

KBPQ-DLA-ZZ-ZZ-T-A-0205 PLOT Q DESIGN AND ACCESS STATEMENT P01  
Including Crime Impact Statements

May 2026





Revisions

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| P01      | 19/05/2026 | CC    | JB       |

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1.0 | Planning Framework, Use and Parameters

1.1 The Kingsway Business Park Development Framework

The Kingsway Business Park, allocated through Rochdale's Core Strategy and benefiting from a comprehensive Outline Planning Permission, is a master planned 170 hectare mixed-use business park accommodating a range of uses for B1/ B2/ B8, alongside other commercial, residential and ancillary uses

Kingsway Business Park is divided into a series of individually serviced plots within a carefully planned whole. The primary concept applied to all development on Kingsway Business Park is to create a high-quality mixed-use scheme within an attractive landscape setting. Landscaping therefore plays a key role in the development and a separate chapter is included within this Design and Access Statement

Much of the principal infrastructure is complete and serves several operational industrial and distribution units together with occupied private residential dwellings.



# 1.0 | Planning Framework, Use and Parameters

## 1.2 Introduction to Plot Q

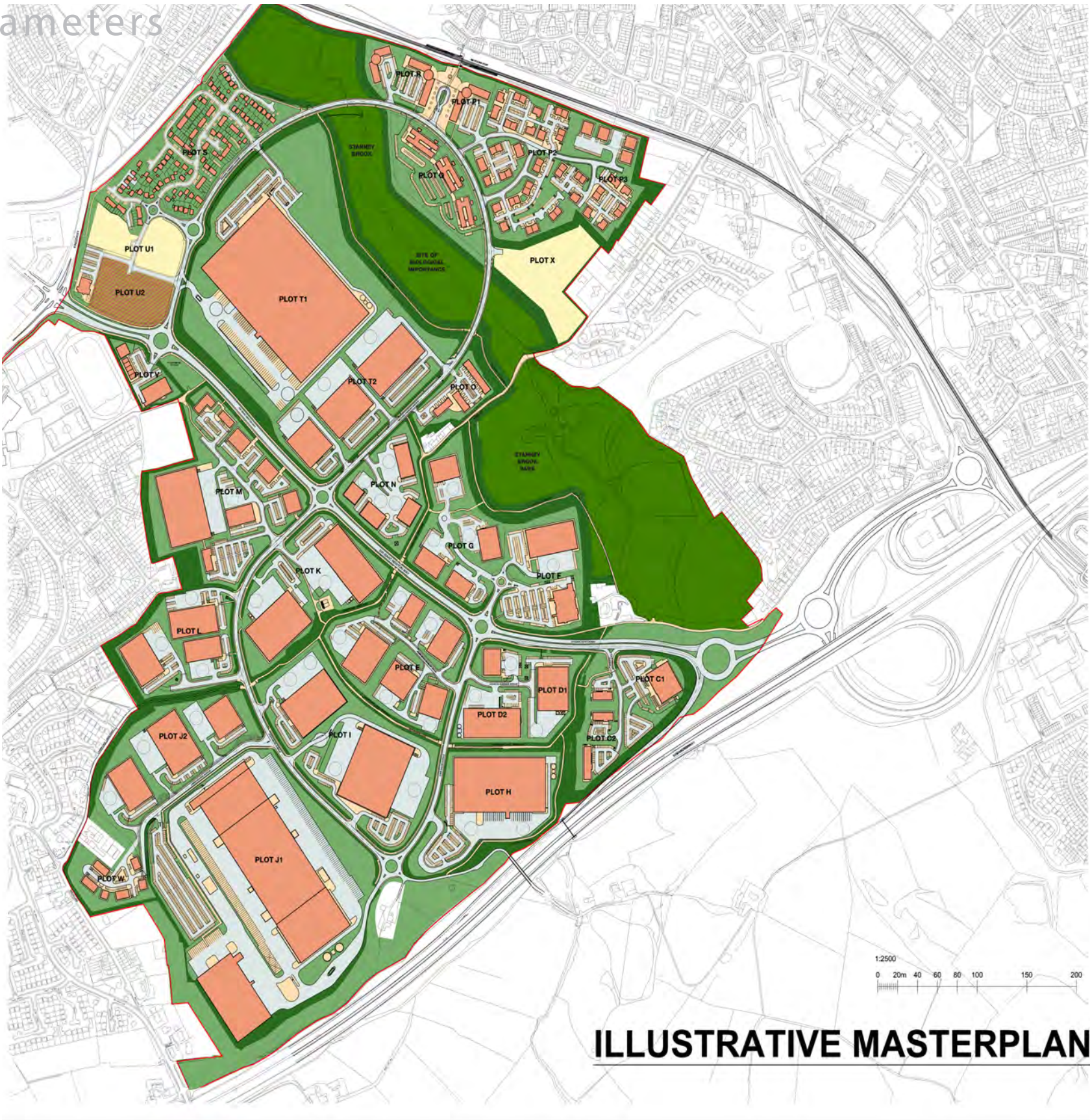
The current Kingsway Business Park masterplan was approved under the Outline Planning Permission dated 21 August 2014 (ref 14/00542/OUT) along with the subsequent Application for Removal or Variation of a Condition dated 06 September 2016 (ref 16/01085/VRCON) and 05 December 2018 (ref 18/00943/VRCON). The approved Illustrative Masterplan attached (from the 2014 Outline Permission) is shown opposite

The following document has been compiled to illustrate the design intent for built development on Kingsway Business Park, Plot Q. This Design and Access Statement has been prepared on behalf of Wilson Bowden Developments Ltd to support a Full Planning Application for the erection of a single industrial/warehouse unit with ancillary office space, car parking, service yard, retaining structures, boundary treatments, hard and soft landscaping and associated works.

