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Storage World, Middleton

Design and Access Statement

MH1463

July 2026



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Aerial View of Proposed Site

This design and access statement has been prepared on behalf of our client, Storage World, (Self-Storage Performance Management Ltd) in support of a full planning application for the development of their site located off Old Hall Street, Middleton, which falls within the administrative area of Rochdale Borough Council.

Bate and Taylor Architects have been appointed to prepare design proposals for the new self-storage facility. The new building is a replacement for a previous building of the same use classification destroyed by a fire on 18th. July 2025. It provides self-storage units across all four floors, including some with active frontage on the Ground Floor facing Old Hall Street, Harbord Street/Assheton Way and a newly created public aspect facing Middleton Arena together with associated external servicing and car parking.

A Planning Statement prepared by P4 Planning will accompany the submission. This Design and Access Statement is to be read in conjunction with the following architectural design drawings:

- MH1463-00 Location Plan
- MH1463-01 Existing Master Plan
- MH1463-02 Proposed Master Plan
- MH1463-03 Proposed Site Plan
- MH1463-04 Proposed Floor Plans
- MH1463-05 REV A Proposed Roof Plan
- MH1463-06 REV A Proposed Elevations
- MH1463-07 Proposed External Works
- MH1463-08 Proposed Street Scene Elevations



Proposed Site from Assheton Way



Proposed Site from Old Hall Street



Middleton 1851



Middleton 1891



Middleton 1954



Hugh Oldham's plan of 1767 is the earliest available map that captures the Site. It shows that the Site lay immediately to the east of Middleton Hall with Middleton Hall Park encompassing the surrounding area, labelled on the plan as Little Park. The Hall, the seat of the Assheton family is said to pre-date the reign of Henry VII, was built around two large courts accessed by a bridge and protected by a moat.

The park was increasingly turned over to farmland throughout the 17th century, with some development evident on mid-19th-century maps. Land within the Site that included a group of ancillary buildings to the east seem to have fallen within the Hall's estate.

The Site had been entirely redeveloped into Albany Mill by the late 19th century, first shown on the Ordnance Survey map of 1891.

A series of photographs show Albany Mill in the second half of the 20th century. The brick building was four-storeys with a semi-basement (Lower Ground Floor) with corner and centre pilasters. The building was a typical Oldham-style late 19th-century cotton mill, built in a similar style to the extant Warwick Mill. Further detail can be found in the Heritage Statement that will form part of the submission.



Storage World Middleton

Albany Mill (Holdings) was liquidated in 1980, and the mill building was replaced by a large modern works by the end of the 20th century.

Site Planning History

A timeline for the Site's latest status in use and planning (pre-fire) can be summarised as follows:

- 1977 - Planning for new Garment Factory under Application Ref 77/D05007
- 1984 to 2017 - The building was operational as Comfy Quilts Ltd.
- 2017 to 2025 The unit was used as a storage facility by the current owners in the guise of FlexiSpace and latterly as Storage World. In 2022 Storage World received approval under Applications Ref FUL 21-01665 and ADV 21-01666 to carry out improvement works.
- These were undertaken post approval during a period 2022 to 2023 and included alterations to the roof profile, over cladding the building's envelope, refurbishment of interiors together with new signage.
- 2025 - June 18th Fire and subsequent demolition.



Storage World from Old Hall Street



Storage World from Townley Street

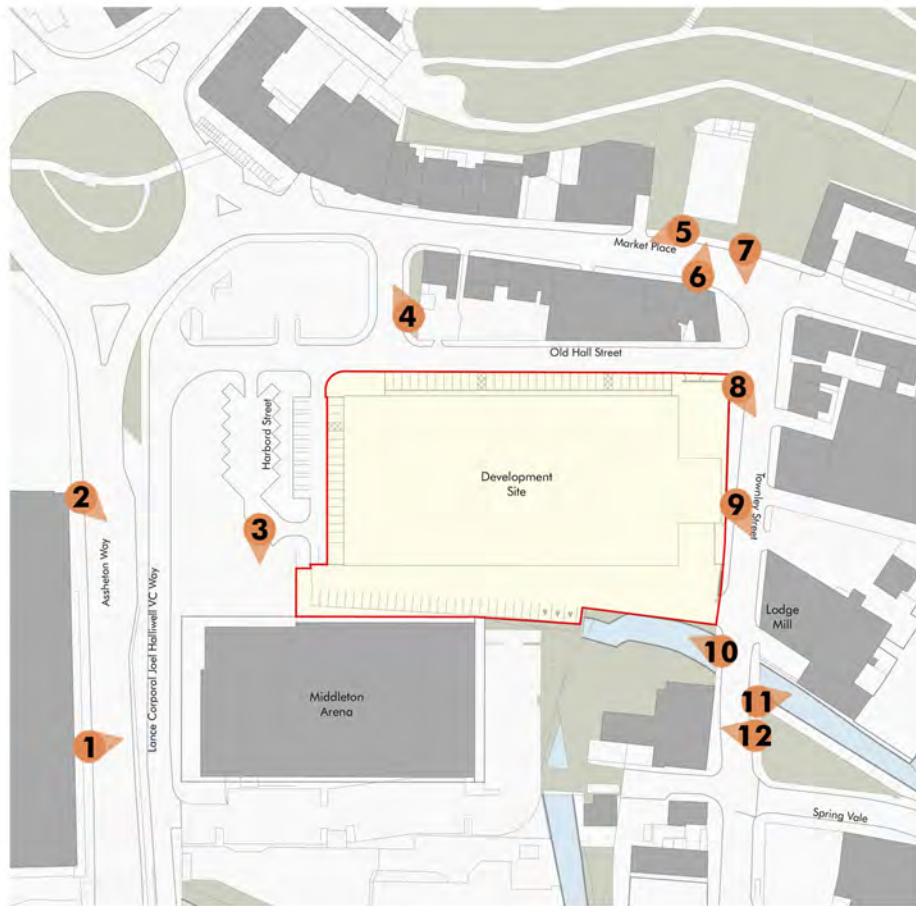
**Key**

- Ownership Boundary
- Conservation Area
- Grade I Listed Building
- Grade II Listed Building
- Grade II* Listed Building

**1** - Warwick Mill**2** - 33-37 Middleton Gardens**3** - Royal Bank of Scotland**4** - Long St Methodist Church**5** - Former National School**6** - Ye Olde Boars Head**7** - The Old Rectory**8** - 36 Mellalieu Street

The site is located adjacent to the Middleton Town Centre Conservation area outlined in blue on plan above. There are several Heritage designated assets and Listed Buildings in the immediate vicinity. As part of our initial study into context, we visited the Middleton Heritage Trail and acknowledged the guidance prepared by LDA design and the RDA as part of our thinking and submission. A more detailed Heritage Impact Statement has been prepared by our consulting partner CIVIC, and their findings have been fully considered in our design process.

**9** - Jubilee Park Stairs**10** - Church of St Leonard**11** - Church of St Michael



The application site forms part of a wider ownership site bounded by Old Hall Street to the north, Townley Street to the east, Harbord Street to the west with Middleton Arena and the River Irk to the south. The site is adjacent to Middleton Town Centre, and the surrounding area provides a mix of commercial and residential uses.

In addition to the Arena, Market Place has a mixture of two and three storey properties that are mixed use commercial premises at ground floor level with some evidence of residential use above. Townley Street to the east has properties that are larger in scale such as Lodge Mill and Carlton House with commercial use.



