



UMC ARCHITECTS[®]

Design & Access Statement

Heywood Distribution Park, Heywood, Plot H4



Control

Prepared For
Indurent Management Ltd

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Project Name
Heywood Distribution Park, Heywood, Plot H4

Checked By
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Document Revision
P.02

Revision Notes:

- CGI's and remaining annotation added

Document Reference
Design & Access Statement

Issue Date
23/05/2025

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Introduction



Statement Overview

This Design & Access Statement has been prepared by UMC Architects on behalf of Indurent Management Ltd, seeking approval of Reserved Matters (access, appearance, landscaping, layout, and scale) for an employment unit with parking and service yard, open storage area, access, landscaping and associated infrastructure on a 10.69 Hectares (26.40 Acres) site. This application is pursuant to the outline consent under reference 24/00805/OUT.

Outline planning permission was granted for the re-development of the site for employment use in May 2025. The permission allows for the “development of land within Use Classes E(g)(iii) (industrial processes), B2 (general industrial), B8 (storage and distribution) and removal of existing structures and hard standing and associated works”. The outline planning permission was granted with all matters reserved and subject to planning conditions and a legal agreement.

Report Content & Structure

The purpose of this document is to highlight the evolution of the physical design and identify design responses with respect to access, appearance, layout and scale. The statement contains a summary of the site context, analysis of the surrounding areas and an explanation of the relevant design, exploring the physical characteristics of the scheme that have been informed by the design process to date.

This document should be read in conjunction with the other technical reports and supporting documents submitted as part of the application.

The Brief

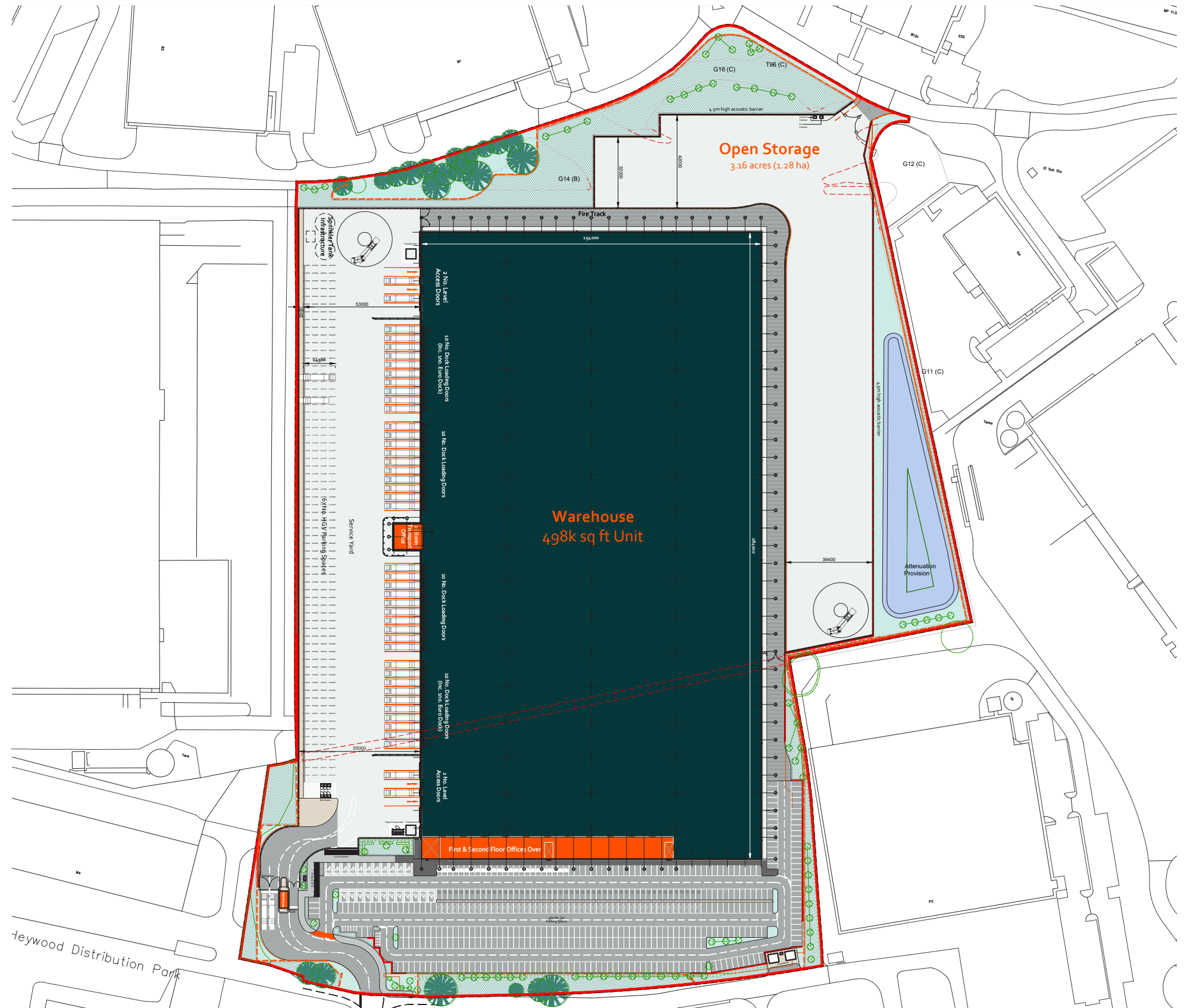
The reserved matters application will seek permission for a single employment unit and open storage area. Other services include:

- Ancillary offices
- Associated parking & servicing
- Landscaping
- External Amenity
- Access
- Highways works and infrastructure

The unit is designed to meet normal institutional standards with service yard sized to provide sufficient lorry parking. The yard features both level entry and dock leveller loading door access, as operationally required by potential occupiers. In addition, the unit is served by integral ancillary offices allied with grade level car parking and cycle storage.

The proposed development will provide high quality employment space inside and out. The development will also be integrated with the immediate surroundings, amenity space and extensive landscaping, and generate economic benefits for the area.

The documents contained within the Reserved Matters Application provide details of the Proposed Development, whilst this statement describes the design principles including building design, layout, access, scale and landscaping.



Site Layout

Project Team Details



Client

Indurent



Planning Consultant

Planning Prospects



Project Manager

Black Cat Consulting



Architect

UMC Architects



Acoustic Consultant

Resound Acoustics



Quantity Surveyor

Wakemans



Engineer

Burrows Graham



Environmental Consultant

FPCR



M&E

MBA



Transport Consultant

PJA



Site Context

Site Location



National Context

The site relates to a parcel of land within Heywood Distribution Park, known as Plot H4. Heywood Distribution Park (“HDP”) is located to the south west of Heywood, in Rochdale, within 1 mile of the M66 and 2.5 miles from the M62.

HDP covers an area of approximately 81 ha and is broadly defined by Pilsworth Road to the south and south-east, Moss Hall Road to the west and East Lancashire Railway line to the north. It comprises a range of industrial and distribution premises with areas of landscaping. The primary access for HDP is via Pilsworth Road and there is a secondary emergency access point onto Moss Hall Road.