Plot Q is a 2.86 Hectare (7.07 Acre) development located in the northern half of Kingsway Business Park and accessed directly off the northern loop road of Michael Faraday Avenue. Plot Q borders Michael Faraday Avenue and the Sustainable Materials and Manufacturing Centre to the north. Michael Faraday Avenue broadly wraps the site to the eastern boundary with Stanney Brook bounding the site to the south and western boundaries.

The development comprises a single industrial / warehouse unit totalling 10,316.88 sqm (111,050 sqft) with ancillary office and core facilities. The unit is designed to offer high quality employment space for occupation by the full range of employment uses within use classes B2, B8 and E (g) iii.) It should be noted the Outline Planning Permission expressly grants B1 (c) / B2 / B8 uses for Plot Q. The current scheme is based building types pursuant to B1 (c) / B2 / B8 uses. It is acknowledged for the purposes of this application that Use Class B1 has now been replaced by the introduction of Use Class E. For the avoidance of doubt, the new Class E 'use' being applied for in our submission relates only to Class E (g) iii.) as noted above

External works involve the construction of a service yard, car parking, security fencing, landscaping, retaining walls and electrical substations together with other ancillary structures (also applied for)



# 1.0 | Planning Framework, Use and Parameters

## 1.3 Planning History

The original comprehensive Outline Planning Permission for the overall site was granted in December 1999 (ref 98/D35130) and renewed in October 2009 (ref 09/ D52264)

In August 2014, a new, updated outline was issued to reflect the extent of completed development across Kingsway Business Park, as well as other changes including (inter alia) the need for greater flexibility on the remaining undeveloped plots, the arrival of the Metrolink, and the addition of the Council owned land at the Kingsway frontage (Plot V)

The 2014 renewal of the illustrative masterplan for Plot Q made no significant changes to the previously approved Outline proposals. Three large B1(a) Offices are positioned on Plot Q with the rear elevations fronting and following the radius of Michael Faraday Avenue. The plateau level remained unchanged at 149.9m with a height to haunch of 12m. The car parks are located to the south and west of the proposed built form facing into Stanney Brook Corridor.

The Outline Planning Permission was varied initially in September 2016 (ref 16/01085/VRCON) to remove the controls on the maximum floor space figures in relation to B1 / B 2/ B8 uses in order to provide more flexibility and attract new inward investment. The second variation in December 2018 (ref 18/00943/VRCON) removed the BREEAM requirement from the Outline Permission to align with the Rochdale Borough Council current planning policies.

## 1.4 Planning Policy and Status

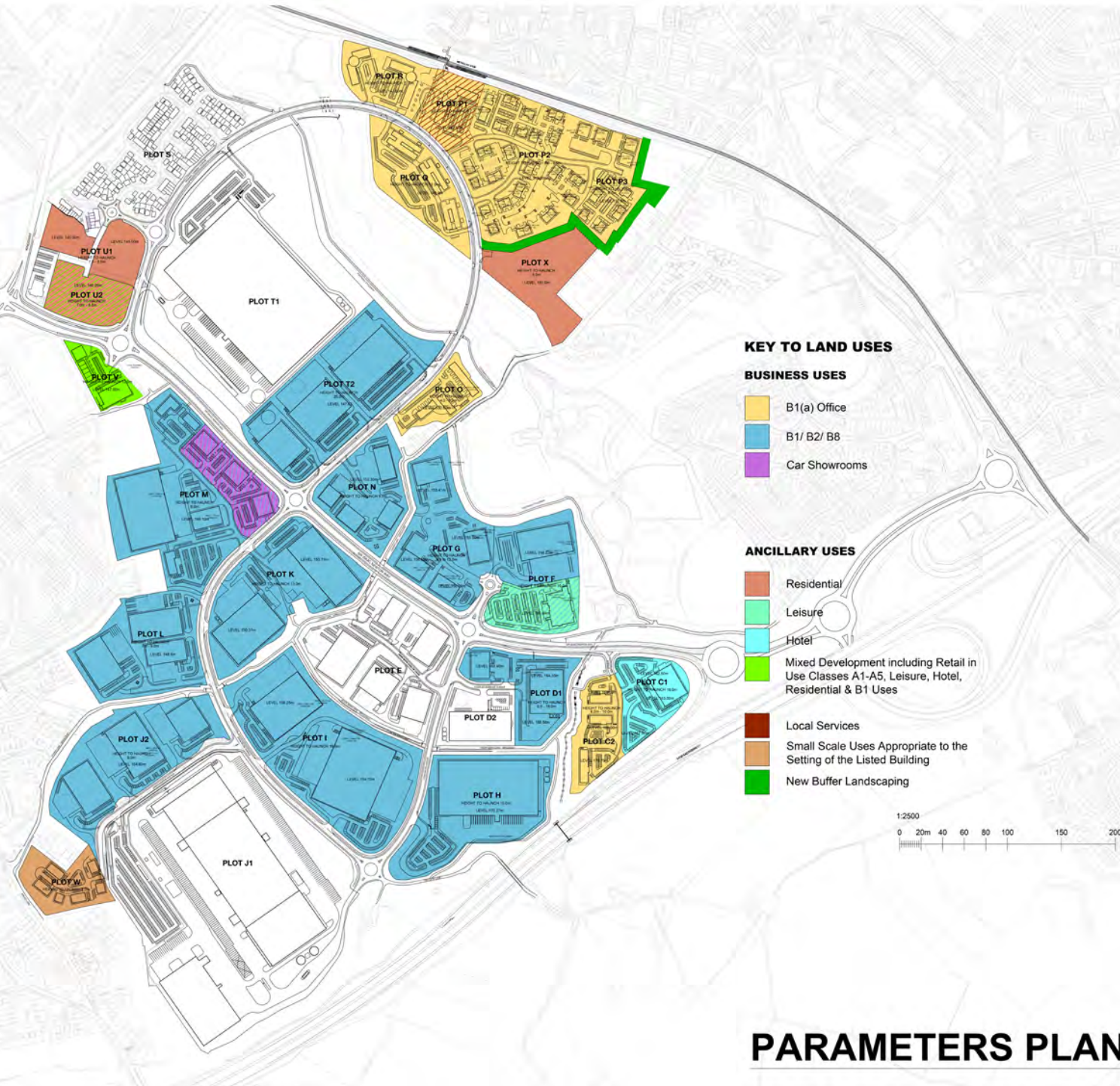
Kingsway Business Park is allocated within the Rochdale Core Strategy as a comprehensive mixed- use business park. The overall allocation incorporates a series of employment and employment-related uses, including the full range of business class uses

