

DESIGN AND ACCESS STATEMENT

FOR

PROPOSED EXTENSION

TO

**MOLESWORTH STREET
ROCHDALE
OL16 2BD**

FOR

**TYALOR ENGINEERING
& PLASTICS**

PREPARED BY



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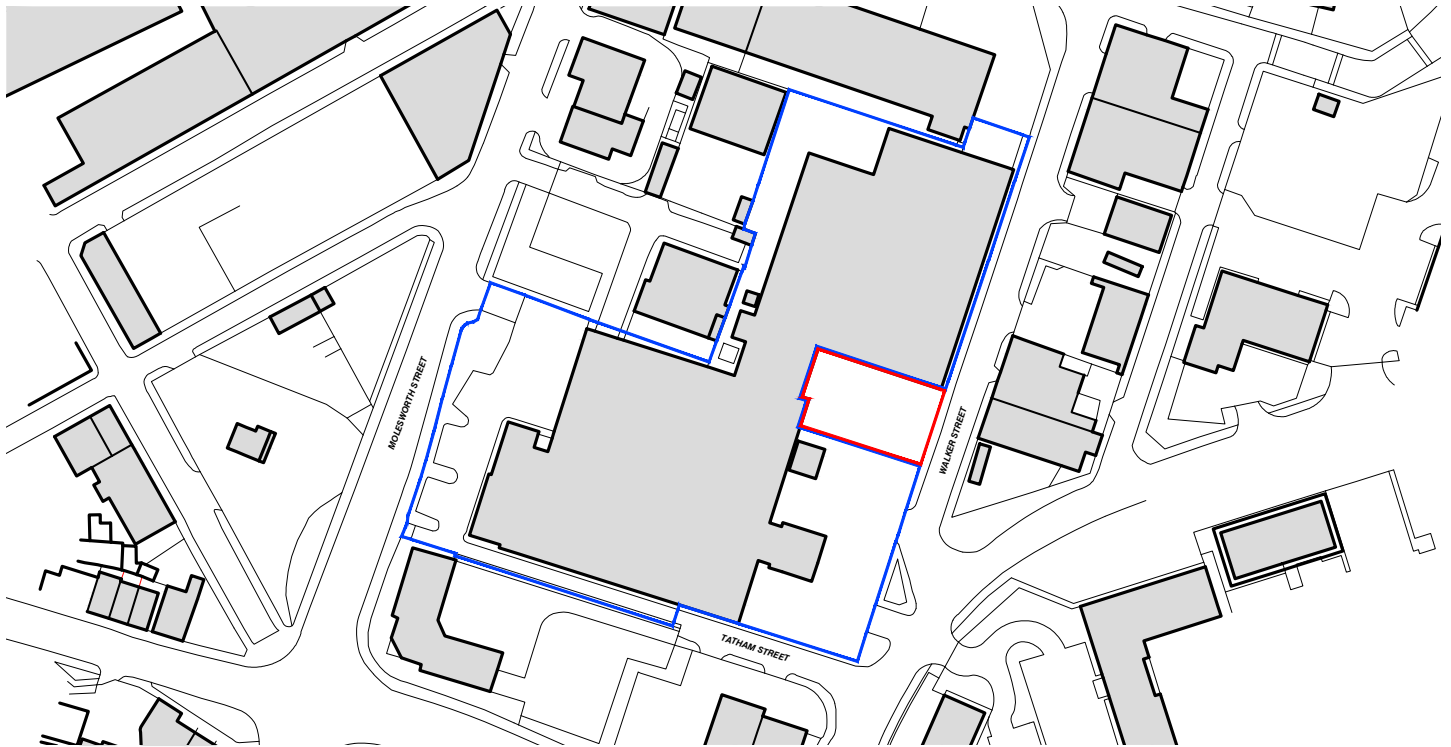
INTRODUCTION

Section 3 of DCLG circular 01/2006 sets out the principle to provide a statement covering design concepts and principles and access issues with the submission of an application for planning permission. Section 42 also inserts a new section 327A into the 1990 Act, which prohibits, among other things, a local planning authority from entertaining an application unless it is accompanied by a design and access statement, where required.

This statement is to accompany the planning submission made on behalf of Taylor Engineering & Plastics for the development at Molesworth Street, Rochdale for the introduction of an open fronted roofed portal canopy. The following document sets out and deals with the basic principles of a Design and Access Statement to explain the design, layout, access arrangements and how the proposal responds to relevant planning policies and site context.

SITE LOCATION

The application site is located off Molesworth Street, Rochdale and forms part of a mixed use area characterised by a mixture of commercial and industrial units. The surrounding context is defined by functional buildings, service yards and associated infrastructure. The application site currently accommodates an existing industrial building with associated external car parking and service yard. The existing building is constructed from materials which are typical for their given use including: brickwork at low level, metal cladding at high level, metal sheet roofs with small apertures for openings.