Site Location Plan

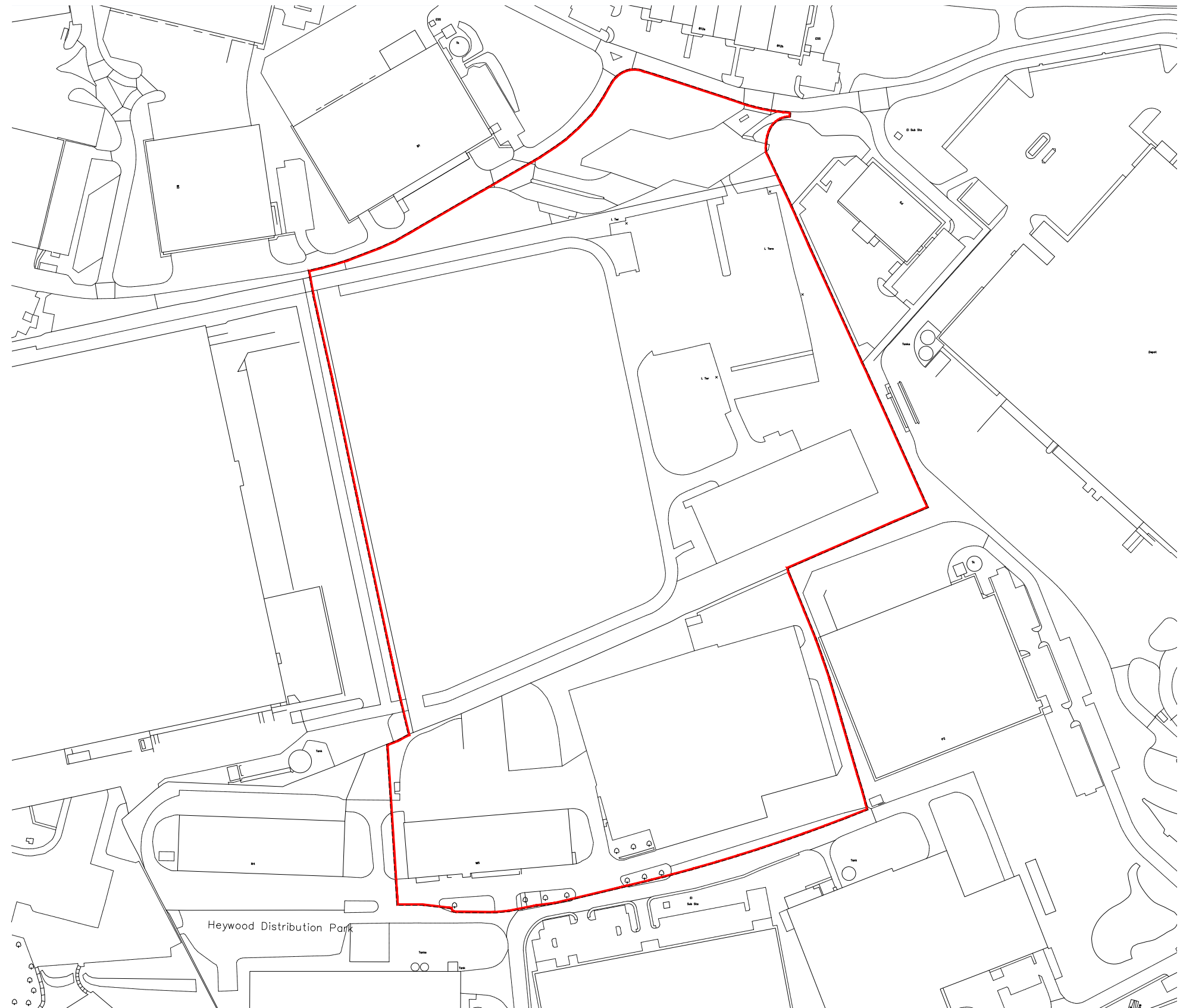
The proposed site location is illustrated on UMC Architects Planning drawing 17028-UMC-XXXX-SI-DR-A-0501-P.01 Site Location Plan

Plot H4 extends to approximately 10.69 ha and is located centrally within the distribution park. It can be understood as several main parts as follows:

- The western portion of the plot comprises an area of raised, self-seeded scrubland which is contained to the north, south and east by a concrete access road.
- The eastern part of the plot is a large area of hardstanding which is currently used for the storage of containers and container lorries.
- The southern section of the plot comprises cleared land which formerly comprised a recently demolished depot site and is in part used for the storage of vans and lorries.
- The northern element of the site contains an area of hardstanding which is used for parking and established landscaping include a group of trees which are covered by a Tree Preservation Order.

Plot H4 is accessed along its northern and southern boundaries via the network of existing estate roads within the distribution park.

The park access was recently upgraded (Application Ref. 21/01144/FUL), and now benefits from four entry lanes and two exit lanes.



Site Layout

Adjacent Properties

Heywood Distribution Park is an existing employment park of industrial uses. It is critical that the buildings are designed to meet operational and occupier requirements as well as the necessary institutional and sustainability standards for modern industrial and logistics buildings.