Accordingly, the proposals comply with the statutory development plan and thereby benefit from the presumption in favour of sustainable development as set out in the National Planning Policy Framework

## 1.5 Approved outline parameters

Although the Rochdale Core Strategy allocation does not identify specific sites for specific uses, the planning policy has now been given life by the grant of a comprehensive Outline Planning Permission. This includes a parameters plan which identifies Plot Q as being suitable B1(a) Office use, 12m height to haunch with a finished floor level of 149.9m. The approved Parameters Plan (from the 2014 outline permission) is shown opposite

The proposals brought forward within this Full Application are borne out of thorough investigations across the north wests industrial sector to determine the most viable form of development in the current economic climate. The proposal consist of a single speculative unit 12.5m to haunch with a proposed 150.19 FFL.



Kingsway Plot Q

2.0 | Overall Proposals

2.1 The Brief

The brief has developed through an iterative process during which time the Developer and Consultant team have engaged with key stakeholders including the Local Authority Planning Department

The units are individually designed for the specific but flexible B2 / B8 / E (g) iii.) use whilst respecting the established design theme, materials and colours consistent with the wider Kingsway Business Park

The base specification will be as follows:

- Ground floor warehouse slab to be of reinforced concrete designed for an imposed loading of 50 kN/ sq m and with a surface regularity to FM2 (special) standard
- Steel portal frame providing a height to underside of haunch of 12.5 metres
- High quality colour coated profiled steel wall and roof cladding which reflects profiles and colours used previously on Kingsway Business Park
- 10% roof lights
- Two number fully insulated sectional overhead level access doors.
- Provision of ten number dock loading doors with low level precast concrete retaining structures forming the dock profile
- hermally broken polyester powder coated aluminium curtain walling system
- Double glazed polyester powder coated aluminium ribbon windows
- Powder coated steel final exit doors
- Dedicated concrete yard areas
- Dedicated Ashphalt
- Soft landscaping
- Ancillary structures including refuse stores, cycle store and sub stations
- Ground, first and second storeys to the main office (where shown on the drawings)
- Office core facilities including stairs, lifts and Wc's
- Internal finishes, mechanical and electrical equipment provided to offices
- 10% electrical vehicle changing points to B8 car parking numbers



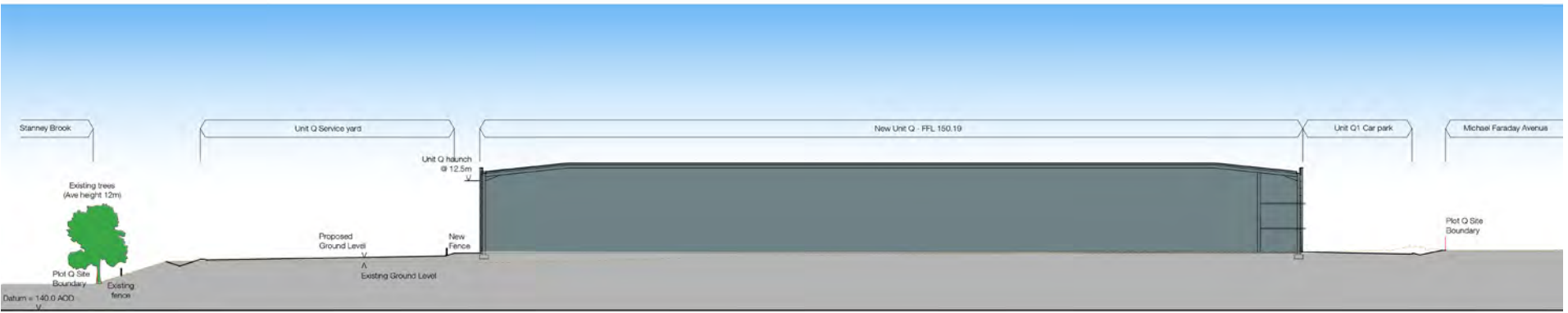
2.0 | Overall Proposals

2.2 Proposed strategy, Built Form and Massing

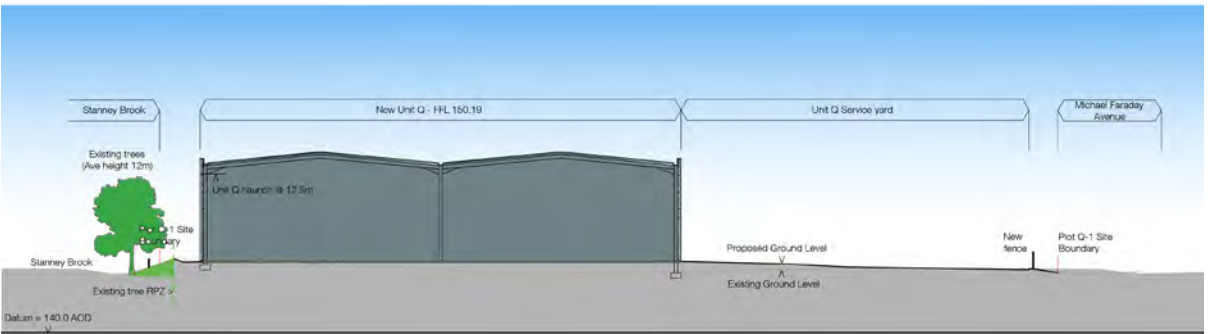
With reference to the earlier section (1.5 Approved Outline Parameters), the plateau level is circa 290mm above the Outline Planning Permission with the height to haunch exceeding approved parameters by 500mm. The overall building height increase and change in use class necessitate a Full Application be brought forward.