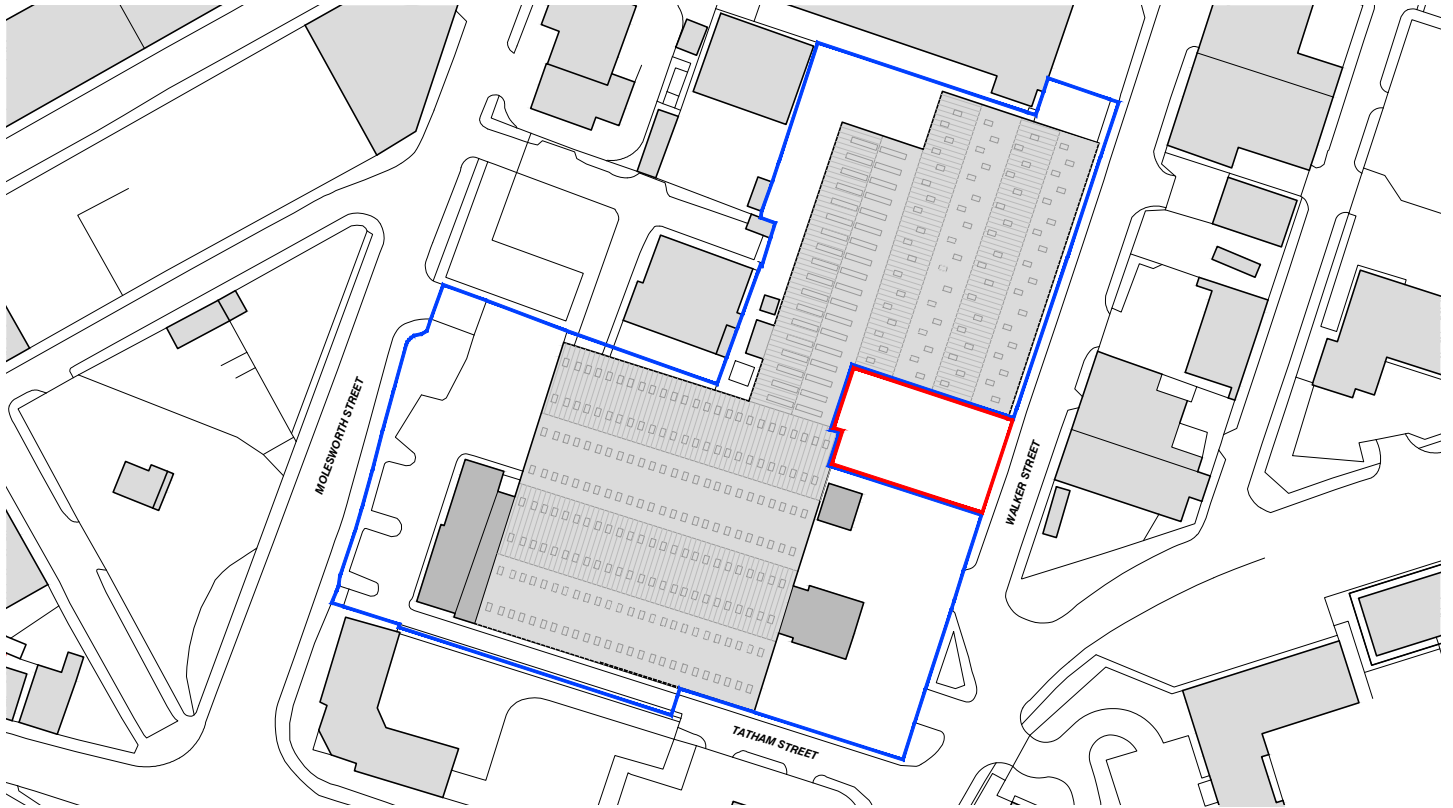


PROPOSAL

The application seeks planning permission for a open fronted roofed portal canopy . Its primary function is to act as a weather break between the external yard and internal space of the existing building.

The open fronted roofed portal canopy is proposed within the existing service / material store yard and will adjoin the existing building at its gable end along Walker Street. It has been designed to integrate with the existing structure in terms of form, scale and the use of material . The development will support the continued use of the site for industrial purposes and enhance the operational capability of the existing business without altering the established use of the site. The application is supported with the drawings detailed below;

- M25-017-100 LOCATION PLAN
- M25-017-101 EXISTING SITE PLAN
- M25-017-102 EXISTING ELEVATIONS
- M25-017-103 PROPOSED SITE PLAN
- M25-017-104 PROPOSED FLOOR PLAN
- M25-017-105 PROPOSED ELEVATIONS



PROPOSED SITE PLAN

USE

The existing site use is industrial and there is no intention of changing the use through this application. The proposal will look to erect an open fronted roofed portal canopy to act as a weather break between the external and internal areas to provide additional operational areas within the existing building whilst ensuring these operations are not affected by any undue weather. The proposal provides a practical and appropriate solution within the confines of the existing site. The development does not introduce any new or conflicting land use and is entirely consistent with the character and function of the surrounding area.

