



FAIRHURSTS DESIGN GROUP



HMG PAINTS DESIGN AND ACCESS STATEMENT

Architecture | Interiors | Master Planning | Landscape | Client Representation

Design and Access Statement

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HMG Paints Design and Access Statement

1.0 INTRODUCTION

Location

The site is located on Collyhurst Road and is occupied by HMG Paints. It sits opposite the MCD MOT Garage and Sand Hills park. Flowing through the HMG site is the River Irk, following the road south leads into central Manchester close to the Manchester Victoria station. To the north of the site and behind HMG Paints lies the Eden Boys Academy, Manchester Fort Shopping and the Keolis Amey Metrolink.

Project Overview & Aims

HMG Paints seek to operate at the highest standard of environmental awareness, at present the current open store has some issue with legislation impacts.

The brief for the project was to provide a new facility to fully contain all existing outdoor containers. This allows better access to the existing covered storage area and improve storage efficiency. The facility as a whole needs to store a greater quantity of raw materials to reduce the impact of global supply whilst the overall delivery and egress numbers would not change but become more efficient.

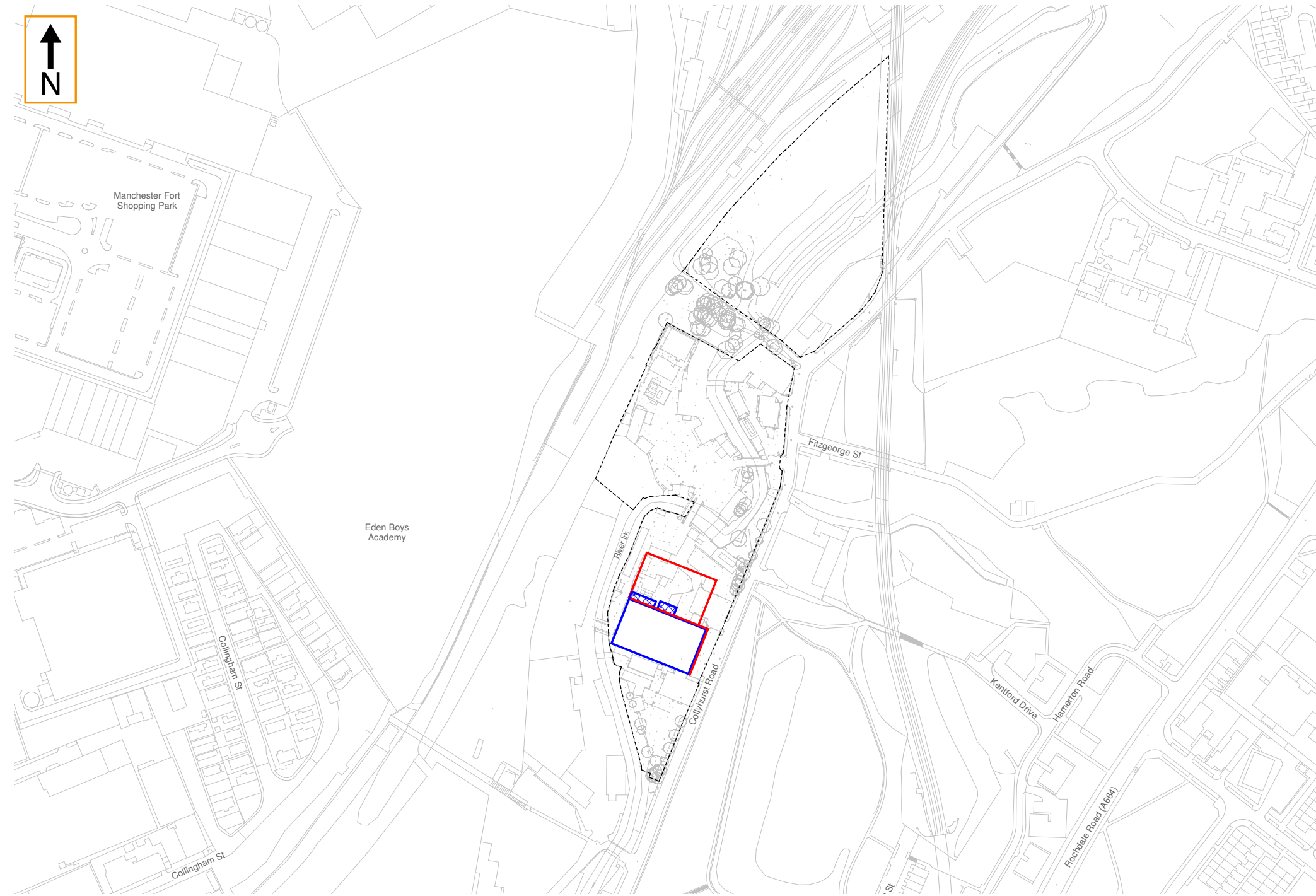
KEY

 Proposed Site Area

 Existing Building

 approx area for minor building removal. See existing 3D views for further information.

----- HMG SITE BOUNDARY



Site Plan

2.0 CONTEXTUAL ANALYSIS

Site History

The site housed the Collyhurst logwood mills which was surrounded by a green / park area in the 1850`s. Moving into the 1940`s the Mill was used as a cotton mill and the park area became a row of houses. In the 1950`s the houses south of the mills was converted into a warehouse.

1. Historical Map 1850
2. Historical Map 1940
3. Historical Map 1950
4. Historical Map 1970



1.



2.



3.



4.