Whilst it is acknowledged the proposals are outside of the Approved Parameters contained within the Outline Planning Permission, understanding the wider context of the business park and the previously approved constraints must be considered when assessing any potential impact from the proposals. Plot Q is located within the inner radius of the northern loop road resulting in current and future development plots sited between the proposals and any adjacent residential dwellings. To the south of the site, it is acknowledged that the green infrastructure corridor of Stanney Brook bounds the proposals and needs to be carefully considered as a receptor from the proposals. Landscaping Works within the wider and original consent considered this impact resulting in the significant structure planting situated along the southern boundary. Due to the timescales involved with the delivery of Kingsway Business Park, the structure planting that was initially planted within the wider masterplan has now matured with a the planting along the southern boundary averaging 12m in height. Screening to this boundary is therefore carefully considered.

The layout of the site is driven primarily by the wider configuration and formation of the of the development plot. In order to facilitate access, the service yard and car parking are located adjacent to Michael Faraday Avenue, this results in the proposed built form therefore getting located to the south of the site. The orientation of the building ensures the yard and associated active spaces are self screening from Stanney Brook, by facing into Kingsway Business Park where existing permissions are currently in place for further employment use. Consideration to Plot X is carefully considered within the supporting technical accompanying this application.



Section A



Section B



2.0 | Overall Proposals

2.3 Character

The building is designed within the established parameters for the Kingsway Business Park and will fit within the family of buildings. Each elevation responds to the key features of its location within Plot Q. The building is considered to be a development and natural evolution of the 'Park Style'



2.0 | Overall Proposals

2.4 Development Schedule

Overall Plot Q Site Area  
2.86 Hectare (7.07 Acres)

Proposed Buildings

Unit Q - Gross internal floor areas are as follows::

|                                 |                         |                         |
|---------------------------------|-------------------------|-------------------------|
| Ground Floor GIA (inc GF cores) | 105,196 ft <sup>2</sup> | 9,773.1 m <sup>2</sup>  |
| 2 Storey Office GIA             | 5,856 ft <sup>2</sup>   | 544 m <sup>2</sup>      |
| Total Gross Internal Area       | 111,052 ft <sup>2</sup> | 10,317.1 m <sup>2</sup> |
| Building Height                 | 12.5m to Haunch         |                         |

Car Parking (based on Rochdale BC parking standards)  
B8 parking (1 per 100m<sup>2</sup> = 102) - Actual = 102 (incl 7 disabled at 6% 6 car share spaces 5% and 10 EVCP inc disabled bay 10%)  
Cycle Spaces (BREEAM) - 36 Number  
Dedicated Motorcycle Spaces (1per 4000 m<sup>2</sup>) - 3 Number

2.5 Vehicular Site Access / Egress

Access and egress from the proposed development is to be predominantly served by the existing highway infrastructure successfully serving the wider Kingsway Business Park. The A6193 Sir Isaac Newton Way runs centrally through Kingsway Business Park with the northern loop road, Michael Faraday Avenue, connecting at two separate points via existing roundabouts. It is proposed to construct new points from Michael Faraday Avenue affording separate access for both privately owned cars and articulated HGV's to the onsite parking and service yard facilities

Key aspects of vehicle circulation have been considered with dedicated access points for by private cars and fully articulated HGV access. The access points will be designed to meet the relevant standards for any necessary visibility splays / forward visibility requirements etc

A detailed analysis of the vehicle manoeuvring and swept paths has been completed to ensure articulated HGV's can turn in the service yard and will not be required to reverse onto the estate road for egress

2.6 Car Parking

Car Parking is strategically located adjacent to the main entrance of building with car park entry and egress linked to the existing infrastructure. For ease of access to the building, accessible spaces and electric vehicle charging spaces (EVCP's) are all positioned in close proximity to the main entrance and building elevations

2.7 Servicing

The service yards are located to take maximum advantage of operating space and maintain flexibility in manoeuvrability wherever possible. The layout of the yard is considered to maximise uniformity whilst ensuring vehicle manoeuvres can be safely completed without impact on the HGV parking spaces or dock retaining walls



### 3.0 | Layout

The buildings are laid out in accordance with the following principles:

- Main entrance points clearly visible from the access road
- First and second floor office glazing fronting car parking provision
- Enhanced elevations to key views and principal elevations
- Important views / node features
- Parking / servicing located to the front of the building where possible.
- Strong boundary planting to enhance the landscaped setting and ecology
- Logical internal plot movement

Details of this element will be prepared by specialist designers, and, it is envisaged, to be the subject to the requirements of an appropriate Planning Condition. Notwithstanding the above, the site layout has been carefully designed to consider external lighting and any such impact upon neighbouring residential properties as outlined below:

- The Unit is carefully laid out to ensure any areas requiring increased external lighting (service yards particularly), are positioned away from sensitive receptors and into Kingsway Business Park
- The Units therefore self screen the areas with increased external lighting demands with only the service path and small section of car parking adjacent Stanney Brook which in turn is screened by the existing bund and landscaping.
- Proposed lighting to the service path shall be operated via motion sensors with photocell and not be located above 3m in height

It is envisaged any future application for consent to advertise (by others) will take into consideration the constraints of the proposed elevations included within this Full Application

The development proposals for Kingsway Business Park are based around the historic pattern of lanes, now incorporated as greenways to ensure a high level of permeability through the park and provide pedestrianised linkages to the surrounding infrastructure



## 4.0 | Design Statement

### 4.1 Introduction

As part of the design development of the Business Park, with particular reference to the industrial element of the site, a 'Park Style' has been developed so as to give clarity of design, set a standard in terms of quality and ultimately help to establish and promote a brand for the park.