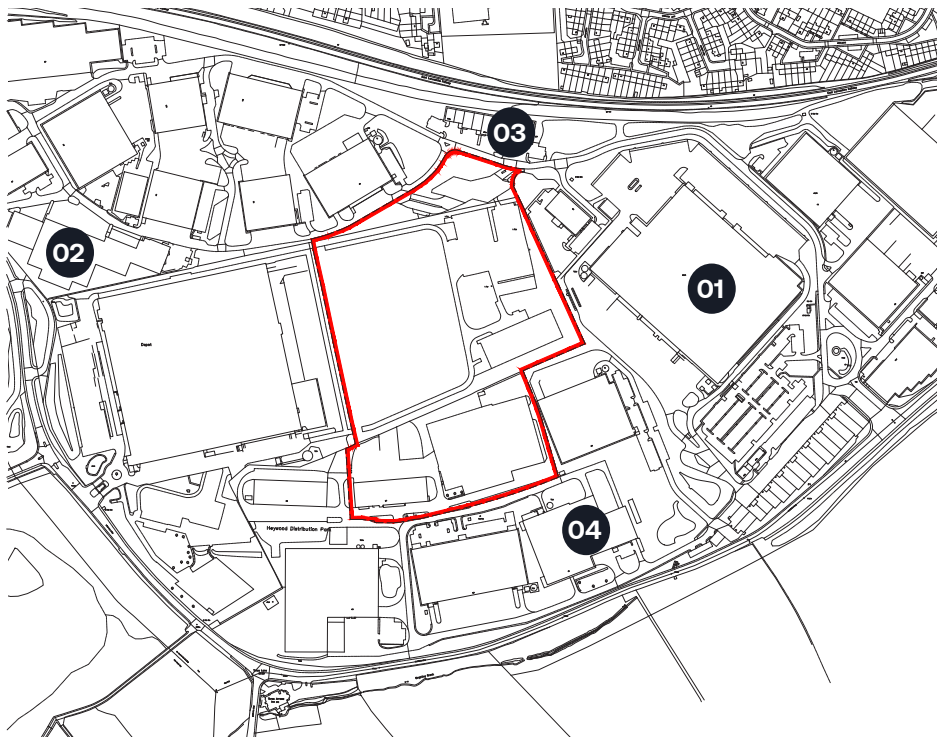
The existing buildings within the distribution park have a mix of sizes, styles and materiality across the employment park, and a range of these are shown:



01 Argos



02 Unit B4

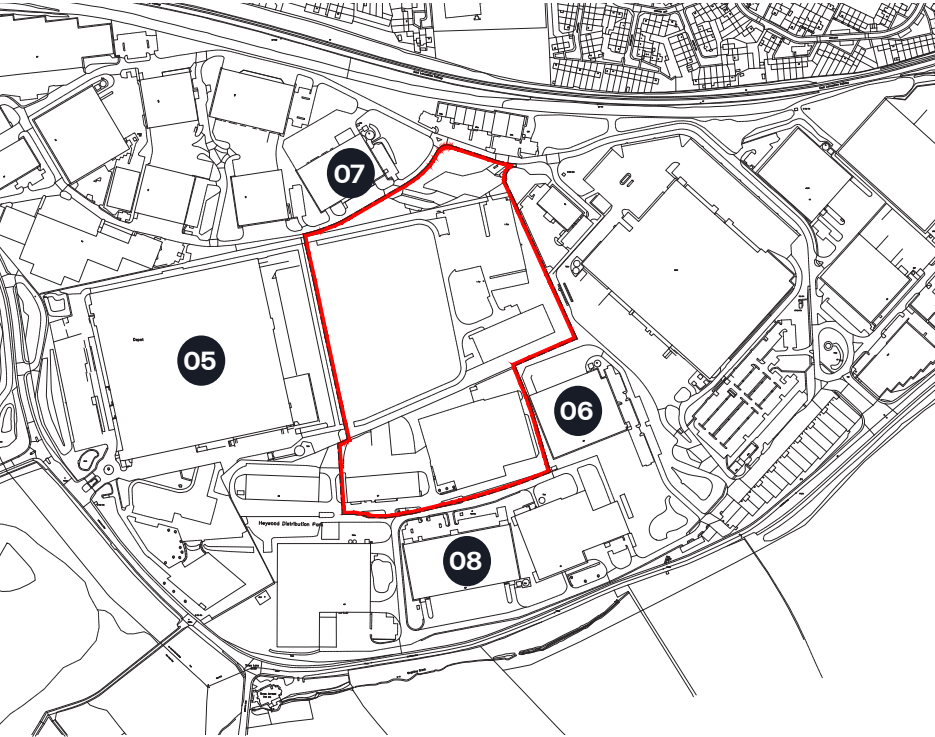


03 Unit B12



04 Unit M1

Adjacent Properties



05 Great Bear



06 Unit P2



07 Promat Unit



08 Unit M2

Transport Links & Infrastructure

The site benefits from great transport links and is situated within the M62 corridor, just 1 mile from junction 3 of the M66 and 2.5 miles from junction 19 of the M62.