AMOUNT

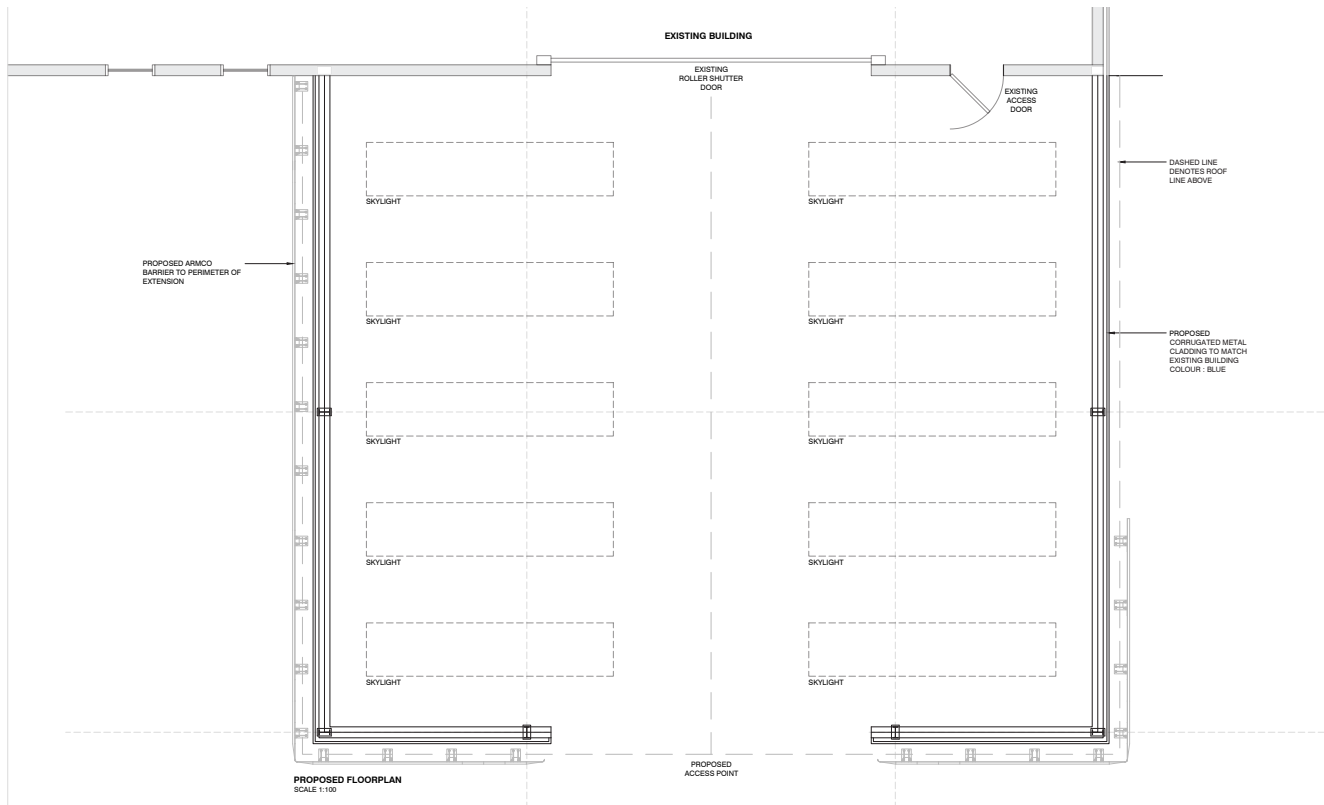
The proposed development represents a modest increase in the footprint of the existing building. The scale of the canopy has been carefully considered to ensure that it provides sufficient space for the required machinery/storage while remaining proportionate to the host building and the wider site. The amount of development is appropriate to the operational needs of the business and does not result in overdevelopment of the site.

SCALE

The scale of the extension has been designed to remain subservient to the existing building. The height and massing are consistent with the host structure, ensuring that the extension integrates naturally into the overall form of the building. Given the industrial context of the surrounding area, the proposed scale is appropriate and does not appear excessive or visually intrusive. The development respects the established built form and maintains the overall balance of the site.