The exercise looked in detail at the likely size and scale of industrial development so that a style could be developed and adopted. Any style would need to be robust enabling application to speculative and owner occupier schemes alike, irrespective of size, scale and individual branding. Clearly there is a need to recognise that there will be at times bespoke design or existing brand identity that is to be incorporated into the end design. With this in mind, the design pallet needs to remain relatively neutral and not offer excessive detailing or feature work that would further detract from the overall base design.

### 4.2 Design Language

The design language adopted on Plot Q is of a development that is sensitive and in keeping with the existing buildings elsewhere on the business park by maintaining the key features of prominent corners that contrast positively against the silver base colour. These enhancing panels create key vistas, points of interest and focus to the elevations and overall massing alike.

### 4.3 Conclusions

The proposals are in keeping with the general principles, approach and design consented in the original and updated masterplans. This will ensure a high-quality development consistent with the overall Business Park. We have carefully considered the frontages onto the Michael Faraday Avenue concluding that the park-style elevations provide an appropriate and high-quality design approach in keeping with this location. The proposed built form provides elevations with interest, detail, and colour thereby providing a good quality street scene consistent with the wider Kingsway Business Park.



5.0 | Appearance

5.1 Introduction

The buildings on Plot Q are individually designed using the design theme already established on the Park. The elevations comprise a series of key feature components such as:

- Cladding profiles and orientation
- Glazed feature entrance
- Vertically orientated curtain walling
- Stepped parapets creating innovative eaves profile

5.2 Typical Unit Elevations

The aesthetic is very contemporary with clean building lines. The elevations are designed to respond to the desire to give positive visual impact at key locations whilst maintain the park style and future adaptability

5.3 Materials

The proposed materials are high quality and have been selected to be commensurate with the building type. The façades are articulated using contrasting tone, colour and texture. Particular attention has been given to the design of the elevation treatment to ensure that emphasis is given to the elevations in key locations

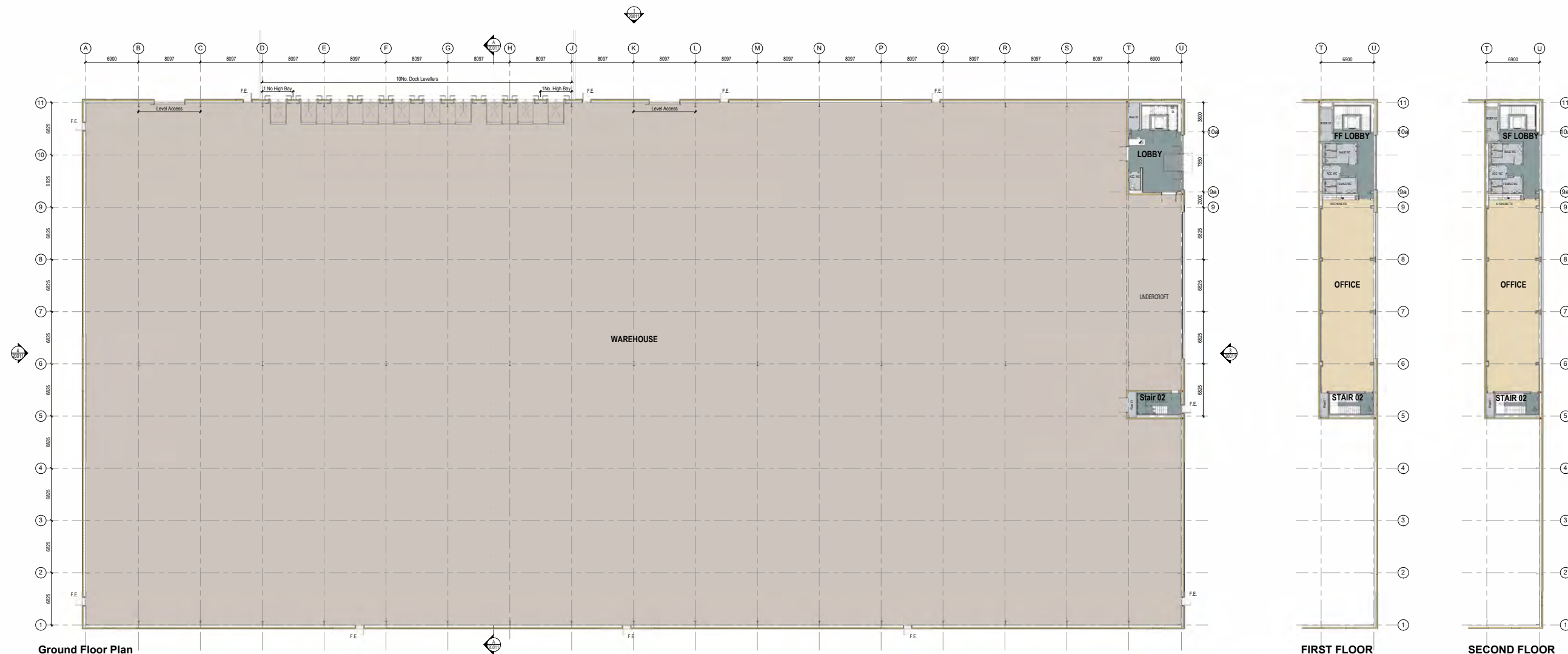
5.4 Texture and Colour

The proposed units offer a variation of textures. Similarly we propose a subtle and complimentary range of colours

5.5 Boundary Treatment

Appropriate fencing will be provided to the service yard ensuring adequate site security, details can be found in Section 9 Anti Crime and Disorder Measures of this Design and Access Statement





Plot Q Floor Plan



## 5.0 | Design statement

### 5.3 Design Language

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## 6.0 | Appearance

### 6.1 Introduction

The buildings on Plot Q are individually designed using the design theme already established on the Park. The elevations comprise a series of key feature components such as:

- Cladding profiles and orientation
- Glazed feature entrance
- Vertically orientated curtain walling
- Stepped parapets creating innovative eaves profile