1 - Middleton Arena Front Elevation



2 - Middleton Arena from Assheton



3 - Middleton Arena Entrance



4 - Market Place from Old Hall St



5 - View along Market Pl



6 - Providence United Reformed Church



7 - View down Townley St from Market



8 - Carlton House from Townly St



9 - Lodge Mill from Townley St



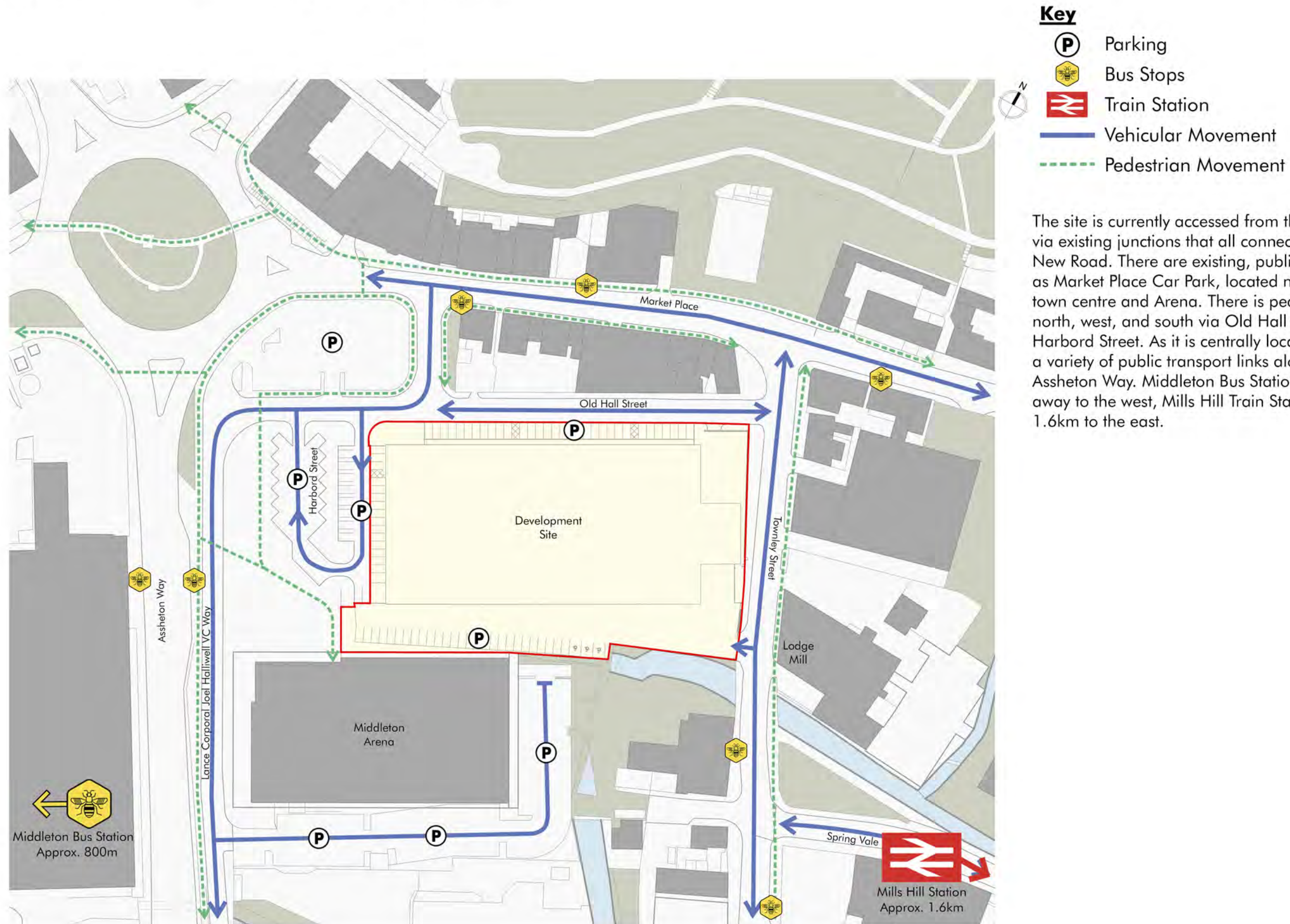
10 - River Irk from Townley St

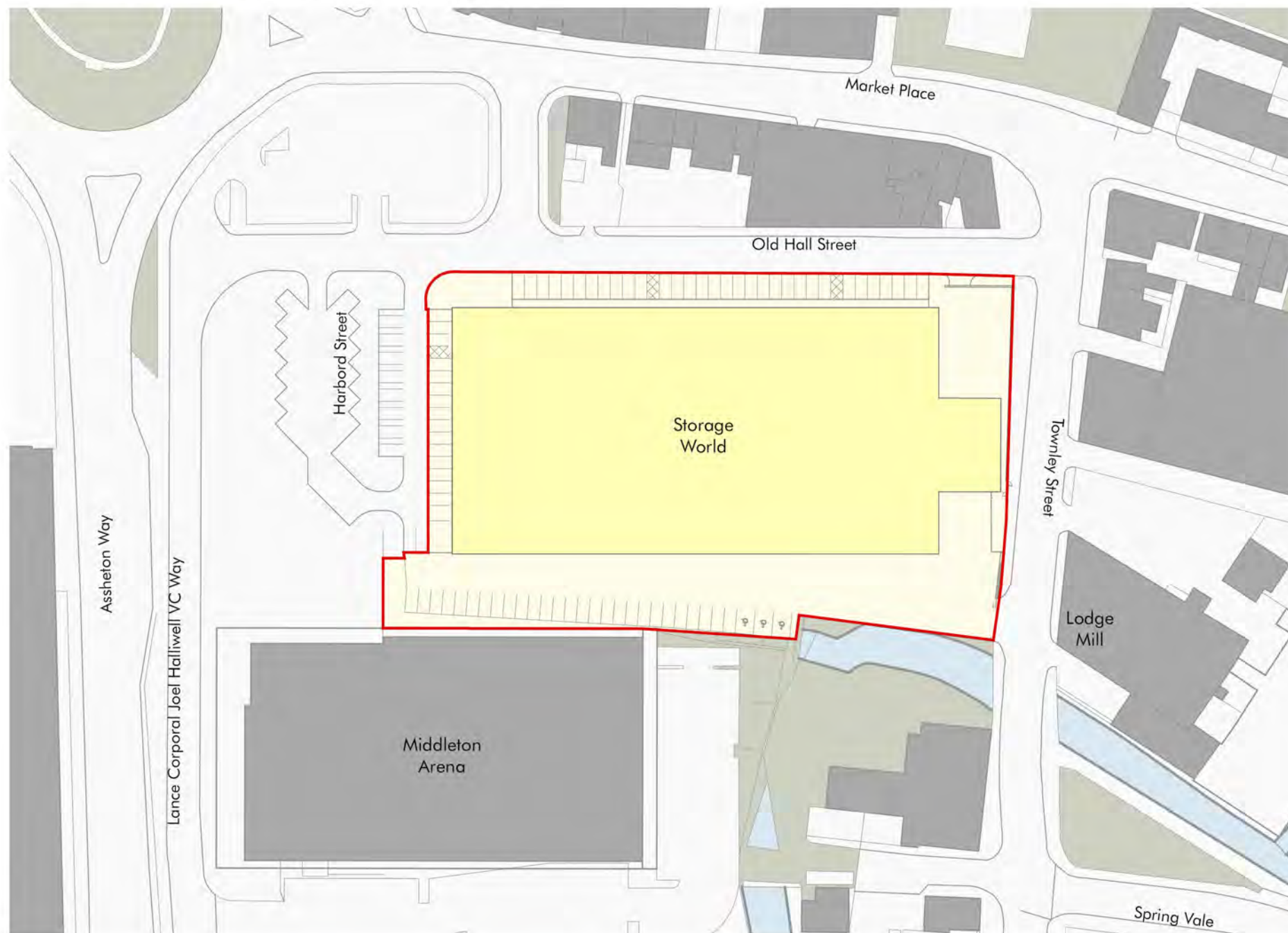


11 - Lodge Mill along the River Irk



12 - Gas Works from Townley St



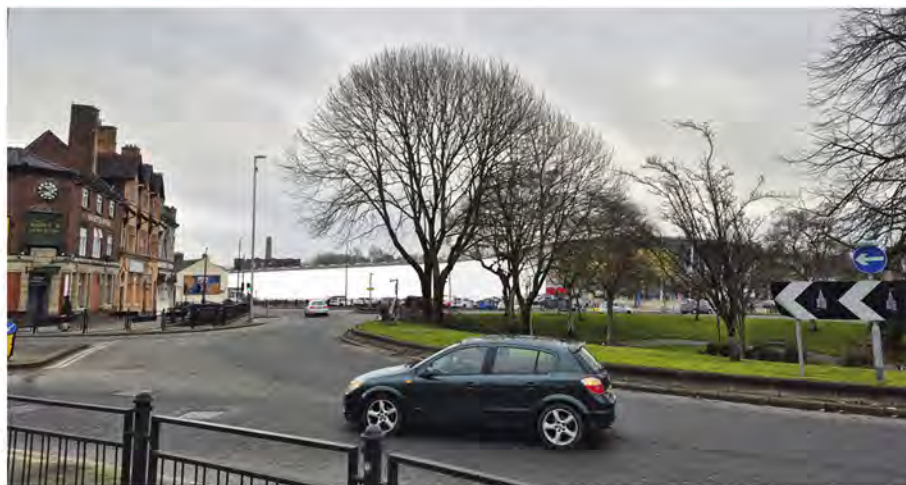
**Key**

- Ownership Boundary
- Storage World
- Storage World Site

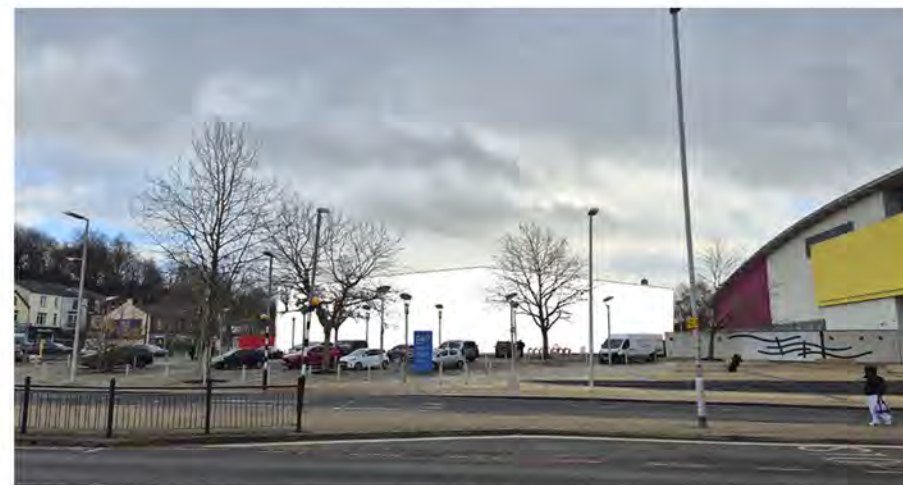
The new Storage Facility is to be built on the site of the previous unit destroyed by the fire. Our initial brief was that the new proposal should maintain the use and Gross Internal Floor Area of the previous unit.

Our initial response, on the basis that this might be the most expedient to provide accommodation to businesses affected by the fire, was to look at rebuilding the previous unit to its existing footprint using modern construction techniques.

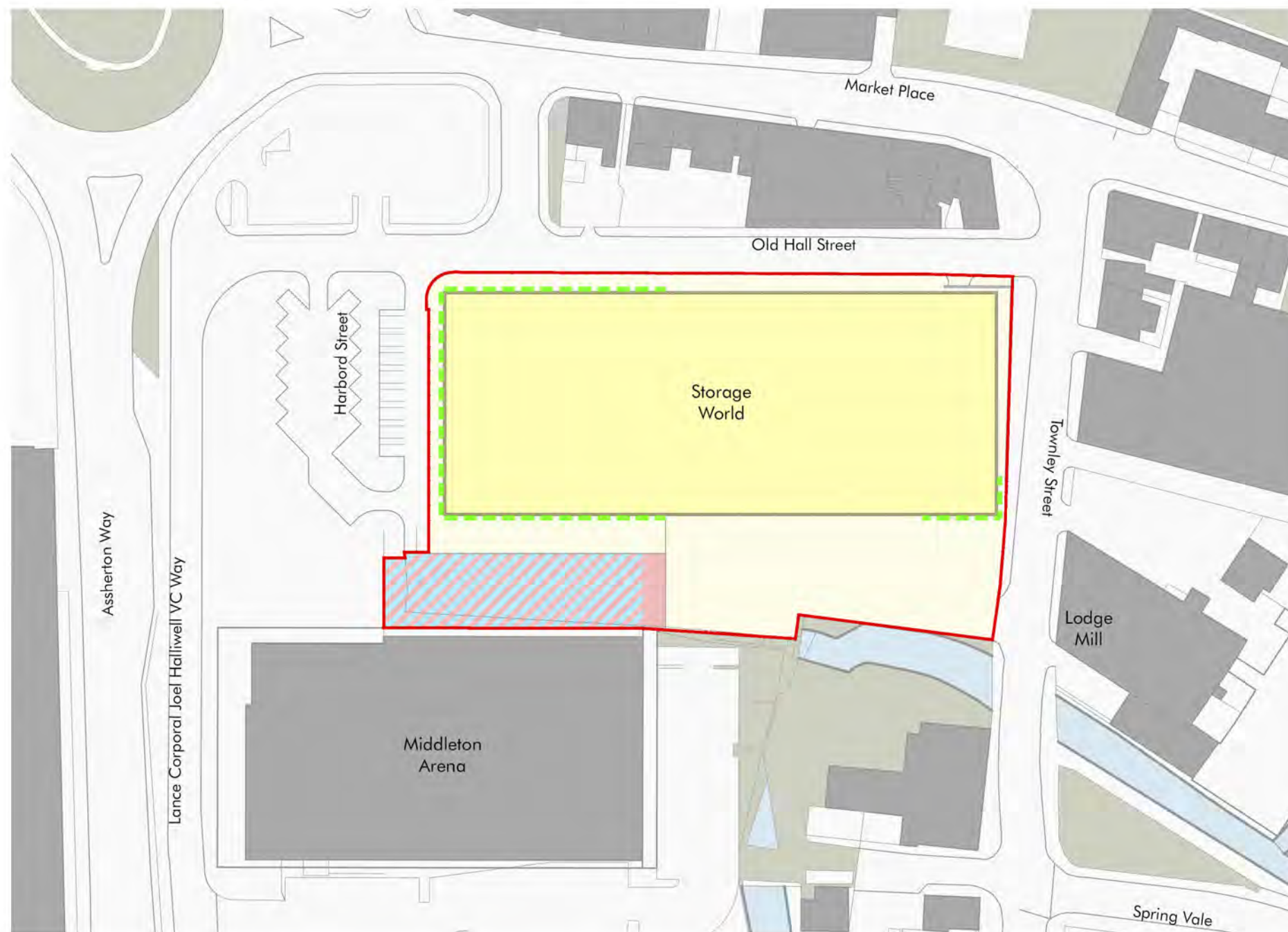
A full application submission was prepared and ready to be issued subject to it gaining support from all stakeholders, including the client, tenants and the local authority.



