m



Proposed ground floor plan



Proposed first floor plan

Layout

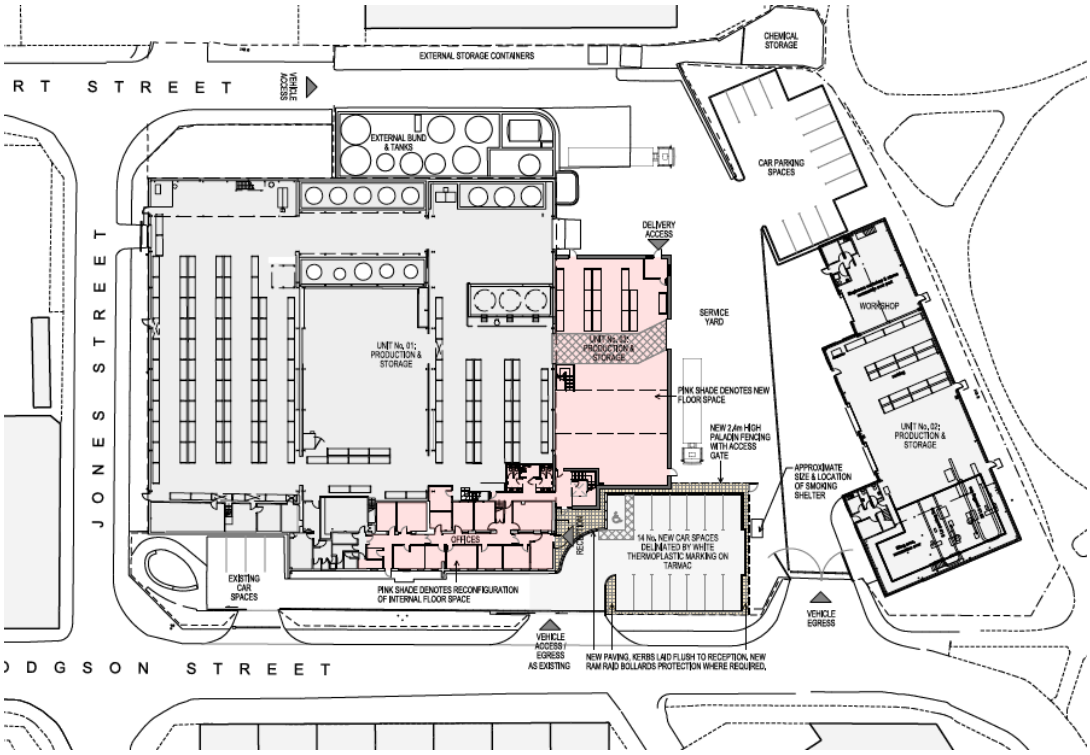
The proposal is to build an extension on the gable to main building Unit No.1 including associated external works, for the applicant to relocate their existing packaging process into the new building and increase warehouse storage capabilities.

Careful consideration has been given to the siting of the unit on the site, so that the new extension does not adversely impact on the amount of daylight and sunlight enjoyed by surrounding developments.

The proposal makes use of the existing access, car parking areas and pedestrian pathways serving the wider area of the site with the nominal creation of additional hardstanding for parking spaces and means of escape.

Deliveries to the site will remain as existing with access from Stuart Street and egress on to Dodgson Street, existing industrial roads with links to the major road networks.

The proposal does not seek to alter the access and egress of delivery vehicles. The number of vehicle deliveries to and from the site are also expected to remain as existing.



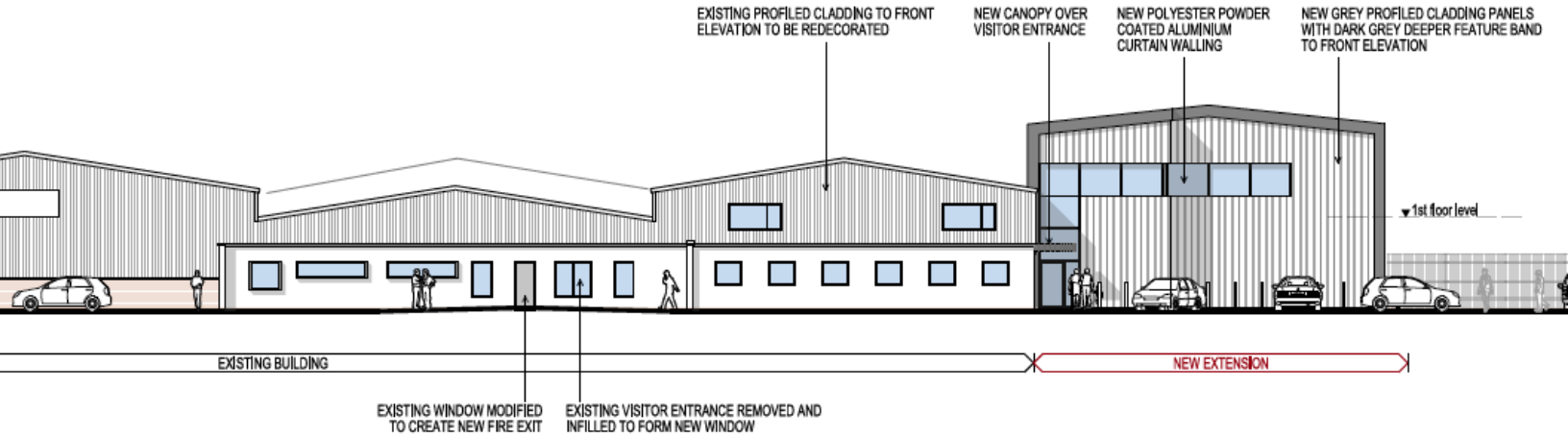
Scale and Appearance

The height of the extension eaves will be slightly higher than the existing terrace to accommodate ceiling heights requirements of the operator's model requirements.