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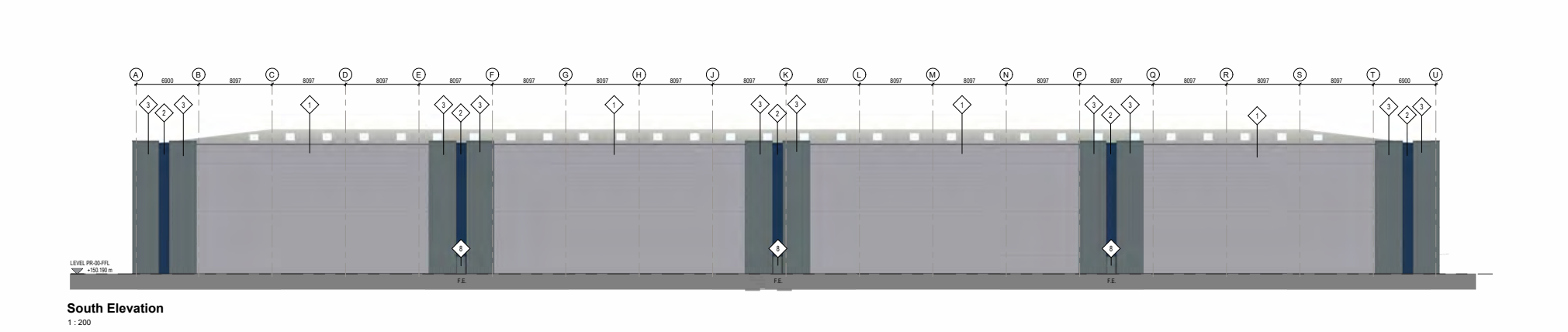
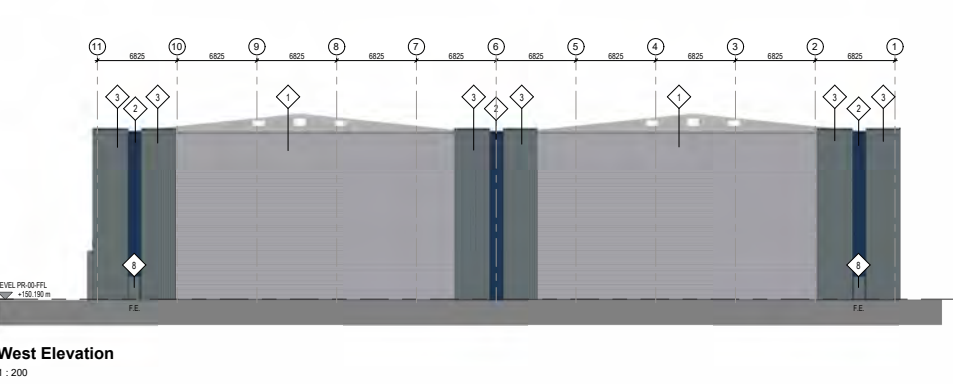
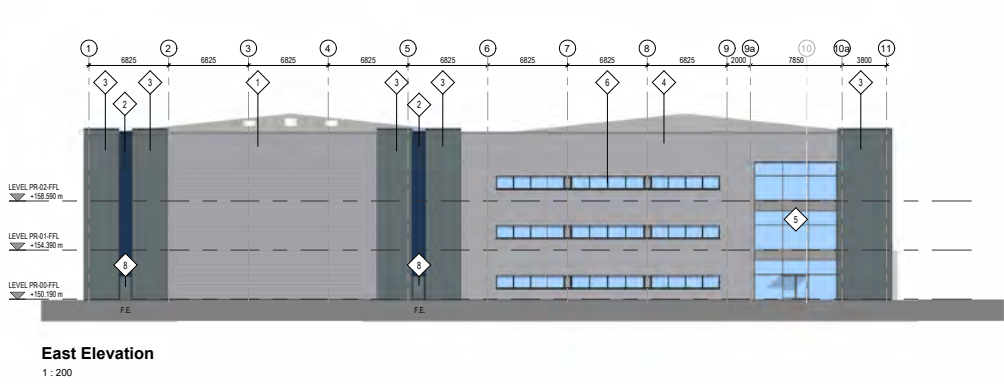
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### 6.4 Texture and Colour

The proposed units offer a variation of textures. Similarly we propose a subtle and complimentary range of colours.

### 6.5 Boundary Treatment

Appropriate fencing will be provided to the service yard ensuring adequate site security, details can be found in Section 9 Anti Crime and Disorder Measures of this Design and Access Statement



6.0 | Environmental credentials

6.1 Introduction

Holistic, sustainable design is at the heart of the design philosophy.

Existing woodland planting along the Stanney Brook corridor has been retained in full and forms a mature, high-quality landscape backdrop to the rear of the site. This established woodland, planted approximately twenty years ago as part of the original green infrastructure works, is to be carefully protected throughout construction to ensure its continued ecological and visual value.

New planting within Plot Q will therefore focus on enhancing biodiversity and strengthening the overall green infrastructure. The proposals introduce mixed native species hedgerows, scrub, grassland meadow mixes, and additional native tree planting across key areas of the plot. These elements are designed to complement the existing woodland, increase habitat diversity, and reinforce ecological connectivity between the site and the wider Stanney Brook corridor.