Street View Photomontage from Long Street



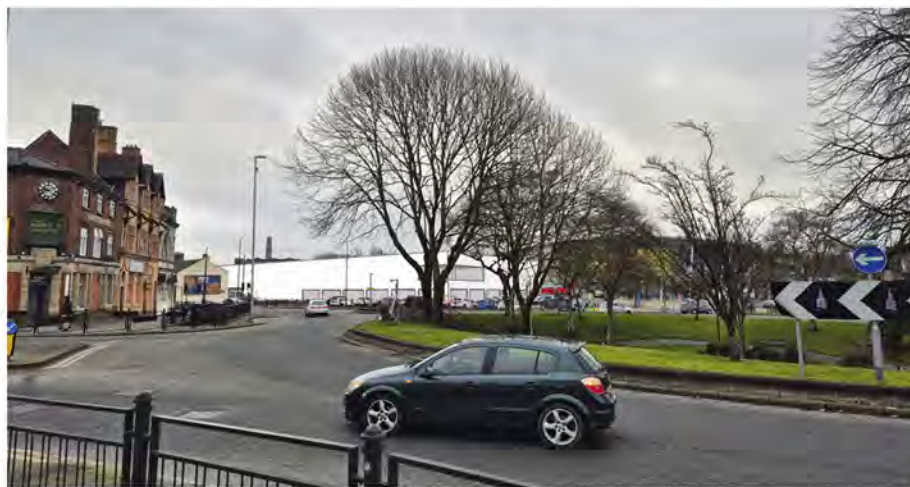
Street View Photomontage from Assheton Way

**Key**

- Ownership Boundary
- Storage World
- Storage World Site
- Mixed Use Redevelopment
- Potential Arena Extension
- Active Frontage

The two-storey design approach was reassessed in consultation with the Local Authority as follows:

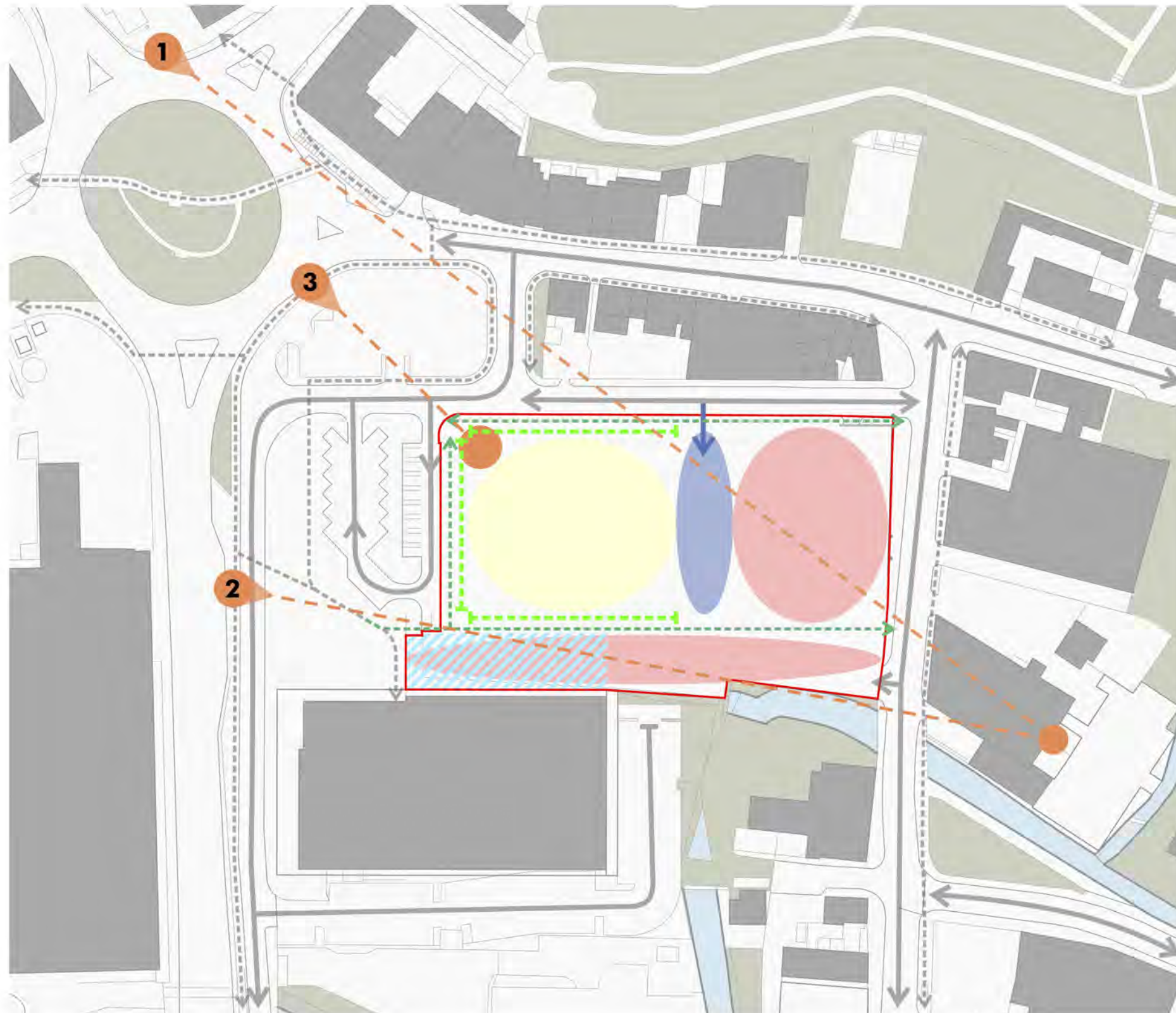
- Ensure that the scheme works operationally for Storage World. This requires the reinstatement of the circa 100,000sqft of floor space lost in the fire.
- Any new replacement development should consider space for a potential extension to the Arena in the future. A gap should be afforded to the Arena to allow for potential development.
- Proposals should consider residential potential at the rear of the site on Townley Street.
- Careful consideration to be given to the transition from the proposed development and properties on Old Hall Street and Market Place.
- Active frontages at Ground Floor level are most important along the West Elevation facing the public realm and links to the Arena.
- Activated Ground Floor frontages are also encouraged to the South and North Elevations, but they are secondary and may involve more flexibility in use with potential occupation by SME incubator tenants within Storage World, who would benefit from a front door but less public facing visibility for passing trade.
- Ensure that any pedestrian route through to Townley Street is welcoming and safe, via surveillance, activating frontages to the South Elevation and the Arena extension. The route should also enable access to the Arena car park.
- Detailed design should explore modern and heritage options, informed by more detailed consideration of heritage significance.



Street View Photomontage from Long Street



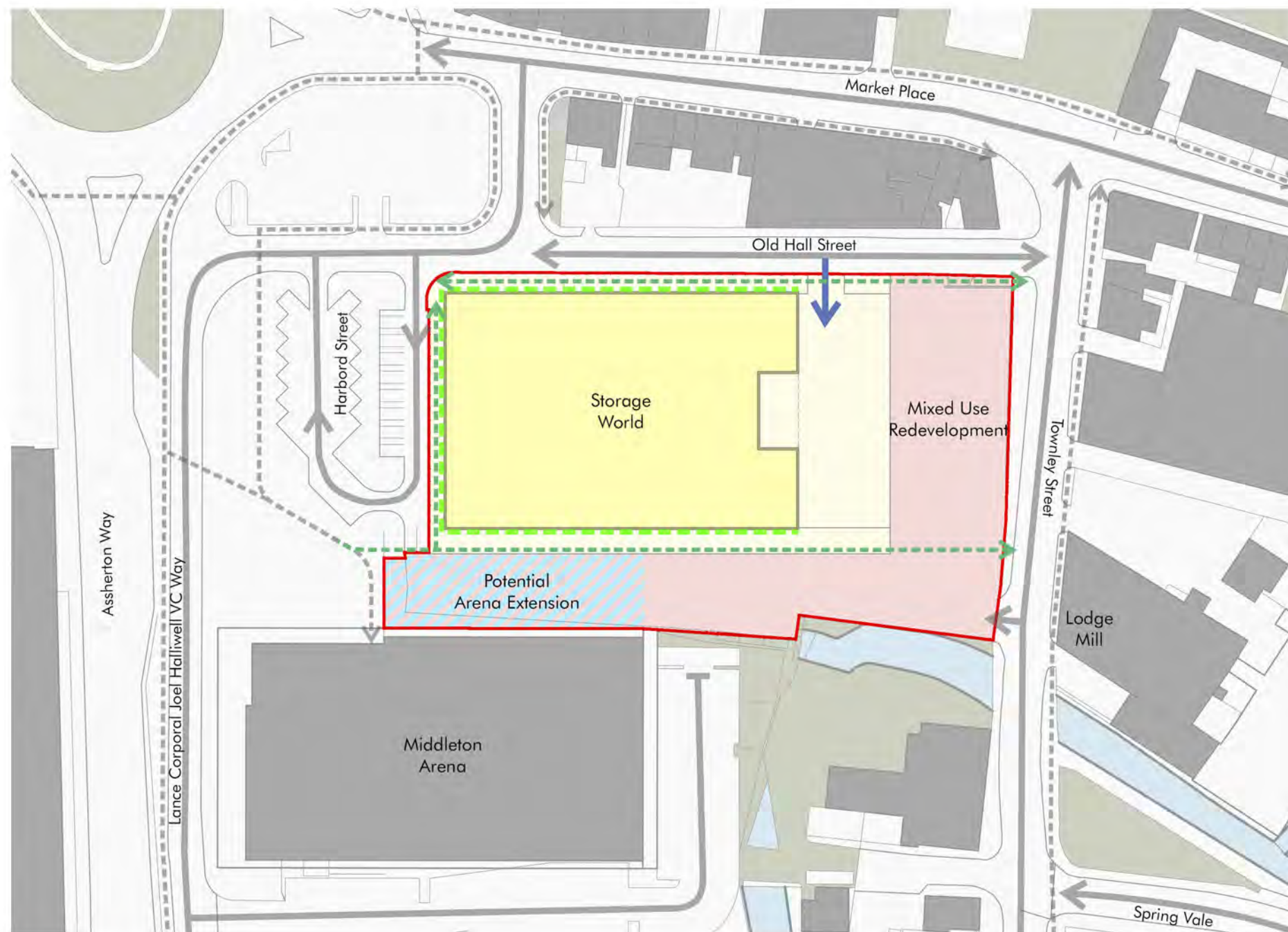
Street View Photomontage from Assheton Way

**Key**

- Storage World
- Potential Mixed Use Redevelopment
- Servicing and Parking
- Potential Arena Extension
- Active Frontage
- Proposed Vehicular Movement
- Proposed Pedestrian Movement
- 1 Key View to Lodge Mill from Market Place
- 2 Key View to Lodge Mill from Assheton Way
- 3 Key View to Storage World Feature Corner

In response to Consultation 1, a set of design parameters were established based on the client brief, Local Authority input, and LDA design principles. These parameters can be summarised as follows:

- Provide opportunity for future development on the site by increasing the number of storeys, therefore reducing the overall footprint.
- Allow space between the development and the Arena for a potential future Arena extension.
- Create visual interest at the prominent corner of Harbord Street and Old Hall Street for Storage World (View 3).
- Maintain views to Lodge Mill chimney from Assheton Way and Market Place (Views 1 and 2).
- Provide an active frontage for both commercial and Storage World use at Ground Floor Level to Harbord Street, Old Hall Street, and the Arena.
- Provide pedestrian access around the site including a new pedestrian link from Harbord Street to Townley Street.
- Provide new vehicular access and servicing to the site from Old Hall Street to optimise development opportunity on Townley Street.

