

DESIGN & ACCESS STATEMENT

PROPOSAL:

Construction of 4 new industrial units, with associated landscaping, including 40 car parking spaces, bin and cycle stores.

SITE:

Longstone Rd,
Wythenshawe,
Manchester,
M22 5LB

CLIENT:

Quorum

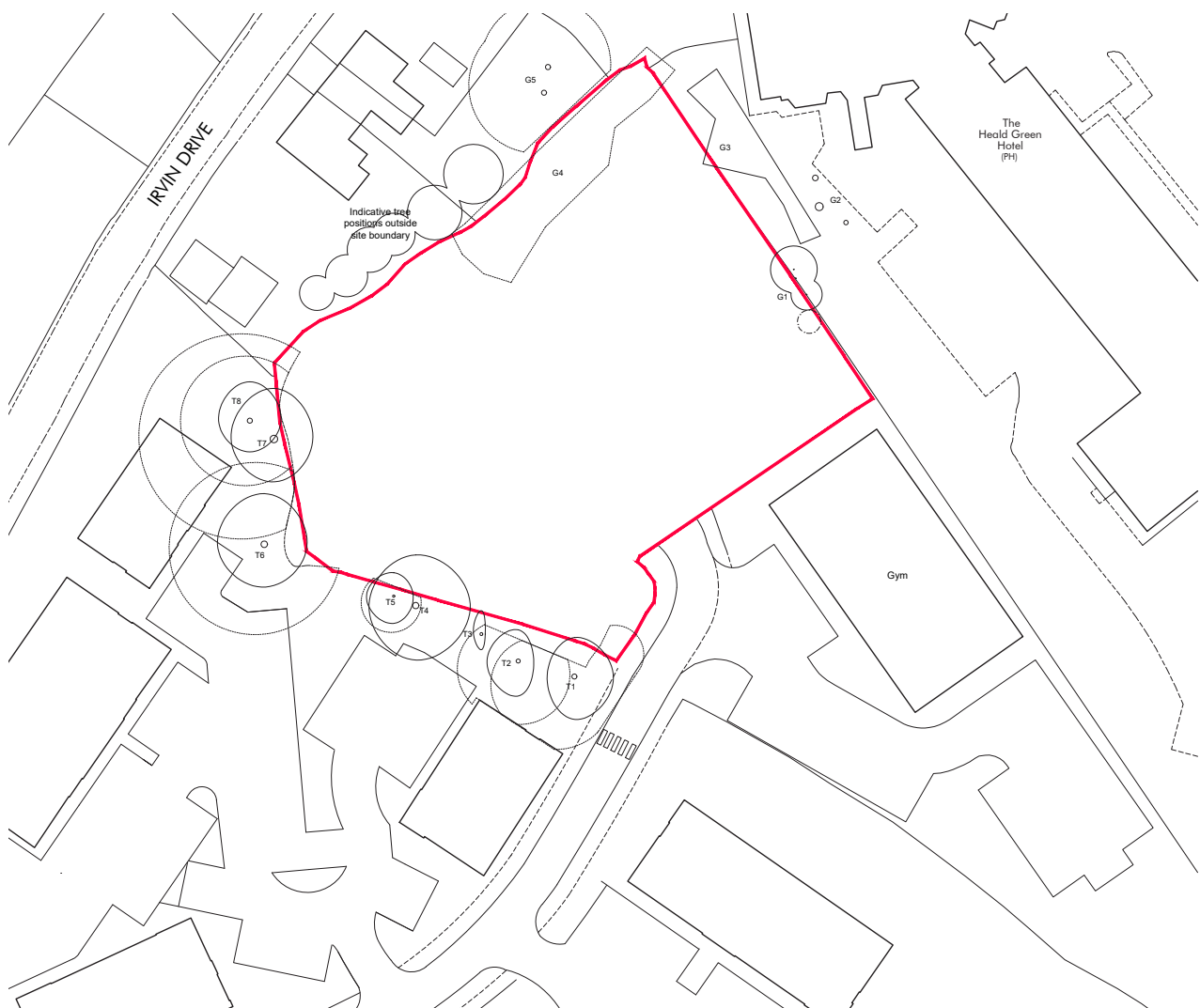
OCTOBER 2021
REF: 21044 (PL) DAS
REV A

1.00 INTRODUCTION

- 1.01 This Design and Access Statement is submitted in support of a full planning application for permission to construct 4 new industrial units and associated landscaping / amenities on Longstone Rd, Wythenshawe, Manchester M22 5LB.
- 1.02 The proposal involves the construction of a 4 new industrial units on a empty greenfield site. This will provide additional commercial space to the existing office/ industrial park.

2.00 SITE CONTEXT

- 2.01 The site is located in the Heald Green suburb of Manchester. Situated behind Premier Inn Manchester Airport on Longstone Road, a road populated with solely commercial properties.
- 2.02 The application site (highlighted below) is 0.33 hectares (0.80 acres) in area and has a slight sloping topography from the southern boundary to the north.



Existing Site Plan

SITE

2.04 This site is currently vacant.

2.05 Whilst the site slopes from the southern boundary to the northern, this slope is gradual and minimal.

2.06 Below depicts the surrounding context of the site, as well as the existing site itself.



Existing context



Existing Site

3.00 PLANNING HISTORY

- 3.01 This new application is being submitted for approval in replacement of the previous outline planning permission, ref. 100414/FO/2012/S2.
- 3.02 The outline planning permission ref. 100414/FO/2012/S2 for the erection of a crèche (743 sqm) with outdoor play area and office building (929 sqm) was approved on the 30th January 2013. This was submitted alongside a full planning application, adjacent to the site, for a gym (1022 sqm) together with associated car parking and landscaping (including boundary treatment) which was approved on the same date.
- 3.03 The Gym and associated car park/ landscaping has since been completed, however, the crèche and office building never progressed to detailed planning.
- 3.04 The site plan below demonstrates the planning application ref. 100414/FO/2012/S2



4.00 DESIGN

THE PROPOSAL

- 4.01 The application proposes to construct 4 new industrial units on the currently vacant plot. The scheme has been developed to respect the existing site context and features. Hard and soft landscaping will be used to create a cohesive solution that enhances the scheme.