A simple palette of high quality yet durable materials will be selected to ensure that a robust, easily maintainable environment is created. The provision of secure cycle parking will encourage the use of bicycles

Ecology is an important consideration on Kingsway Business Park. An Ecology Report is submitted with the application. The site forms part of a wider development that has seen significant ecological investment by the Developer

The latest varied Outline Planning Permission ref 18/00943/VRCON refers to the original Environmental Statement through planning conditions 15 and 20 respectively. Through the letting of the appropriate building contract, the applicant can confirm the development shall be carried out in accordance with the relevant mitigation measures previously approved

6.2 Sustainable Design Approach

- The design for the proposed development has been developed using energy analysis and computational modelling which has enabled input into the architectural designs from the conceptual design stage. Consequently, the unit is designed with passive and active measures as part of the holistic development of the scheme
- Examples of the passive design measures incorporated to maximise the development's energy efficiency and reduce carbon dioxide emissions are identified below:
- Where appropriate the glazed external façade areas have been orientated to prevent overheating during the summer
- Glazed areas positioned to optimise daylight and sunlight distribution
- Thermal properties of the external envelope enhanced significantly over the Building Regulations Part L2a minimum standards
- Air permeability - In line with the Footprint and Fabric First approaches the air permeability target is to be reduced below the Part L minimum standards
- Thermal bridging considered from the outset and minimised by selection of construction elements and systems. Thermal bridging has a large implication on heat loss through buildings, and the detailing is often forgotten about within building design. Although accredited details may not be used for each junction, the thermal bridging values shall be calculated by a suitably qualified person
- Emphasis on passive and mechanically assisted natural ventilation
- The Energy Performance Certificate for each building is required to achieve a minimum Energy Efficiency Rating A
- 
- Examples of the active design measures incorporated to maximise the development's energy efficiency and reduce carbon dioxide emissions are identified below:
- LED lighting provides an energy efficient solution by reducing power consumption. With a lamp life of circa 20,000 hours replacement of lamps is infrequent. As the LED lighting uses less energy the heat gains from the lighting are also reduced. This has a positive effect in summer as it reduces the risk of overheating
- Lighting will be provided with a combination of automatic daylight dimming and automatic occupancy control where suitable to further minimise energy consumption
- High efficiency mechanical extract ventilation with enhanced controls. The enhanced controls reduce the energy demand to the building as the ventilation plant only operates when required
- Domestic hot water will use Local electric water heaters to serve the sanitary fittings.
- Heating is proposed to be supplied via high efficiency gas fired condensing boiler plant with variable speed circulation pumps feeding radiators with thermostatic radiator valves to provide individual temperature control

6.3 Selection of Building materials

During the detailed design period, in the selection and use of all building materials and systems, it will be important to consider their impact on emissions associated with extraction, manufacturing process, transport and the potential to reuse or recycle

Our strategy will aim to minimise environmental impact, sourcing from suppliers with an environmental management system in place and all timber will be FSC certified. Where appropriate, we will specify either A or A+ rated materials as defined in BRE Global's Green Guide to Specification. We will endeavour to source local materials to minimise transport to site, all internal finishes will be specified with very low levels of volatile organics and we will consider favourably materials with a high recycled content



7.0 | Landscaping

7.1 Overview and General Approach

To deliver a sensitive and well-considered landscape scheme that provides an attractive external environment while enhancing on-site biodiversity, the proposals for Plot Q utilise a palette of predominantly native, low-maintenance species with high ecological value. This approach aligns with the overarching landscape strategy established elsewhere across the Kingsway development.

All landscape works for Plot Q are contained within the plot demise. The development fronts Michael Faraday Avenue, where the landscape treatment will create a strong green edge and complement the established character of the wider business park. To the rear, the site benefits from the mature woodland associated with the Stanney Brook corridor (SBI), planted approximately twenty years ago as part of the original green infrastructure works. This woodland forms a significant natural asset and provides an immediate backdrop of high ecological and visual quality. The proposals therefore place emphasis on its protection and sympathetic integration.

Along Michael Faraday Avenue, the on-plot landscape strip varies from approximately 2 m adjacent to the service yard to between 2 m and 15 m adjacent to office and car park frontages. Within these areas, new planting will focus on enhancing biodiversity and reinforcing ecological connectivity. Mixed native hedgerows, native meadow grassland, and selected native tree planting are proposed to strengthen the green corridor along the avenue, soften built form, and improve the amenity value of the public realm.

At the rear of the site, the established woodland edge associated with Stanney Brook will be retained and protected. No intrusive works are proposed in this zone; instead, supplementary planting will be targeted to improve habitat diversity and provide a gradual transition between the built development and the woodland. Native shrubs, trees, and meadow grass mixes will reinforce this ecological interface.

Planting associated with building entrances and office frontage areas will adopt a slightly more formal character, introducing specimen trees and structured ornamental planting to enhance arrival spaces while maintaining consistency with the overarching native-led strategy. Car park and verge areas will be seeded with a species-rich flowering lawn mix to further expand habitat variety and contribute to pollinator networks across the wider development.

These proposals for Plot Q illustrate a clear and coherent relationship with the wider Kingsway landscape framework, integrating established green infrastructure, providing a robust and ecologically rich setting, and ensuring the development sits comfortably within its environmental and visual context.



8.0 | Access Strategy

8.1 Introduction

The buildings will be constructed and set out in accordance with the provisions of the Building Regulations Approved Document M Volume 2 2015 incorporating 2020 amendments

8.2 Travel to Site

The Kingsway Business Park infrastructure is already largely in place, including the principal Spine Road (A6193 Sir Isaac Newton Way). This provides good quality highway, pedestrian and cycle links to nearby residential areas and the town centre of Rochdale, as well as ensuring direct highway access onto the trunk road network at Junction 21/M62. The site is close to the Primary Spine Road route with pedestrian/ cycleway facilities already provided.