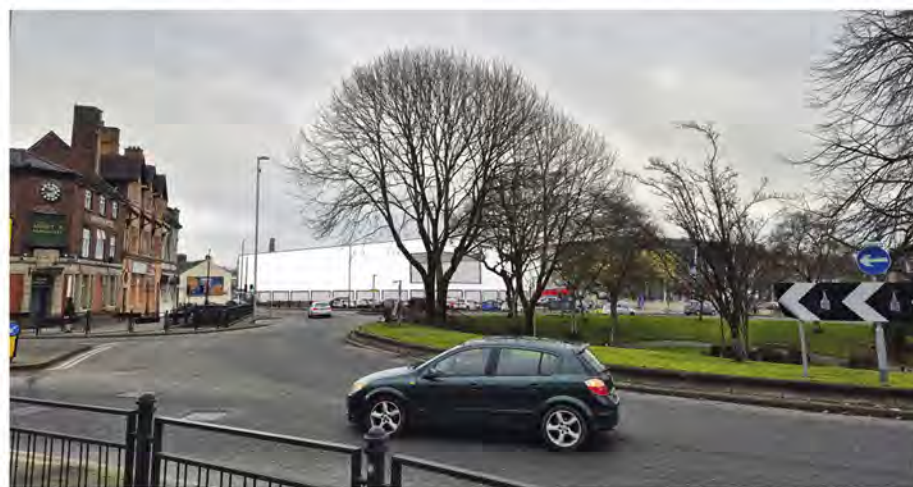


Key

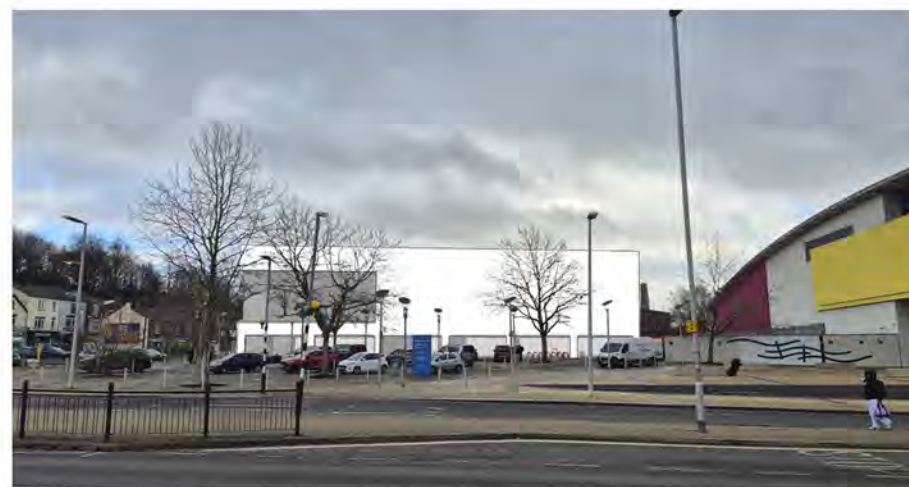
- Ownership Boundary
- Storage World
- Storage World Site
- Mixed Use Redevelopment
- Potential Arena Extension
- Active Frontage
- Proposed Vehicular Access
- Proposed Pedestrian Access

Following the design parameters, a three-storey design has been considered, which maintains the desired GIFA of 100,000sqft. The key design points for this proposal are as follows:

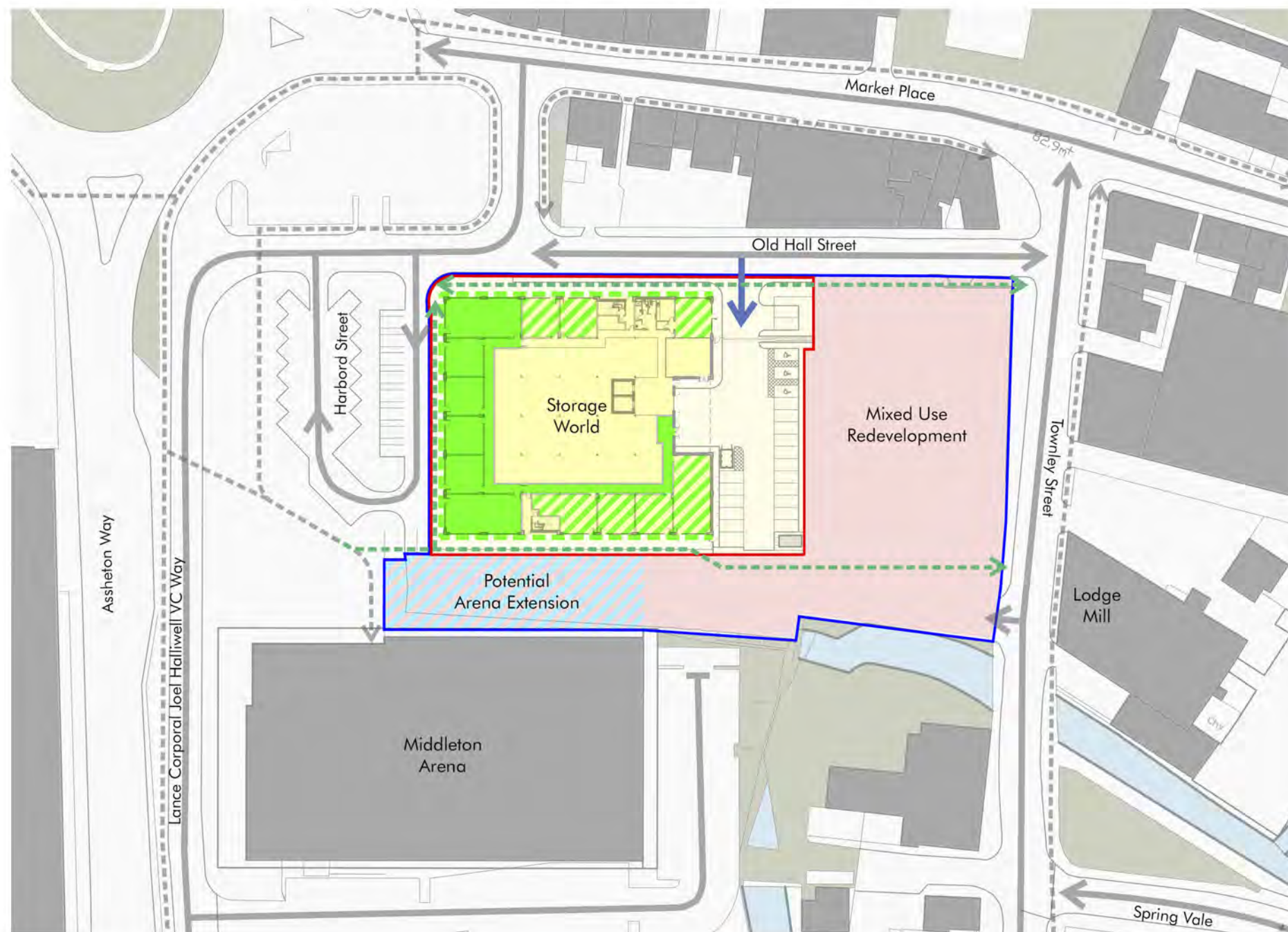
- The building has been sited to position Storage World on the Prominent corner of Harbord Street and Old Hall Street, maintaining the key view from Market Place.
- The desired pedestrian routes through and around the site have been maintained.
- The height of the three-storey unit allows a view to the top of the Lodge Mill chimney from Market Place.
- A new vehicular access from Old Hall Street with a recessed, loading and turning area optimises the sites servicing, allowing for greater area to be provided for potential future development.
- While this proposal allows for future development on the route between Harbord Street and Townley Street, the overall footprint of the building limits the future development opportunity along Townley Street.



Street View Photomontage from Long Street



Street View Photomontage from Assheton Way

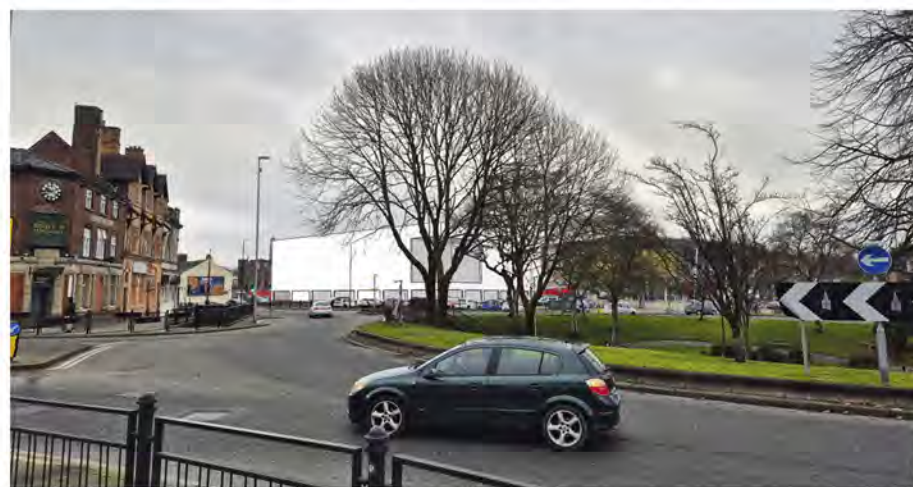


Key

- Ownership Boundary
- Development Site Boundary
- Storage World
- Storage World Site
- Mixed Use Redevelopment
- Potential Arena Extension
- Active Frontage
- Proposed Vehicular Access
- Proposed Pedestrian Access
- Active Front Commercial Unit
- Active Front Storage World Unit

Following the design parameters, a four-storey design was also considered. The key design points for this proposal are as follows:

- As the three-storey proposal, the building has been sited to position Storage World on the prominent corner of Harbord Street and Old Hall Street, maintaining the key view from Market Place.
- The desired pedestrian routes through and around the site have been maintained.
- Where the three-storey design allowed views to the top of the Lodge Mill Chimney, the four-storey designs massing better preserves key views to Lodge Mill and its Chimney.
- Consistent with the three-storey proposal the new vehicular access from Old Hall Street with a recessed, loading and turning area optimises the sites servicing, allowing for greater area to be provided for potential future development.
- The reduced footprint of the four-storey design creates more space for potential future development along Townley Street.



Street View Photomontage from Long Street



Street View Photomontage from Assheton Way



Proposed Typical Elevation Option 1



Proposed Typical Elevation Option 2



Proposed Typical Elevation Option 3



Proposed Typical Elevation Option 4



Materiality Precedent Option 1



Materiality Precedent Option 2



Materiality Precedent Option 3



Materiality Precedent Option 4

During the design evolution a number of options were considered for the building's elevations. Due to the prominent siting and potential height of the proposal it was key to provide visually appealing facades which would reflect well on the overall town centre. As part of this study, a range of materials and façade designs have been tested.

The primary elevation to Harbord Street was used to test design options including the implementation of a large feature window to create visual interest as set out in the design parameter. Precedents of other facilities of the same use, and the local contexts industrial history, were used to influence design options.

Following the first Local Authority Consultation, there was a desire for the use of standard cladding panels, typically used in self-storage units, to be limited. Precedents of brickwork on buildings of this use were also studied, along with their use in the local and historic context, particularly in mills.

After review of design options and precedents a mixture of brickwork panels and feature cladding panels were chosen to create a modern design which took influence from the local and historic context.