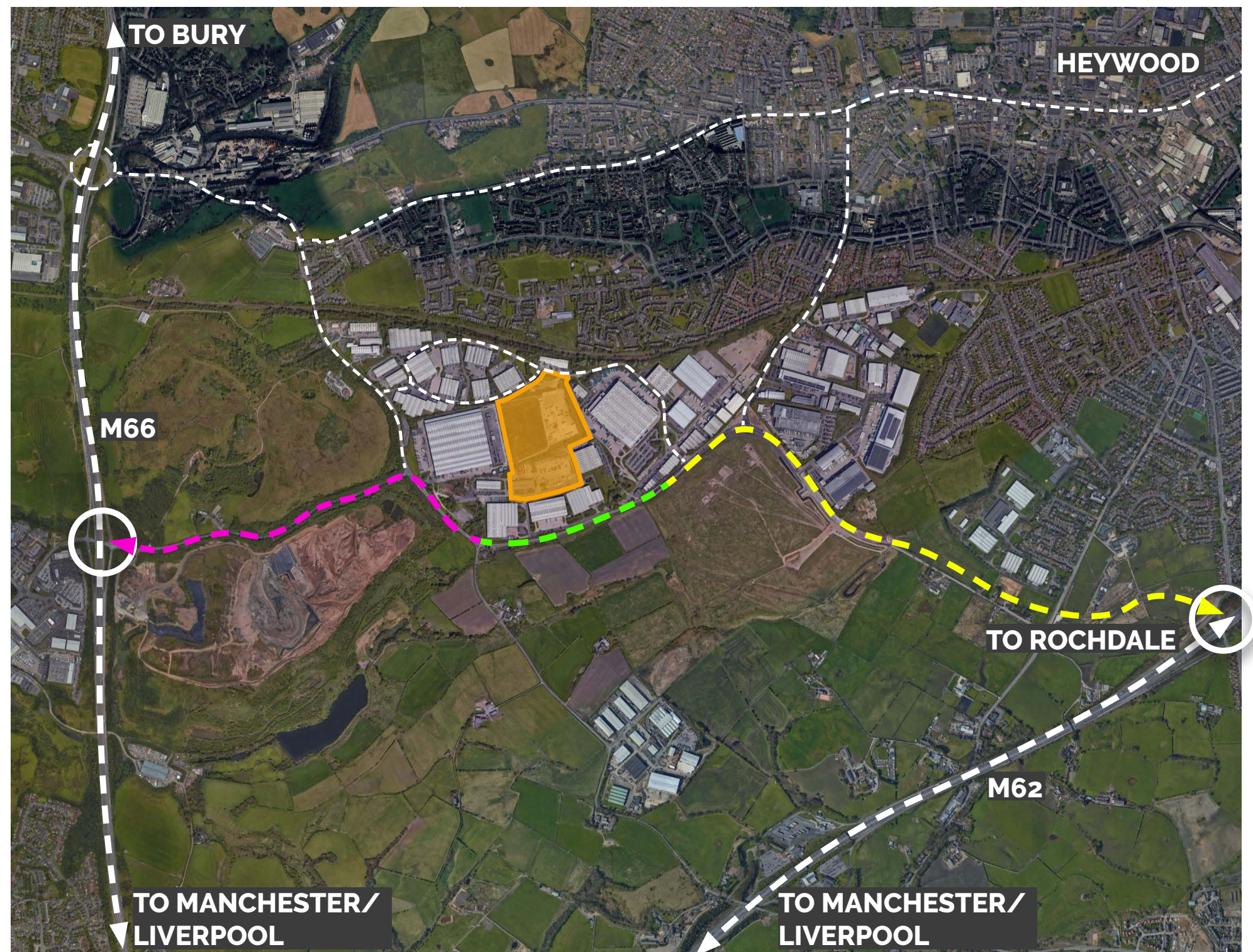
Recent infrastructure improvements have been undertaken as part of the South Heywood Link Road, connecting the Heywood Distribution Park and the M62 at Junction 19.