- Metrolink – There is in place on Kingsway Business Park a Metrolink stop providing fast public transport links to Rochdale, Oldham and Manchester
- Pedestrian and cycle links – The greenways ensure a high level of permeability through the park and provide linkages to the surrounding residential areas and amenity areas
- There is a site wide travel plan
- The overall site also benefits from the Kingsway Bus Link service. (This is a dial-in service which is overseen by Transport for Greater Manchester). The Kingsway Bus Link service has been part funded by the Kingsway Partnership

8.3 Building Environment

1. Location and Orientation of Entrances Access to the buildings: Provide at grade with a level platform in front of the main access doors
2. Hard and Soft Landscaping: There is a perimeter element of structure landscaping around the site
3. Width/Gradient to Footways: The width of footways is to be a minimum 1500mm at a gradient not exceeding 1:20
4. Lighting: Street lighting, to the adjacent adopted highways, beyond the plot boundary and to the plot access road, conforms to the adoptable standards required by Rochdale Borough Council

8.4 Building Construction

1. Construction Materials
  - a. Walls: The majority of the wall construction is built up or composite cladding
  - b. Doors: Entrance doors are to contain a 1m wide leaf for ease of access and push/ pull resistances to Building Regulations standards. All glass doors and associated glazed feature panels to contain visual manifestation for safety if required
2. Internal Floor Surfaces
  - a. All entrance floor surfaces and any surface matting will allow smooth transition and be selected to reduce slipping. Barrier matting will be provided large enough to ensure that wetness is not transferred onto the main floor covering
3. Entrance
  - a. Level Approach: A level approach from the plot boundary to the building main entrance will be provided which is free from obstructions at a gradient not exceeding 1:20
  - b. Door Design: All external doors that are to be fully glazed will have manifestation so they are readily identifiable. The threshold will be levelled otherwise not more than 15 mm if raised. Door entry systems are not provided as part of this contract but will be determined as part of the fit-out works by others. If a system is provided it should accommodate facilities for the deaf and hard of hearing
  - c. Non- powered entrance doors will require no greater than 20N force at the leading edge to be operated



8.0 | Access Strategy

8.5 Movement within the Building

All internal doorways are to be designed to allow the passage of wheelchairs, as are corridors to AD M.

- Corridor Design - Width / Changes in Level: Corridors are to be minimum 1200mm wide
- Internal Doors: Internal doors are to have an opening force at the leading edge not exceeding 20N or 30N in the case of a fire door
- Internal Lobbies: Internal lobbies to toilets (where required) to be a minimum 1570mm between Lengths of doors. The toilet lobby doors are privacy doors (if required)

8.6 Means of Escape

Design for Means of Escape

1. Signs and Way Finding: Sign locations to be defined around the site by others. Internal signage will be limited to standard toilet signage and escape signage. Any special signage required to provide legibility will be provided by the end user
2. Use of Tactile Materials: The external site layout will include tactile materials and dropped kerbs to cater for wheelchair access so that it can be differentiated visually or felt physically
3. Internal Surfaces: Colours, textures and tones will be varied to assist in distinguishing between surfaces, fixtures and fittings (where included as part of the base build works)

8.7 Conclusion

The concept of access encompasses all forms of access within the boundary of the site and demonstrates that the development will be accessible by a variety of means of transport including as many building users as possible



9.0 | Anti Crime and Disorder measures

9.1 Introduction

This document supports the Full Planning Application for the proposed development of Plot L on the Kingsway Business Park by scheduling the measures to be incorporated into the layout, design and landscaping to minimise the potential for future crime and disorder.

9.2 Context

Wilson Bowden Developments is a commercial development company operating on a national basis. They are involved in a number of large-scale commercial development schemes, including the delivery of business parks, in a number of local authority areas.

As such, their schemes are designed to meet all relevant national and industry standard protocols.

As far as Kingsway Business Park is concerned, WBD have been involved from the outset of the overall scheme. They form part of the Kingsway Partnership (with the Council, Homes England, and the Rochdale Development Agency) and, together with their partners, have been responsible for the comprehensive delivery and ongoing maintenance of the overall site.

In compiling this submission, we have considered the design, layout and landscaping aspects of the development of Plot L, the Council's planning policies, the ongoing site wide management controls in place for the overall Kingsway site, WBD's experience of delivering business park developments elsewhere in the UK, and the guidance contained in the Secured by Design document SBD Commercial 2015.

Against this background, we have set out below the measures which are incorporated into the development of Plot L to minimise the potential for future crime and disorder.

9.3 Schedule

Doors

- Entrance doors are to be industry standard aluminium framed and glazed

Windows, Curtain Walling and Cladding

- All windows are from an industry standard commercial window range and have key lockable handles and lockable restrictors
- It is not proposed to install shutters at this time

Glazing

- All glazing comprises sealed double-glazing units as part of an industry standard commercial window range and is installed using internal beads to avoid de-glazing from the outside

Boundaries

- Anti –intruder weld mesh fence 2400 mm high with matching manually operated hinged vehicular access and single leaf pedestrian gates are provided to enclose the vulnerable service yard and service yard elevation
- A detailed fencing plan is included within the application to outline the proposals

Landscaping

- A detailed landscaping scheme has been prepared which incorporates generally low planting to allow sight lines across the site, to not provide hiding places and to not provide climbing aids against boundary treatments.

Lighting

- External lighting to be provided to the full site including cycle storage facilities, parking and circulation spaces

CCTV

- CCTV provision will be installed by, and will be subject to the Clients fit out requirements

Other

- The required number of sheltered cycle stands are provided with adequate lighting as required by BREEAM Issue Tra3. The cycle stands can be used for securely parking a bicycle
- A fully enclosed and lockable refuse/ recycling store is provided

Management & Maintenance

- The ongoing management and maintenance of the individual plot areas will be the responsibility of the Client and the Landlord as appropriate
- Amenity areas are managed and maintained by a site management company responsible for the whole of the Kingsway Business Park.

Construction

- The Contractor is to be a member of the Considerate Constructors Scheme and is committed to employing the principles of the scheme with regard to temporary site security during the construction programme



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Offices at :

6 East Parade  
LEEDS  
LS1 2AD

☎ 0113 887 3100

1 Naoraji Street  
Clerkenwell  
LONDON  
WC1X 0GB

☎ 0207 553 3030

86 King Street  
MANCHESTER  
M2 4WQ

☎ 0161 834 4550

[www.dla-architecture.co.uk](http://www.dla-architecture.co.uk)