For the new extension, the front elevation will be cladded full height in vertical profiled metal wall cladding with glazed ribbon windows on first floor level. The edges of the façade are decorated in contrasting colour scheme, articulated to create a contemporary look. The side and rear elevations comprise a combination of facing brick at low level up to the underside of a horizontal composite wall cladding above to match existing.

The new visitor's entrance screen, will be glazed with a slim projecting flat canopy to complete the new appearance for the building.

On the existing front elevation, the current visitor entrance will be removed and infilled to form a new window and a window will be modified to create a new fire exit. Additionally, the existing profiled cladding will be redecorated to refresh its current appearance.



Access

The site is in an accessible location for sustainable travel modes, which benefits from good pedestrian and cycle accessibility.

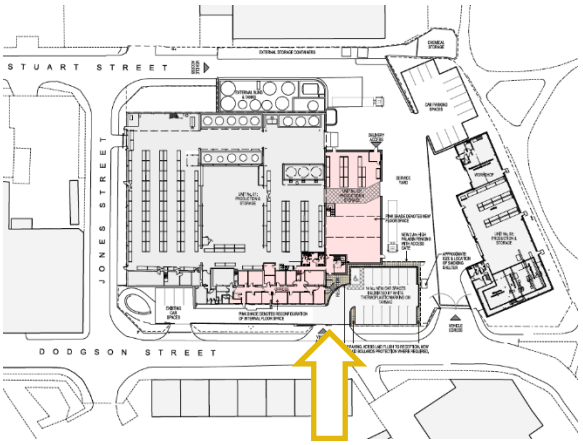
Access for this development adopts an inclusive approach to design in accordance with the following documentation: -

- BS 8300 2001 – Design of buildings and approaches to meet the needs of disabled people.
- Approved document Part M Volume 2 of the Building Regulations (Access to and use of buildings Volume 2 – Building other than dwellings)
- The Equality Act 2010

The proposal makes use of the existing car parking areas and pedestrian pathways serving the wider area of the site. The parking provision is reconfigured and the following has been provided:

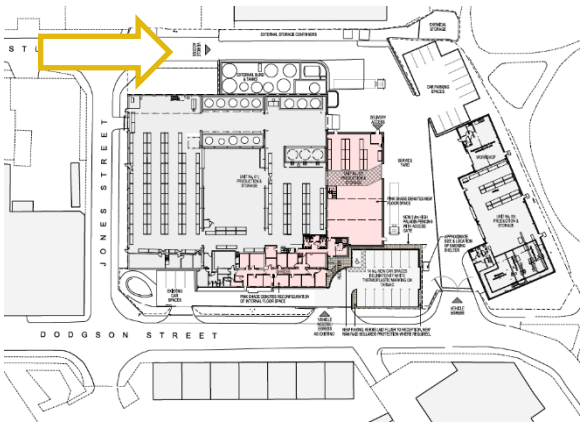
- Generally existing car park bay sizes will remain at 4.8m x 2.4m wide as existing with 1 accessible bays, sized in accordance with current Part M requirements
- Secure cycle storages are proposed within the building

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Access for visitor and reception as existing

Deliveries to service yard as existing

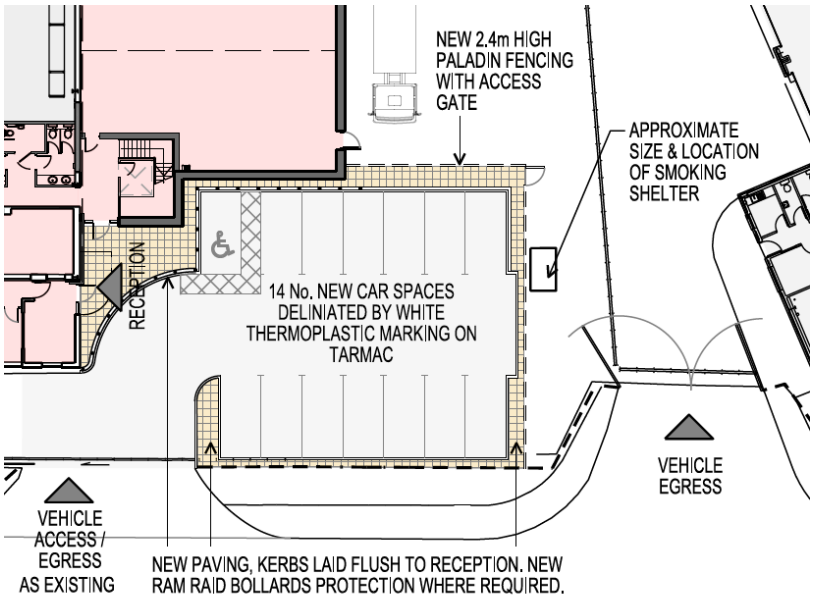


Landscape

As part of the alterations to the internal access road and car park, new areas of hard landscape will be created. Suitable hard surfacing is specified to deliver a user-friendly environment for all user groups.

The building is secured with Paladin fencing in polyester powder coated finish to distinguish its boundary whilst making it looks more appealing.

This will also help to provide a clear definition between open space and vehicle routes.



Summary

The floorspace proposed will provide the applicant with additional storage in their other building by moving the packing operation into the new extension which will be complementary to the existing industrial and commercial operations at Sandfield Industrial Estate, meeting the applicants demands to continue their growth.

This development will provide benefits to the local and wider area by providing investment within Rochdale.