A second phase is currently under construction which upgrades Pilsworth Road from the current extent of the Link Road to the Moss Hall Road junction. This includes the provision of a shared use footway/cycleway connection.

Road improvements (completed) ---

Road improvements (phase 2) ---

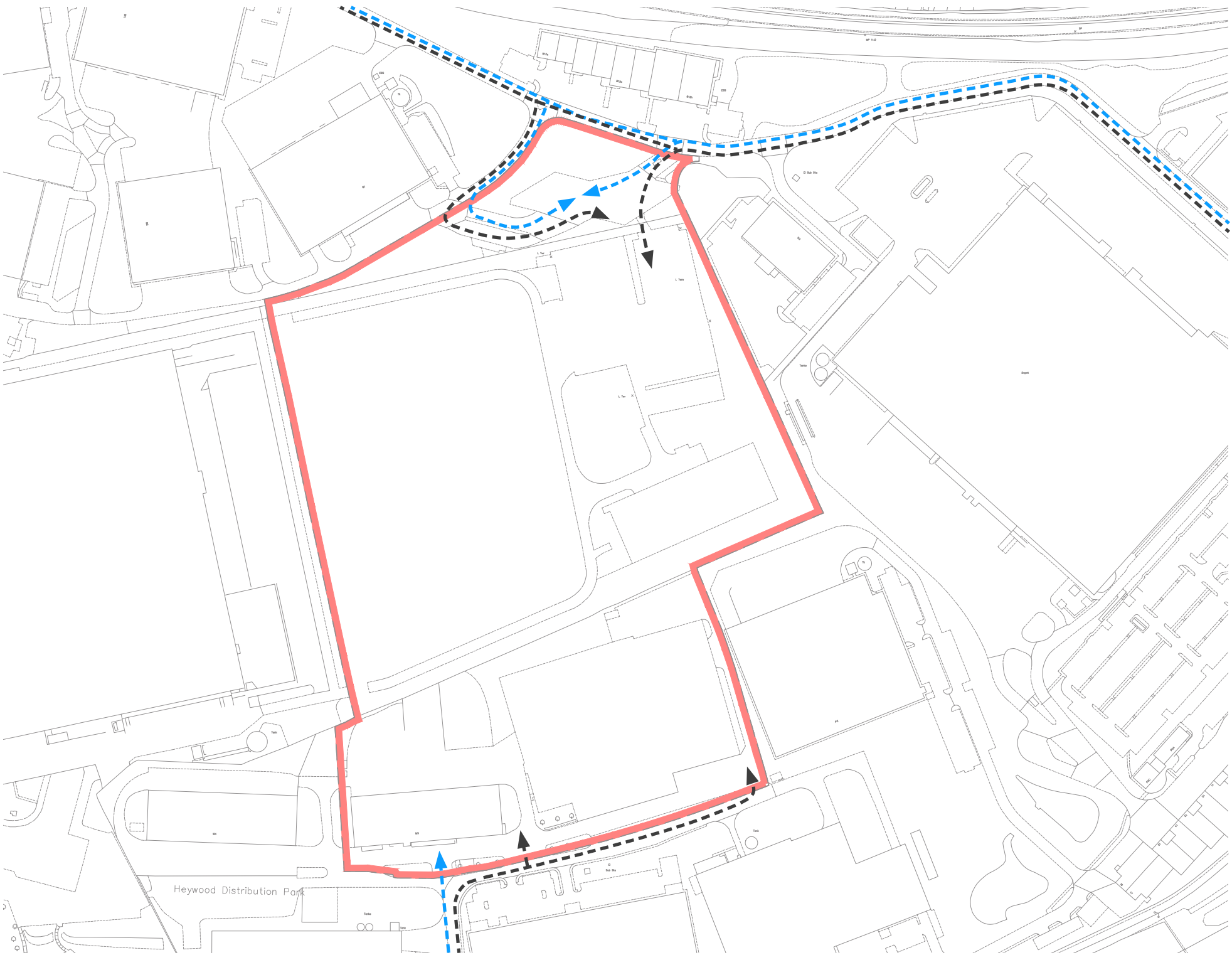
Potential future road improvements ---



Existing Site Access

The development site has established points of vehicular access, these site access points will be consolidated and improved.