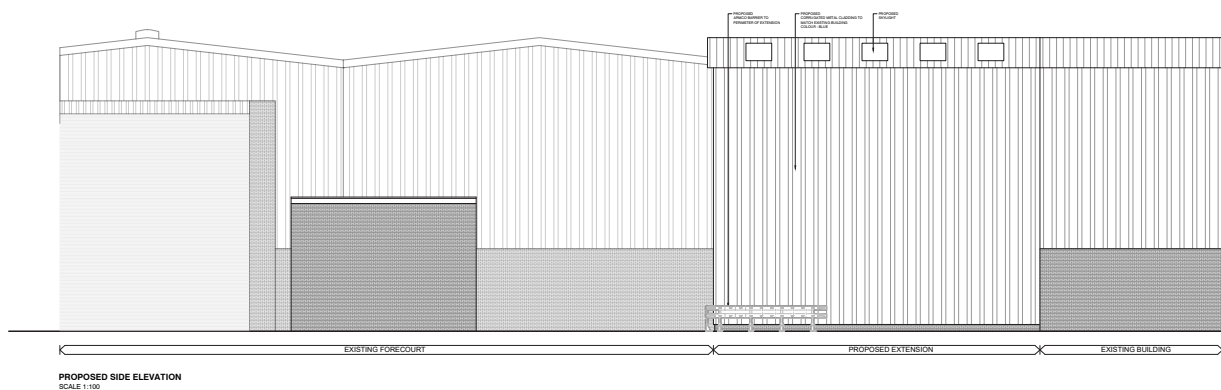
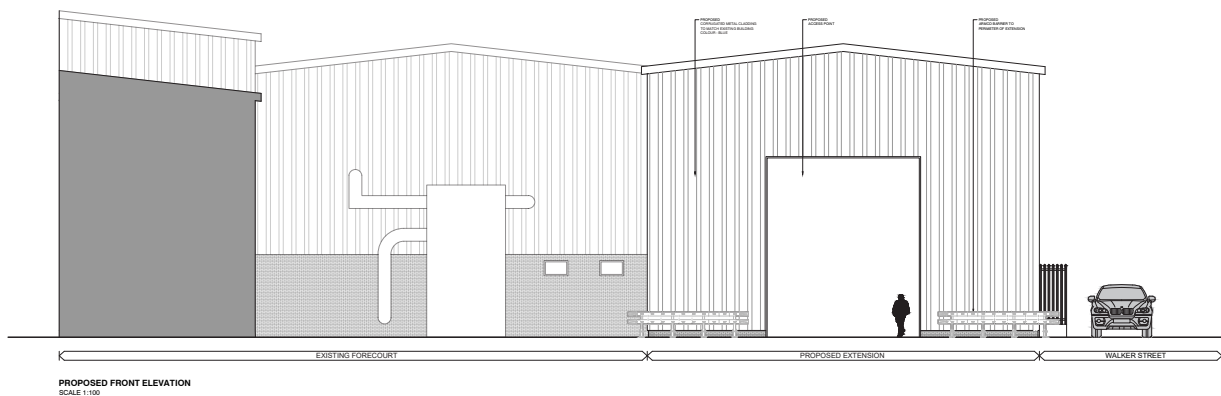
LAYOUT

The layout of the canopy has been designed to align directly with the existing building, ensuring a seamless physical and functional relationship between the canopy and the host structure. The canopy occupies part of the existing yard, as illustrated on the submitted drawings and maintains the established arrangement of the site. The internal layout allows more commercial storage, while externally the arrangement ensures sufficient space is retained for vehicle movement and general site operations. The proposal has been developed to avoid disruption to existing circulation routes and to maintain the efficient functionality of the site.



ACCESS

The proposal does not introduce any new access arrangements. The existing vehicular and pedestrian access points serving the site will remain unchanged and continue to provide safe and efficient access. The design of the extension ensures that existing circulation within the site is maintained and that there is no obstruction to vehicle movement or operational activity. Access within the building will be integrated with the existing internal layout, allowing for safe and practical use of the extended space. Overall the proposal maintains appropriate access arrangements in accordance with good practice and does not give rise to any accessibility concerns.



APPEARANCE

The appearance of the extension has been carefully considered to ensure that it reflects and complements the existing building. As shown on the proposed elevations, the external materials will match those of the host structure, including a low level brickwork plinth, corrugated metal cladding to the walls and roof of the canopy. The simplicity of the design reflects the functional nature of the building and is consistent with the character of the surrounding industrial area. The extension will therefore appear as a coherent and integrated addition rather than a separate or incongruous element.

CONCLUSION

The proposed extension to the existing industrial building at Molesworth Street represents a well-considered and appropriate form of development.

The scheme has been designed to integrate with the existing building in terms of scale, layout and appearance, while supporting the operational requirements of the site. It maintains existing access arrangements, respects the character of the surrounding industrial area.

Overall, the proposal represents a suitable and sustainable development that will not result in any harm to the visual or functional qualities of the site or its surroundings.