Proposed North East Elevation



Proposed North West Elevation



Albany Mill from Lodge Street



Albany Mill from Old Hall Street



Albany Mill from Long Street

Prior to a second consultation with the Local Authority, a meeting was held with a Conservation Officer in which the four-storey design and elevations were reviewed, with regard to heritage impact, as follows:

- Consider how the building massing and height could be broken down.
- Support for design inspiration drawn from Albany Mill.
- Support for the use of glazed brick as a feature material with some concern regarding it being difficult to repair if damaged, therefore location is key.
- Support for the use of 'copper' cladding, noting that detailed design development will be important to the final appearance.
- There were some reservations regarding the use of Anthracite Grey cladding.
- It was agreed that external roller shutters should be avoided, with support given for internal shutters incorporated into the fabric combined with thickened glazing

As described in CIVIC's Heritage Assessment the design takes reference from the historic Albany Mill. This is done through its materiality, colour palette, height, and corner recessed brick pilasters.

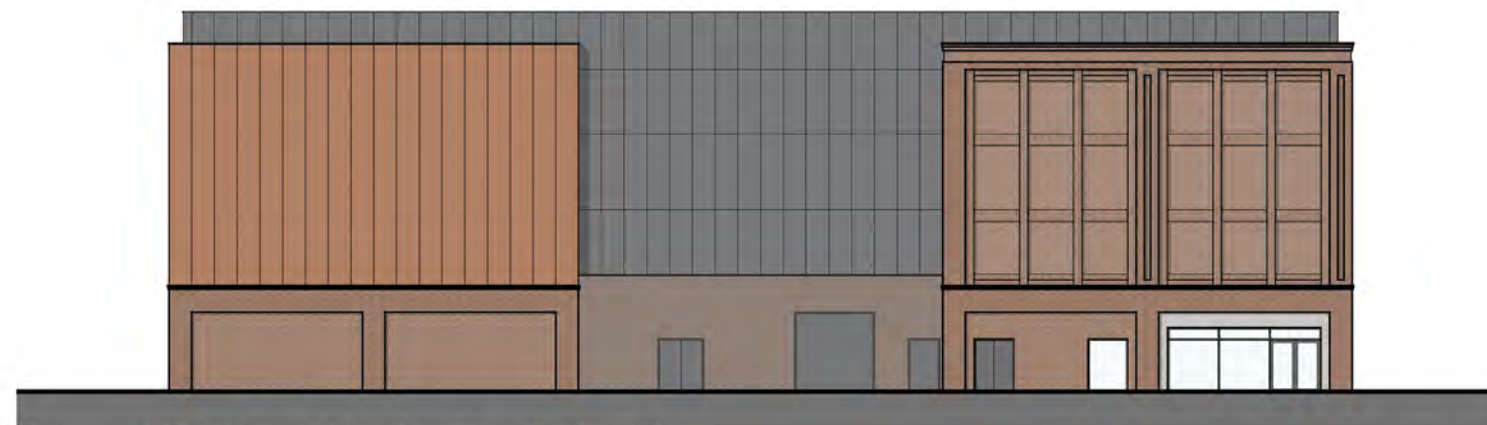
In conjunction with the Conservation Officers comments, the Heritage Assessment also highlights the considerations for the use of 'soft natural' material palette and how the perceived massing and height of the building can be broken down.



Proposed South West Elevation (Harbord Street)



Proposed South East Elevation (Middleton Arena)



Proposed North East Elevation (Townley Street)



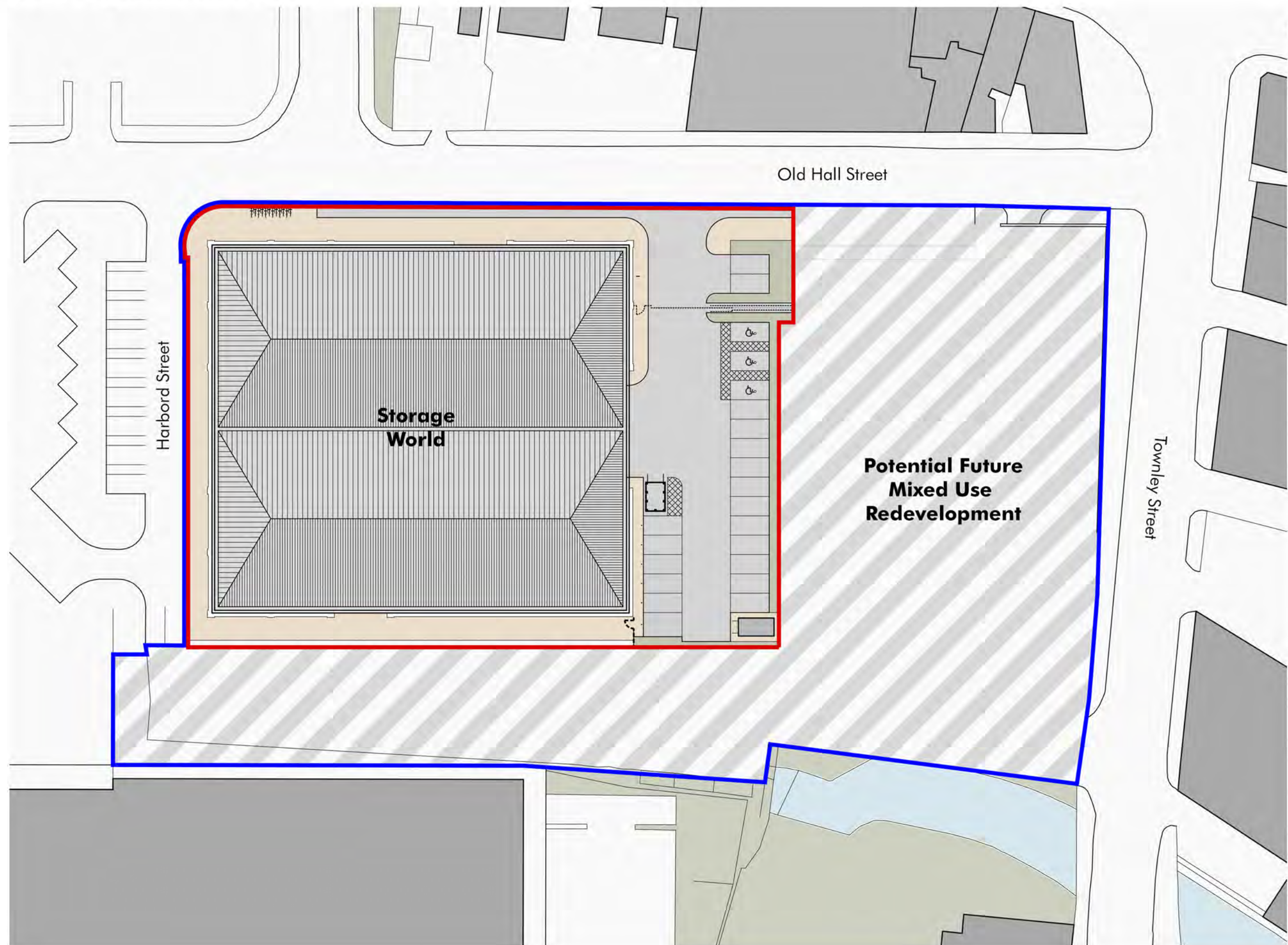
Proposed North West Elevation (Old Hall Street)

Following design development, the four-storey design and elevations were reviewed in a second consultation with the Local Authority as follows:

- Support for the copper cladding and brickwork, which align with the colourways from the LDA Design Guide.
- In parallel with the Conservation Officer and CIVIC Heritage Assessment, there were reservations regarding the use of Anthracite Grey cladding, with an alternative closer to the copper and red brick preferred.
- Further consideration to be given to the elevations and the proportions of brickwork to cladding, in particular those with obscured views.
- Consideration to the locations for signage, both for Storage World at high level and individual units at Ground Floor level.
- Determine the extent of the site boundary and the external materiality to allow ample access to all Ground Floor active fronted units.

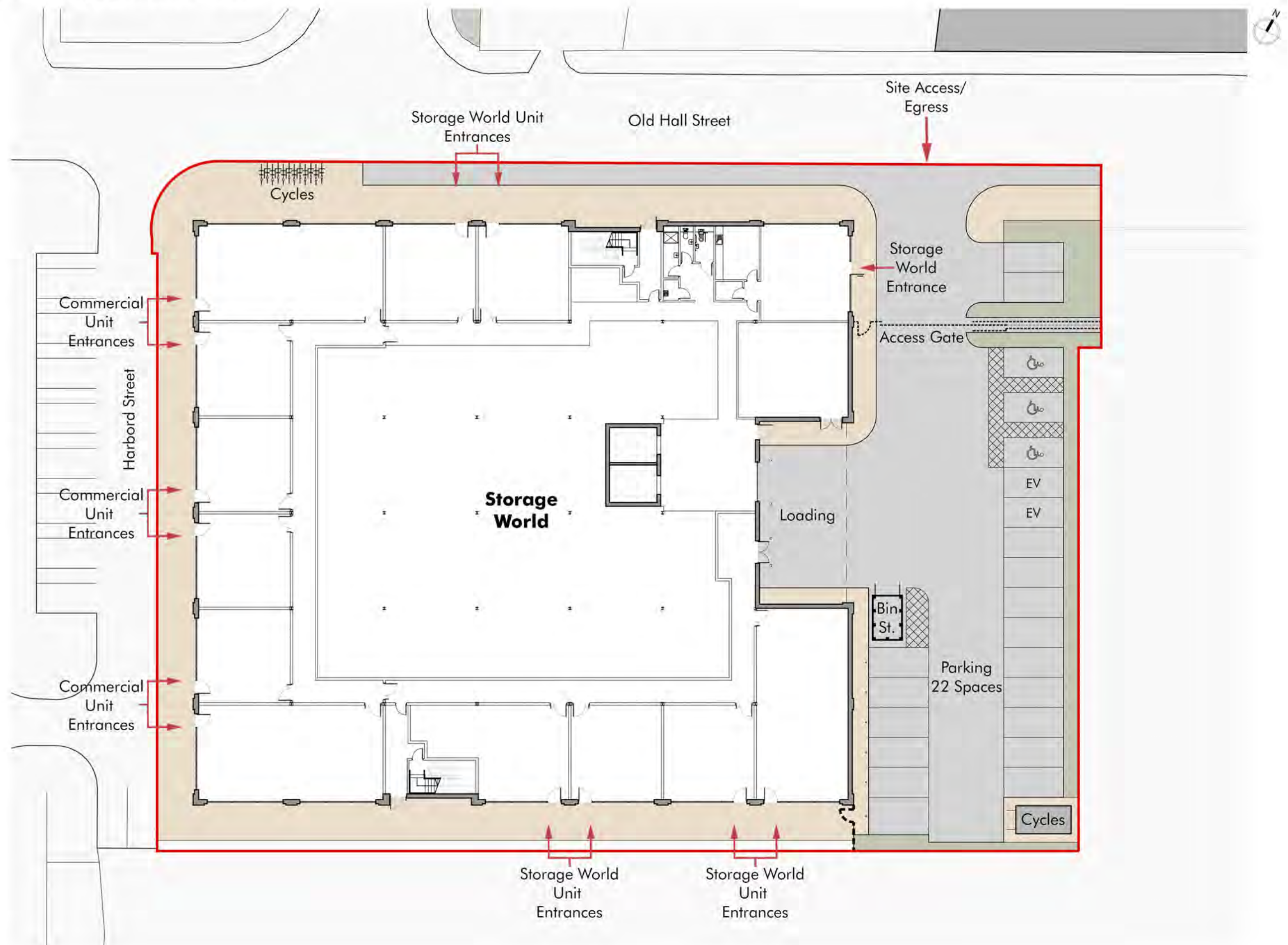
From the feedback received in the second Local Authority Consultation and previous Heritage Consultation, the following design alterations were agreed to be implemented:

- Update the Anthracite Grey Cladding to a warmer and lighter colour, being Beige Grey RAL 7006.
- Explore how the mass of the elevations can be further reduced by breaking the brickwork and cladding into smaller elements.
- Determine a consistent signage strategy for both the Storage World use and ground floor active fronted units



5.1 Layout - Proposed Site Plan

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Proposed 3D View from Old Hall Street



Proposed 3D View from Middleton Arena Entrance

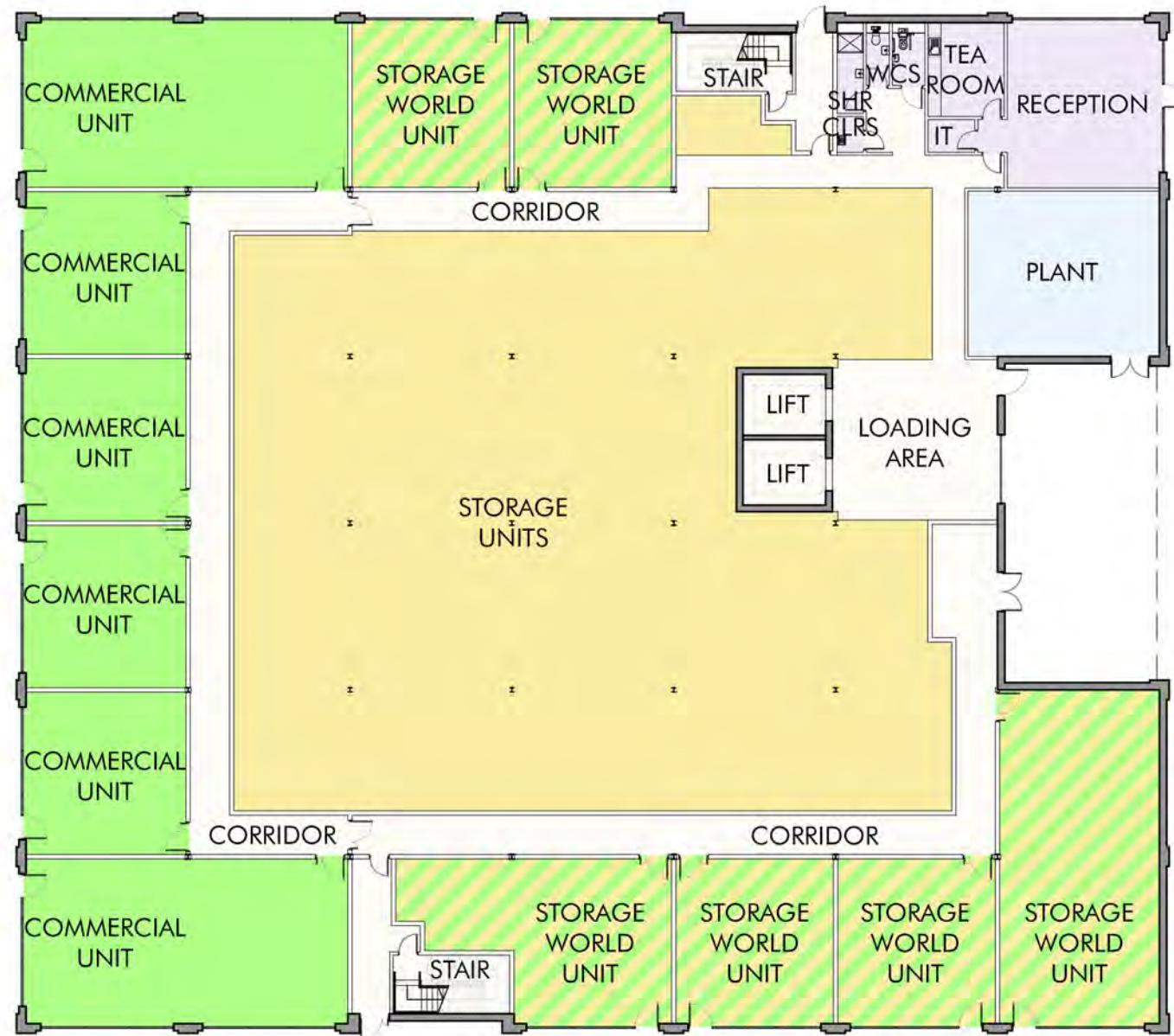
The use of the building will remain the same as the previous unit within the new 4 storey storage facility.

The new building, will accommodate the following facilities:

- Active fronted Ground Floor commercial units.
- Active fronted Ground Floor Storage World units.
- Reception and amenity block, including WC and shower facilities.
- Self-storage units across all four floors.
- Loading area.

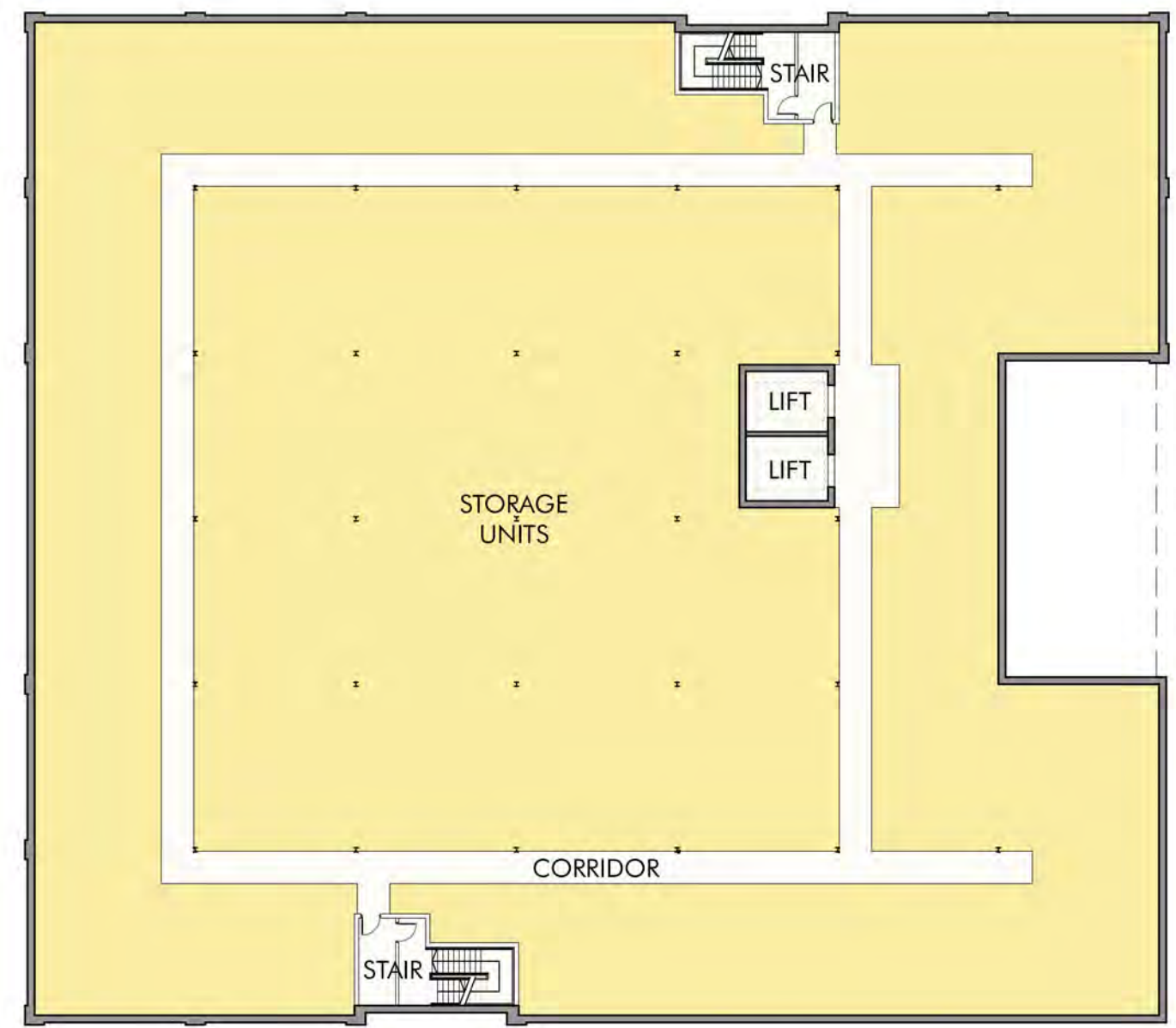
Outdoor facilities include:

- Hard and soft landscaped areas.
- Parking provision including barrier free parking.
- Electric vehicle charging points.
- Cycle parking provision.
- Bin storage provision.



Proposed Ground Floor Plan:

Active Front Units:	860.2m²	Circulation:	363.4m²
Commercial Units -	449.2m ²	Loading Area -	71.8m ²
Storage World Units -	411.0m ²	General Circulation -	214.3m ²
Storage Units:	827.0m²	Stairs and Lobbies -	54.3m ²
		Lifts -	23.0m ²
Amenity Block:	87.2m²	Plant:	66.6m²
Reception -	56.5m ²	<i>Internal Walls -</i>	76.7m ²
Tea Room -	15.0m ²	Gross Internal Floor Area:	2281.1m²
IT Room -	3.2m ²		
WCs -	6.1m ²		
Shower -	4.4m ²		
Cleaners Store -	2.0m ²		