- Existing HGV Access - - - - ->
- Existing Car Access - - - - ->



Existing Site Access

Site Constraints

The site comprises of hardstanding and scrubland, with an area of established landscaping to the north of the site.

A number of TPO's sit within tree groups to the north and south of the plot, and a number of B,C and U class trees are also scattered around the site perimeter.

Multiple underground utilities cross the site, largely serving the existing buildings and uses, and this consists mainly of surface water sewers and BT.



±12m	Spot Heights: Google Earth/Topo	Indicated
	Sensitive Viewpoints	Unknown
	Noise Sensitive Boundary	Unknown
	Contaminated Ground	Unknown
	Vehicle Access / Road Names	Indicated
	Pedestrian / Cycle Access	Unknown
	Rail	Indicated
	Bus Stop	Not Present
	Height Restrictions	Unknown
	Listed Buildings	Not Present
	Flood Zone 2	Not Present
	Flood Zone 3	Not Present
	Flood Zone 3 with defences	Not Present
	Flood Defences	Not Present
	River / Watercourse/ Ponds	Indicated
	Protected Species	Unknown
	Badger Set	Unknown
	Existing Vegetation	Not Present
	Priority Habitat	Unknown
	Tree Protection Order	Indicated
	Site of Biological Importance	Indicated
	Ancient Woodland	Not Present
	Archaeological Features	Unknown
	SSSI, SPA, LNR etc.	Not Present
	Scheduled Monuments	Not Present
	Cat A Root Protection Area	Indicated
	Cat B Root Protection Area	Indicated
	Cat C Root Protection Area	Indicated
	Cat U Root Protection Area	Indicated
	Public Right of Way: Footpath	Not Present
	Public Right of Way: Bridleway	Not Present
	Electric 6kV - 6.6kV	Indicated
	Private Means of Access	Unknown
	COMAH DPZ	Not Present
	COMAH Inner Zone	Not Present
	COMAH Middle Zone	Not Present
	COMAH Outer Zone	Not Present
	Wind Turbine	Unknown
	Overhead Cables	Unknown
	Virgin Media	Unknown
	BT / Comms	Indicated
	Low Voltage	Indicated
	Electric 11kV	Indicated
	Oil Pipeline	Unknown
	MP Gas Main	Indicated
	Water Mains	Indicated
	Surface Water Sewer	Indicated
	Foul Water Sewer	Indicated
	Foul Sewer Pumping Chamber	Indicated
	Combined Water Sewer	Indicated
	Unknown Utility	Unknown
	Substation	Indicated
	Mast	Indicated
	Electric 33kV	Indicated

Site Constraints Plan



Design Concept & Evolution

Key Design Principles

Taking into account the requirements of the brief, combined with an understanding of the site constraints and opportunities, and analysis of the relevant planning design guides has allowed a number of key principles to be established, as follows:

Design & Character

To create an attractive, self-contained and functional development with clear identity, which relates well within its context. Buildings should be well-designed, with attention to detail and provide clear legibility in the choice of façade material specifications.