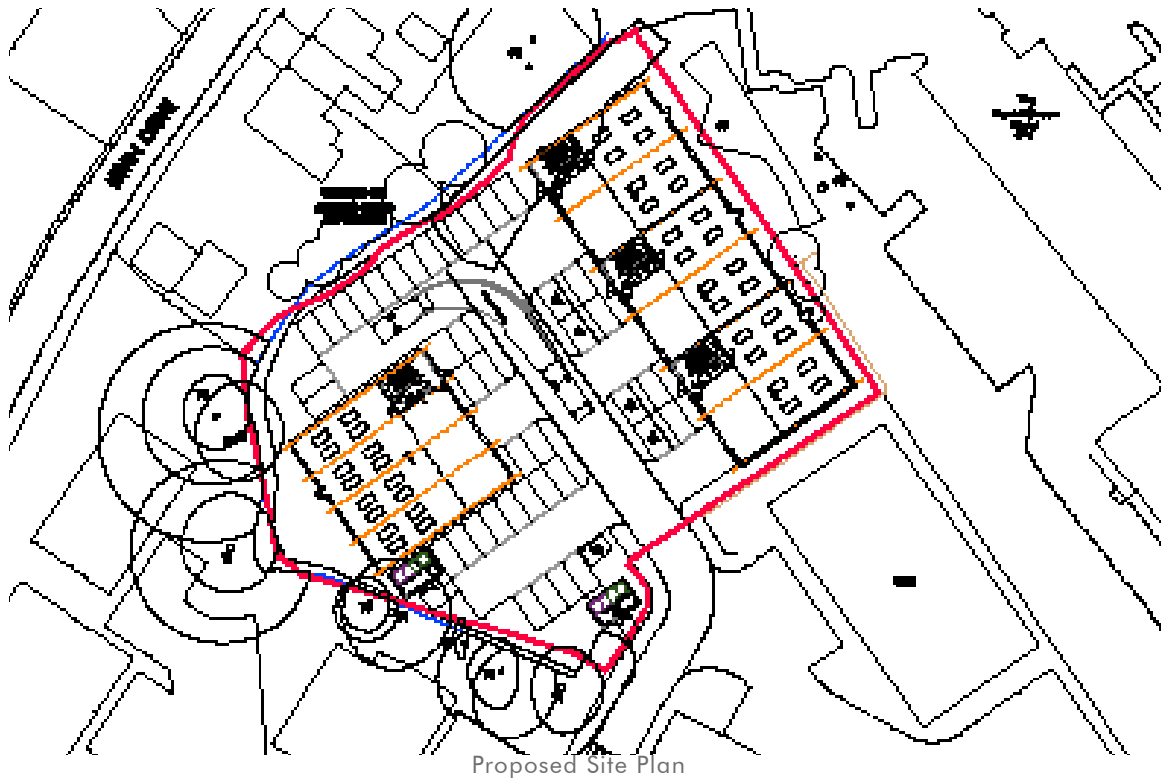
USE, AMOUNT & SCALE

- 4.02 The proposals will be used for light industrial purposes and offices.
- 4.03 The proposal is for 4 industrial units, split into two blocks, including a block of 3 units and a separate stand-alone unit. Each unit will incorporate a large garage door, ground floor reception and accessible WC, as well as a mezzanine open plan office on the first floor. The proposal will provide 1,438 sqm of GIFA including 372sqm of office space. The units have been positioned within the site to reduce their impact on the surroundings, buffered by the use of existing and proposed landscaping.



LANDSCAPE AND ACCESS

- 4.05 The proposed access to the site will be provided by longstone road, via the existing road that leads to the sites boundary.
- 4.06 Within the sites boundary there will be a combination of both hard and soft landscaping. This will provide a cohesive scheme that reduces the impact of the proposals mass on its surroundings.



DESIGN FOR SECURITY

- 4.07 The design of the scheme has been developed and adjusted to align with the recommendations of the Crime Impact Statement.
- 4.08 From the outset, the construction of the buildings has incorporated an internal leaf of blockwork up to first floor deck level, to provide both a robust finish internally at ground floor. Doors windows and garage shutter doors will be security rated. These measures are intended to reduce risk of breaking an entering.
- 4.09 Surrounding the site, a security mesh fence is proposed to the boundary to deter unauthorised access. The lighting scheme which accompanies this application demonstrates the extent of lighting to enhance the site, and there is dedicated secure cycle parking proposed towards the front of the site.

APPEARANCE

- 4.07 The scheme has been developed to ensure it is well incorporated into the industrial/commercial area of the site. To achieve this a material palette of both louvred and flat cladding have been proposed for the scheme.
- 4.08 Alongside material considerations the overall design has been influenced by nearby vernacular. Such vernacular includes hidden shallow pitch roofs, cladding façades and glazed openings.



5.00 SUMMARY

- 5.01 In conclusion we assert that this scheme will offer an appropriate new industrial space on Longstone Road and that the proposal positively responds to the site and the surrounding context. This design offers an opportunity to rejuvenate and respond to the site's location and scale effectively, providing a useful space in this existing industrial area.

calderpeel.com

CHESHIRE

Market Court
20-24 Church Street
Altrincham
WA14 4DW

T: 0161 929 7622

MANCHESTER

AWAS, XYZ BUILDING
2 Hardman Boulevard
Manchester
M3 3AQ

T: 0161 711 0851

SHEFFIELD

Electric Works
3 Concourse Way
Sheffield
S1 2BJ

T: 0114 250 7983

SURREY

100 High Street
Esher
Surrey
KT10 9QJ

T: 01372 203 335

LIVERPOOL

Avenue HQ
17 Mann Island
Liverpool
L3 1BP

T: 0151 662 0122