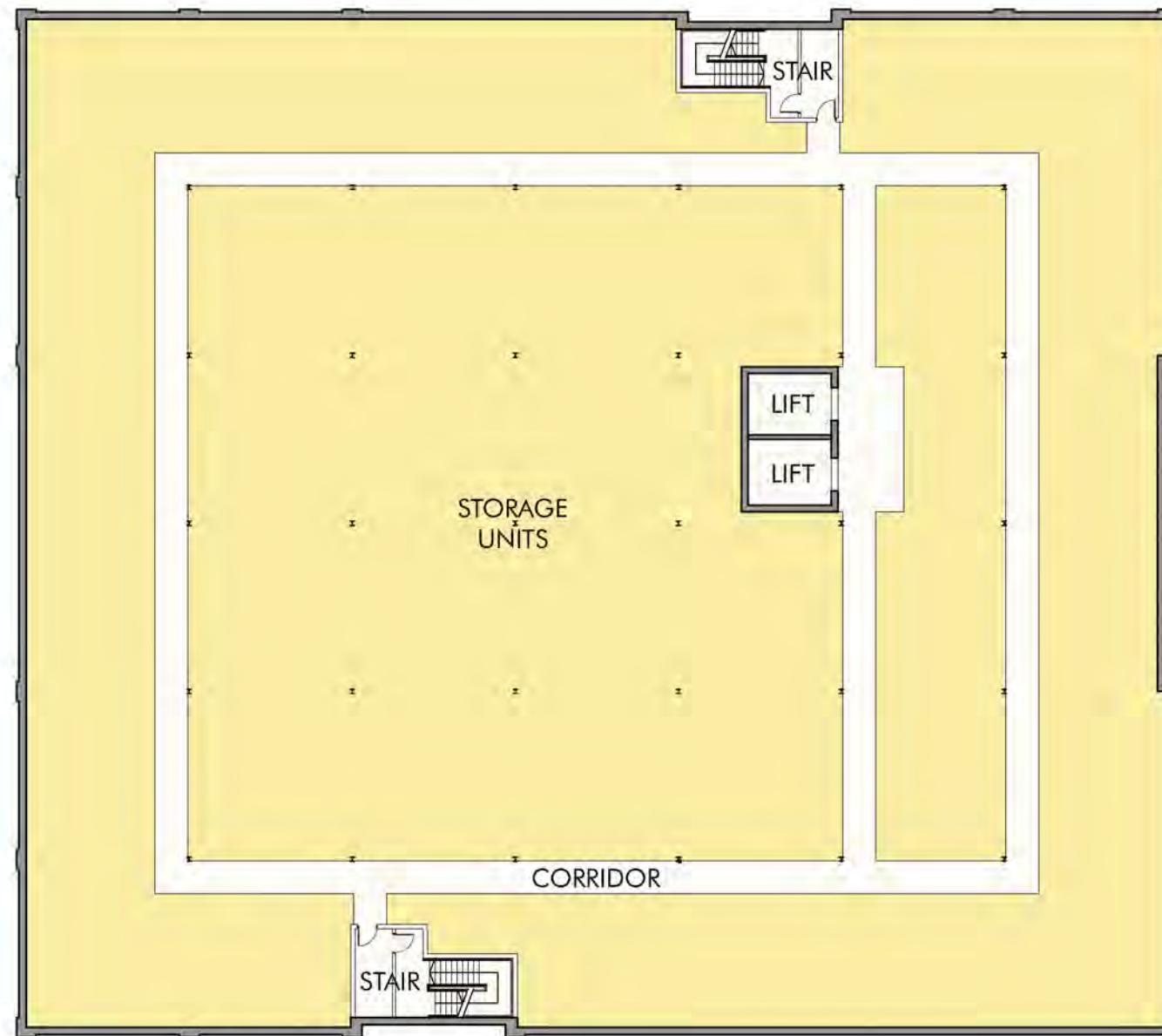


Proposed First Floor Plan:

Storage Units:	1,956.7m²
Circulation:	296.3m²
General Circulation -	227.1m ²
Stairs and Lobbies -	46.2m ²
Lifts -	23.0m ²
<i>Internal Walls -</i>	13.3m ²
Gross Internal Floor Area:	2266.3m²

Key:

	Commercial Units
	Storage World Units
	Storage World Use
	Reception and Amenity
	Circulation
	Plant



Proposed Second Floor Plan:

Storage Units: 2,017.3m²

Circulation: 342.4m²

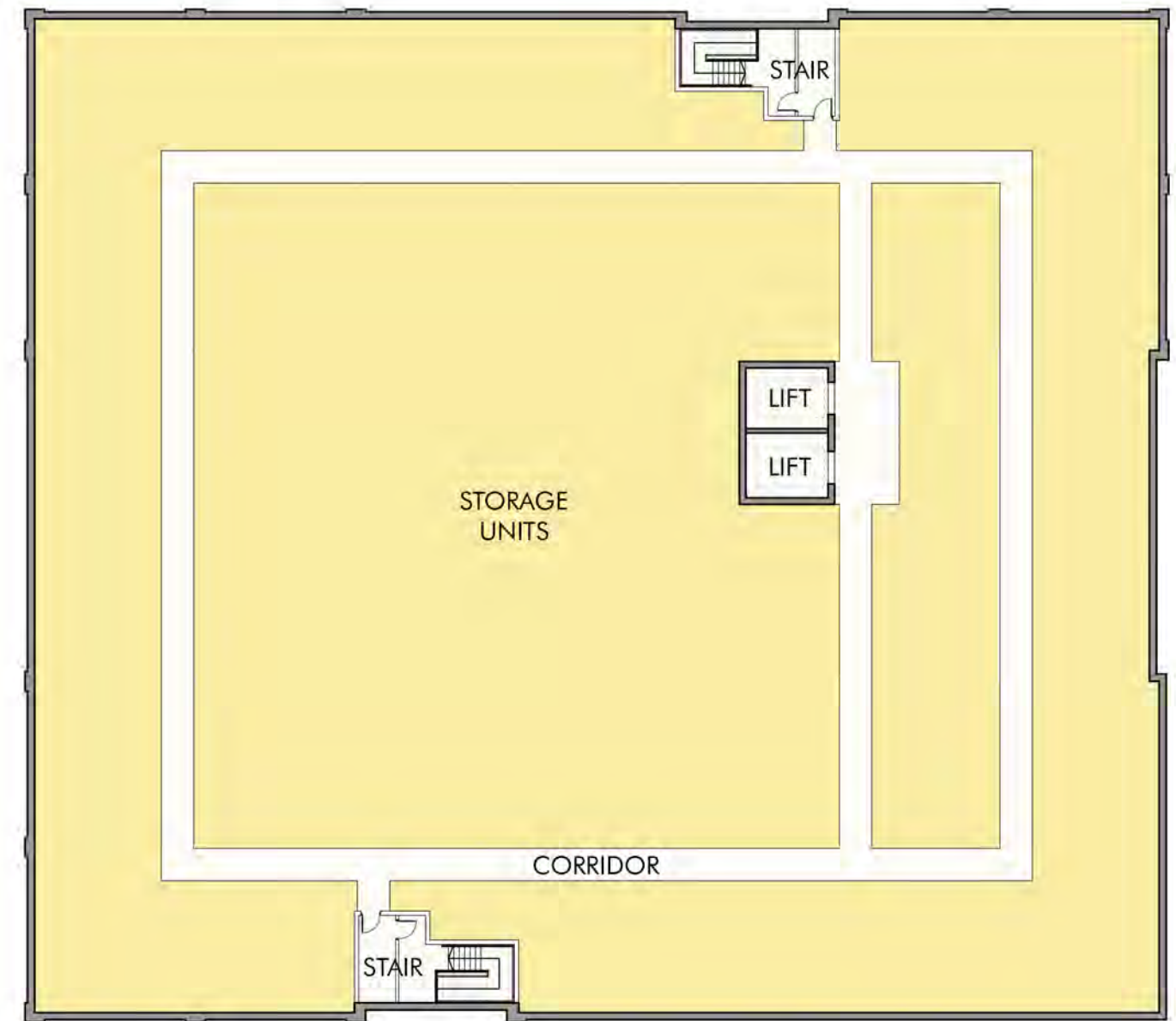
General Circulation - 273.2m²

Stairs and Lobbies - 46.2m²

Lifts - 23.0m²

Internal Walls - 13.3m²

Gross Internal Floor Area: 2,372.9m²



Proposed Third Floor Plan:

Storage Units: 2,956.7m²

Circulation: 342.4m²

General Circulation - 273.2m²

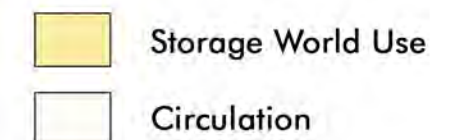
Stairs and Lobbies - 46.2m²

Lifts - 23.0m²

Internal Walls - 13.3m²

Gross Internal Floor Area: 2,372.9m²

Key:





0 - 4m

4 - 8m

8 - 12m

12 - 16m

16 - 20m

20 - 24m



Proposed West Elevation



Proposed South Elevation

The scale of the proposed new storage facility has been designed with four storeys of accommodation, with the roof hidden behind a parapet. After carrying out massing exercises and Local Authority Consultation, the overall height of the development was not deemed to be a concern sitting lower than the adjacent Middleton Arena. The height also remains respectful of Lodge Mill's height pre-fire and the historic Albany Mill.