Functionality

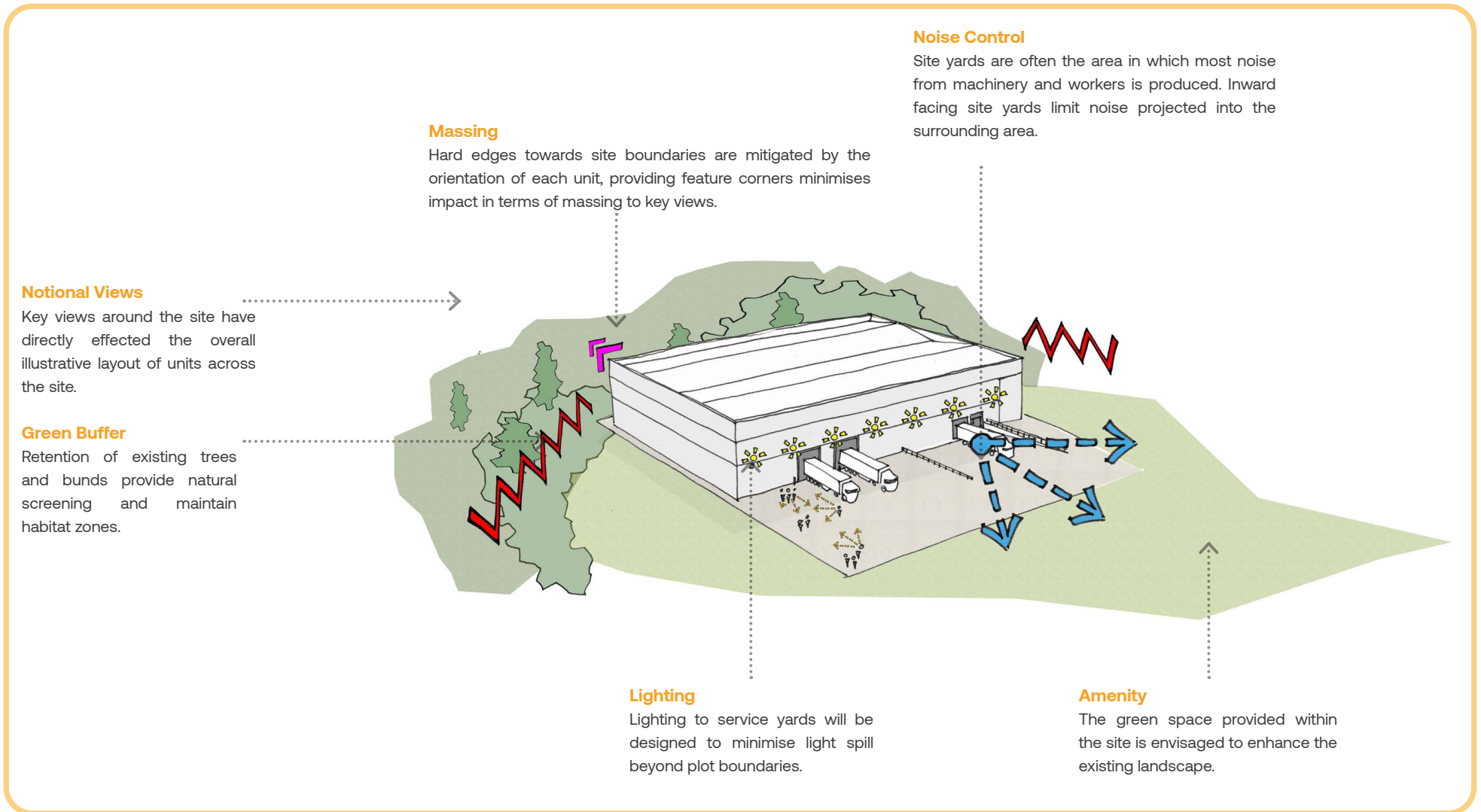
To provide a development that will meet the long-term needs of occupiers for running an efficient and successful business. Clear thought must be given to optimise functionality and avoid unnecessary routes of travel.

Building Context

To design the building form and elevation treatment taking into account the employment context of the development. The building needs to assimilate with the scale of nearby buildings.

Orientation & Movement

To ensure that the development provides a sense of arrival for visitors arriving by vehicle or on foot. Routes for HGVs, cars, cyclists and pedestrians should be clearly segregated to avoid potential conflicts. Clarity of design and layout should be at the forefront, with signage being a fall-back.



Quality of Landscape

To create a development which improves the quality of the surrounding context, Implementation of integrated landscaping strategies such as amenity spaces, accessible to building occupants and a considered landscaping design focusing on biosecurity to achieve biodiversity gains.

Health & Well-being

Understanding the importance of health & well-being to

create meaningful spaces, and achieve a healthier, happier and engaged workforce. Achieving this core principle through the implementation of a range of design elements, to support employee and public health.

Sustainability

With the current emphasis placed on energy conservation and the use of LZC technologies, the applicant is keen to enhance the developments sustainable credentials. In order to deliver an environmentally responsible building.