Proposed East Elevation

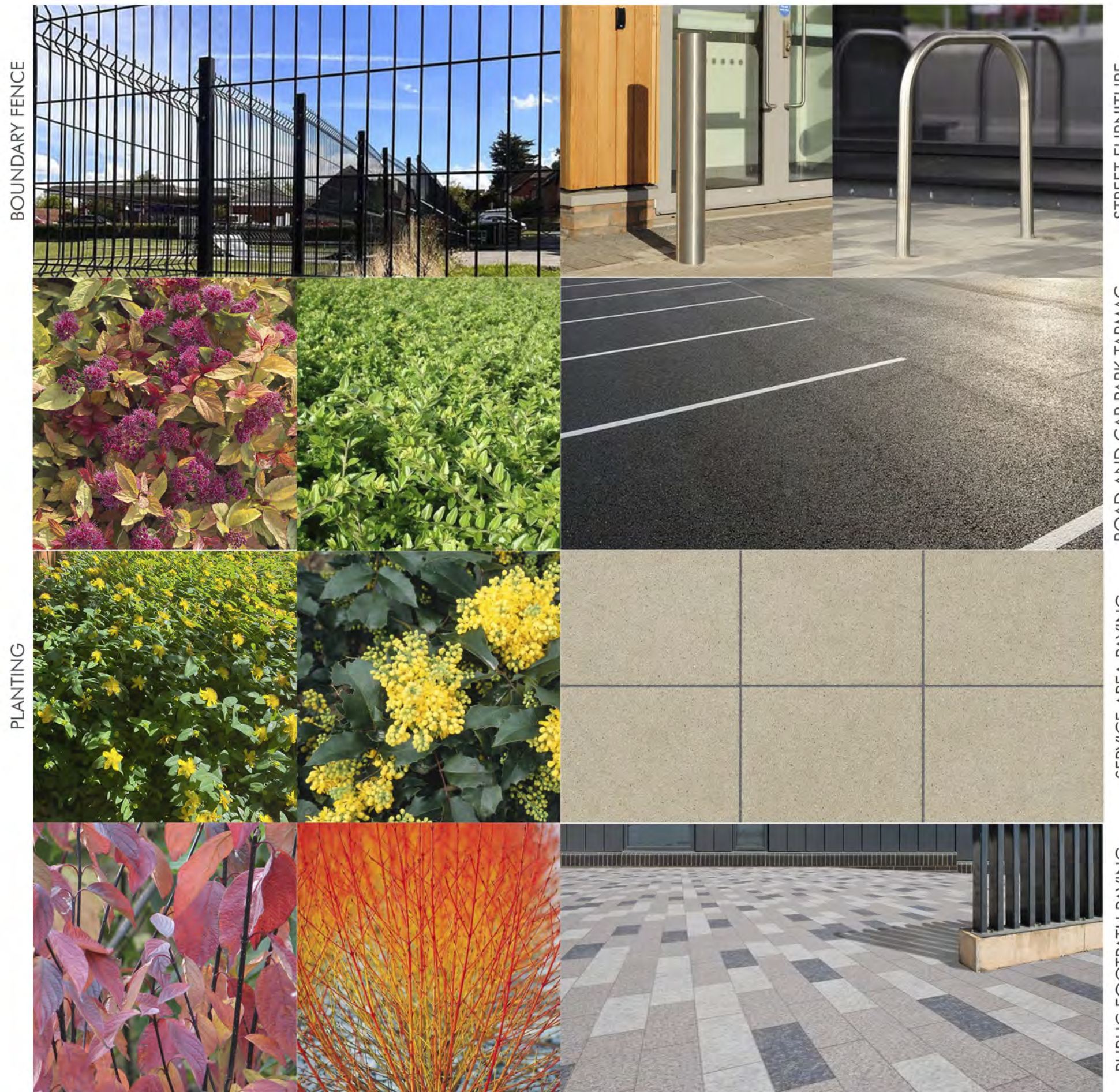


Proposed North Elevation



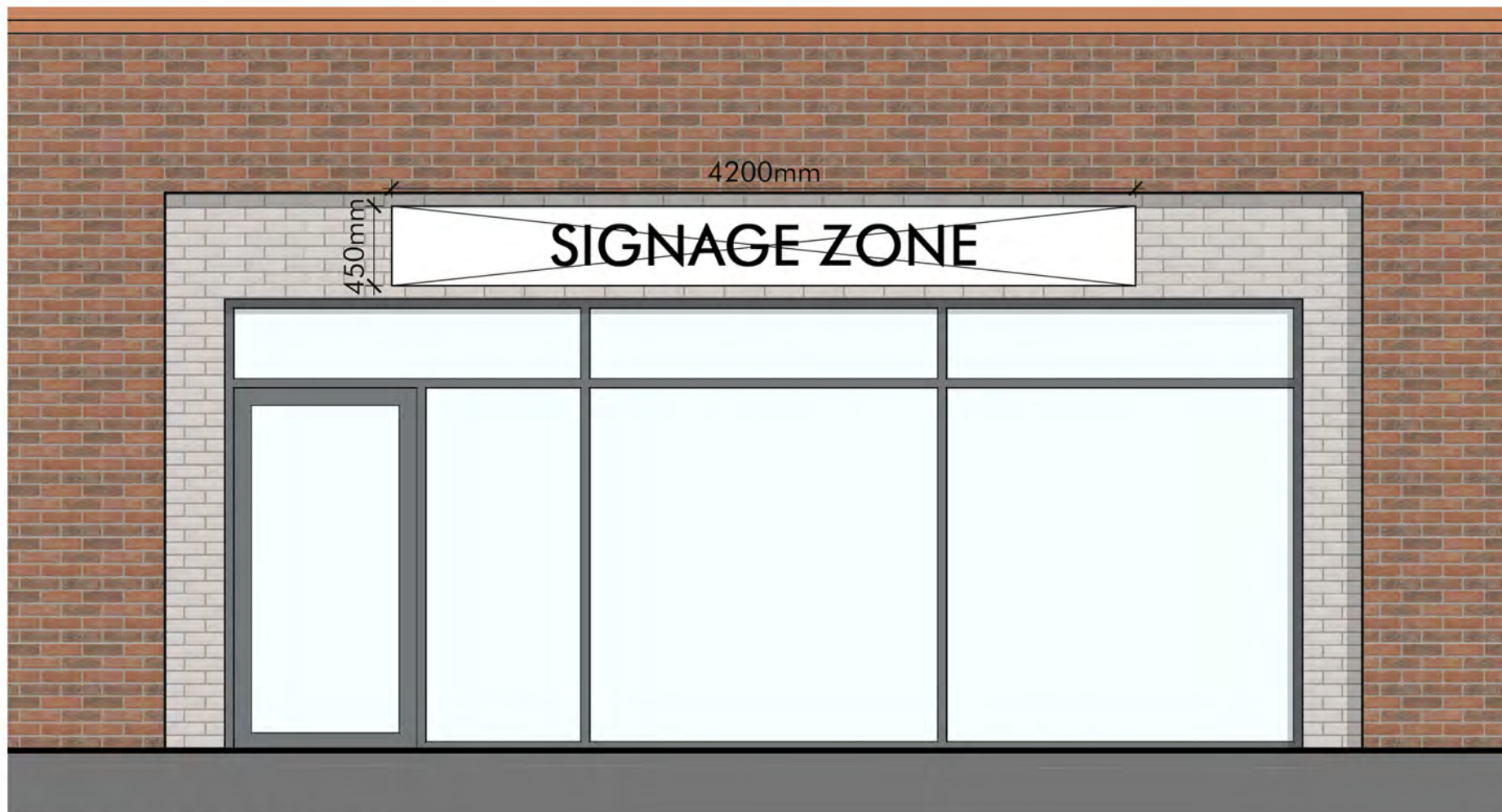
The proposed external materials for proposed for the Storage World building have been carefully selected to provide aesthetically pleasing elevations. Using high quality materials together with quality workmanship will reflect well on the area in general. The development will incorporate a variety of materials as follows:

- Wienerberger Ye Olde Woodford Facing Brick/Brick Slip, in stretcher bond with feature soldier course.
- Wienerberger California Light Grey Glazed Brick, in stretcher bond.
- Kingspan Evolution Multigroove Panel, laid vertically. Colour: Kingspan Altaris Dark Copper Metallic.
- Kingspan Evolution Axis Wall Panel, laid vertically. Colour: Kingspan Spectrum Beige Grey RAL 7006.
- PPC Aluminium Double Glazed Doors, Windows, and Curtain Walling. Colour: Anthracite Grey RAL 7016.
- Steel Door Set Service/Fire Escape Doors with PPC finish. Colour: Anthracite Grey RAL 7016.
- Heavy Duty 'Up and Over' PPC Aluminium Loading Bay Door. Colour: Anthracite Grey RAL 7016.



The external works for the site include:

- Marshalls Lunar Paving, laid in a mixture of sizes and colours, with border in Colour: Shadow to public footpaths.
- Marshalls Saxon Textured Concrete Paving, Colour: Natural to Service Area/Car Park footpaths.
- Tarmac road and parking with white line parking delineation.
- 2400mm high Paladin Fencing and Access Gates to the Service Area/Car Park. Colour: Black RAL 9005.
- Asgard Gladiator x10 Cycle Shed. Colour: Grey.
- Broxap Sheffield Cycle Hoops.
- Broxap Door Barrier. Colour: Anthracite Grey RAL 7016.
- Semi Domed Stainless Steel Bollards to Car Park.
- Galvanised Steel Crash Protection Bollards to Loading Area.
- Proposed planting to the East boundary to include the following:
 - Spiraea Japonica 'Firelight'
 - Lonicera Nitida 'Maigrun'
 - Hypericum Calycinum
 - Mahonia Aquifolium 'Apollo'
 - Cornus Alba 'Kessleringii'
 - Cornus Sanguinea 'Midwinter Fire'



Typical Ground Floor Unit Front

A brief signage strategy has been outlined, to ensure a cohesive aesthetic to the building's signage, for both Storage World and individual Ground Floor units.

Signage to Storage World, should occur primarily at high level to clearly distinguish from the ground floor units. They should occur primarily on clad elements of the façade to maintain the aesthetic of the brick panel sections.

Signage to the individual Ground Floor units should be provided in a designated signage zone located centrally above the glazed frontage which will help to ensure control and establish visual continuity along the active frontages. This will also provide clear distinction from any Storage World signage.

Details of any proposed signage will be covered under a separate application.



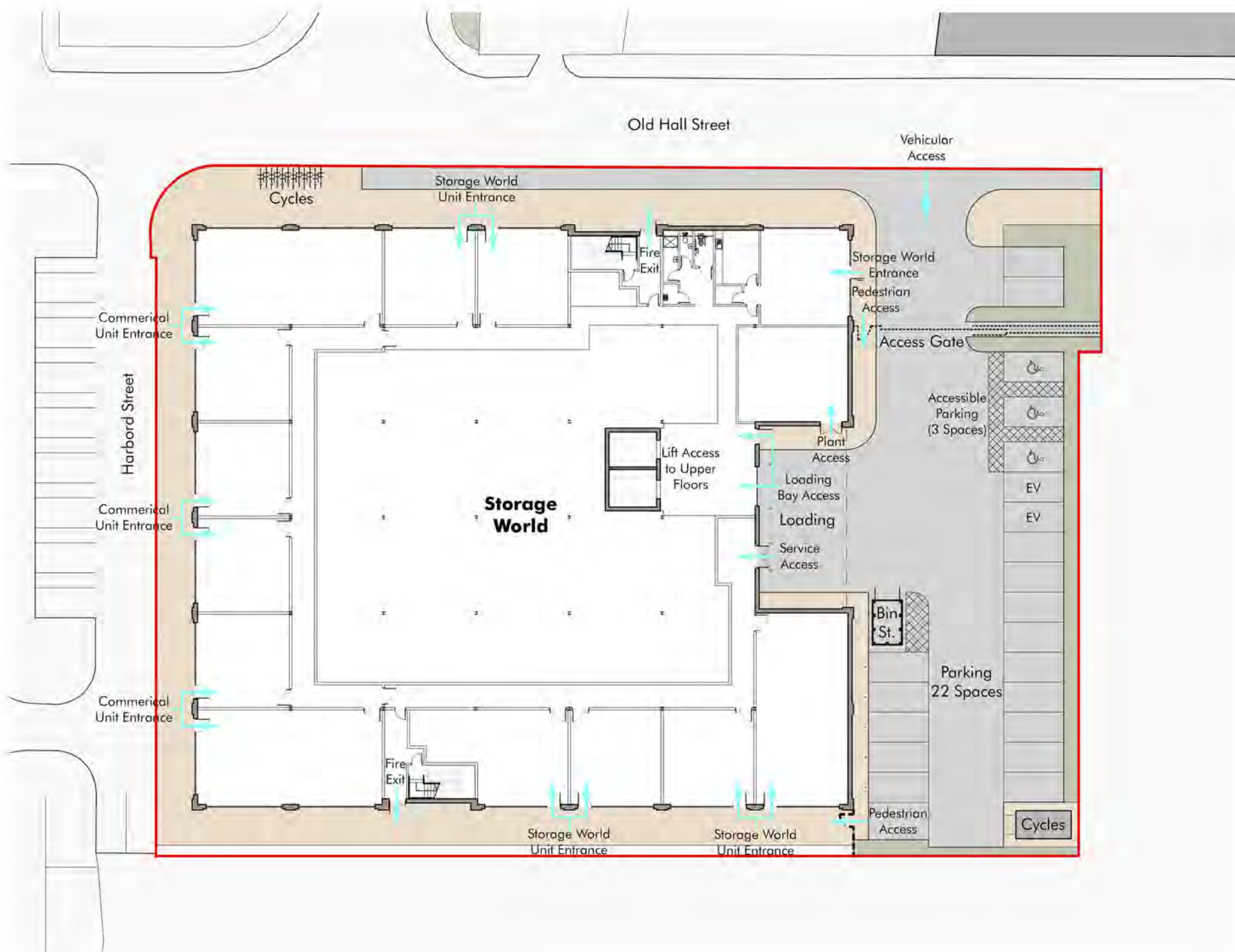
Proposed West Elevation

Proposed South Elevation



Proposed East Elevation

Proposed North Elevation



The Equality Act 2010 requires building designs to promote equality of opportunity for people with disabilities. Access and inclusion are facilitated in the design through complete compliance with Building Regulations Approved Document M.

Vehicular and main pedestrian access to Storage World is from Old Hall Street, with an additional service pedestrian access into the car park from the south. Each individual Ground Floor Unit can be accessed from their respective street.

The design of the development aims to promote access for all users, and ensure that all users, including disabled and older people can move across the site on equal terms. All access routes to the principal entrances will be well lit and constructed from firm, durable and slip resistant materials. All thresholds to principal entrances will provide level access as laid out in Approved Document M.

The scheme has a total of 17no. standard parking spaces, 3no. DDA compliant spaces and 2no. Electric Vehicle spaces, 22no. in total. In addition, the scheme also provides 2no. covered loading bay spaces. There will be 10no. 'Secured by Design' cycle spaces provided within the service area/car park and 12no. cycle spaces along Old Hall Street.



Street View from corner of Old Hall Street and Harbord Street



Street View from corner of Old Hall Street and Townley Street

City of Salford Good Design Awards

Joe Martin Conservation Award: Winner

Salford's Good Design Awards: Overall Winner