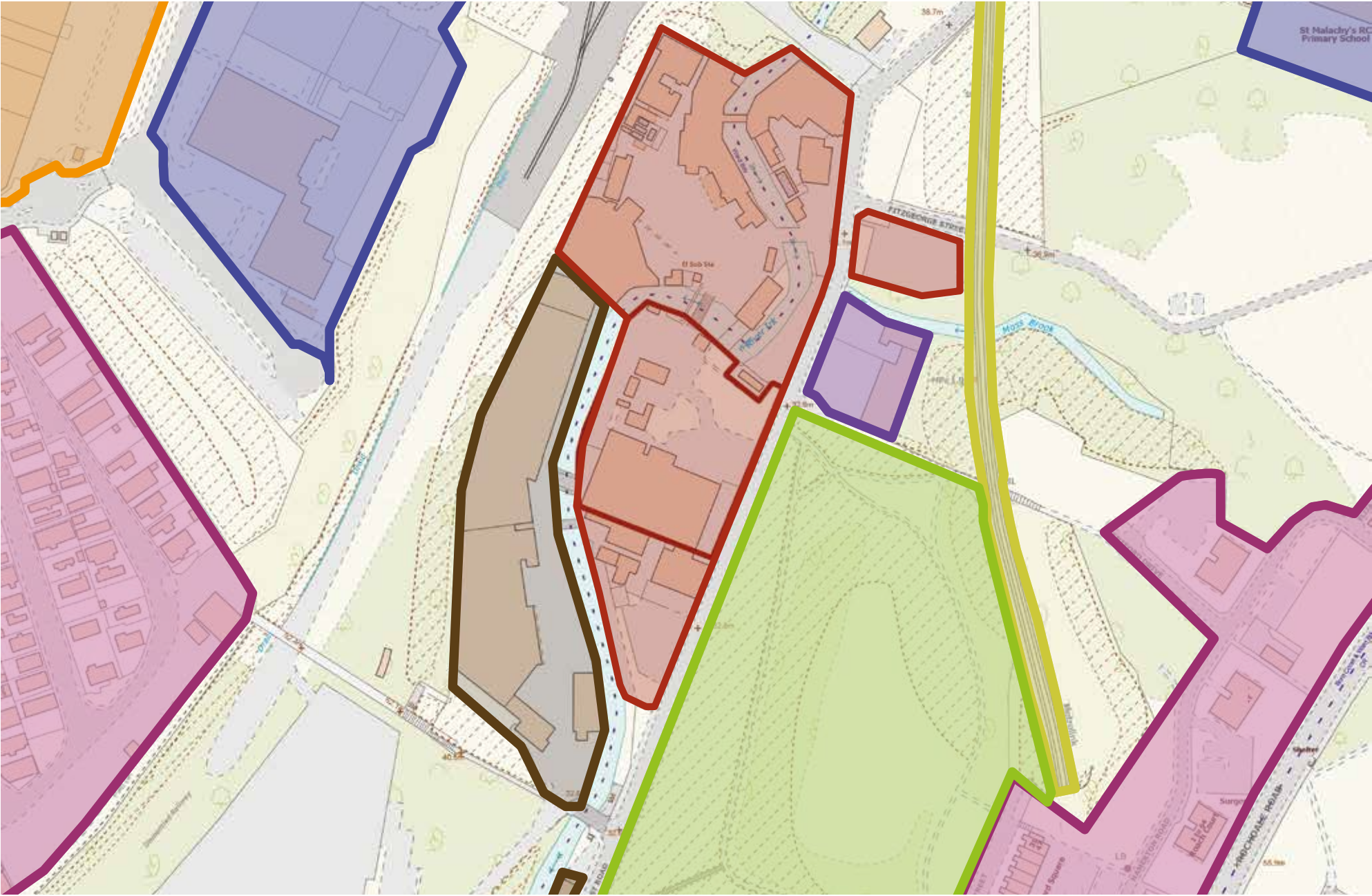
Local Context

HMG Paints is situated on Collyhurst road and has a link towards Manchester city centre and Manchester victoria station. The site is surrounded by similar industrial low rise buildings along Collyhurst road with a wide range of building typologies. West of the site, across the road, lies a green area which rises to a high point. In front of HMG paints lies the HMG car park and an MOT vehicle garage. Further west, the metro link passes from north to south from the queens road station to Manchester victoria station. There is a residential area west of the site along the A664 which is part of the northern gateway development areas. Further west of the site lies the Eden boys academy school, Manchester Fort shopping centre and residential housing.

KEY

- 

N
-  Site Location
 -  Industrial Works
 -  Parks
 -  Residential
 -  Vehicle MOT Garage
 -  Education
 -  Retail



Site Context Plan

Constraints

The Site lies within the Irk valley and is adjacent to the Irk River. Although the site sits within a valley and along the river Irk, there has been no history of any flood risk. Any surface water flood risk is low around the development area. Nevertheless, the development unit will be raised above the current yard to minimise flood issues, which is presently okay to date, this may become ever more onerous due to global warming issues. There are no other statutory or environmental designations that affect the site.

The Site can be accessed at two points along Collyhurst road. There is an entrance to the main office to the north of the site. The goods access is located to the south of the site, directly adjacent to the proposed development area. The sites main access road allows for pedestrian access on both sides, the road has minimal traffic with a mix of delivery, personal and commuting vehicles.

There is a culvert that runs underneath the site as shown in the attached surveys. The culvert has been surveyed and considered with a structural engineer to minimise any impact. Any foundations would avoid the culvert to reduce disruption.

KEY

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N
- 

Site Location
- 

Primary Road
- 

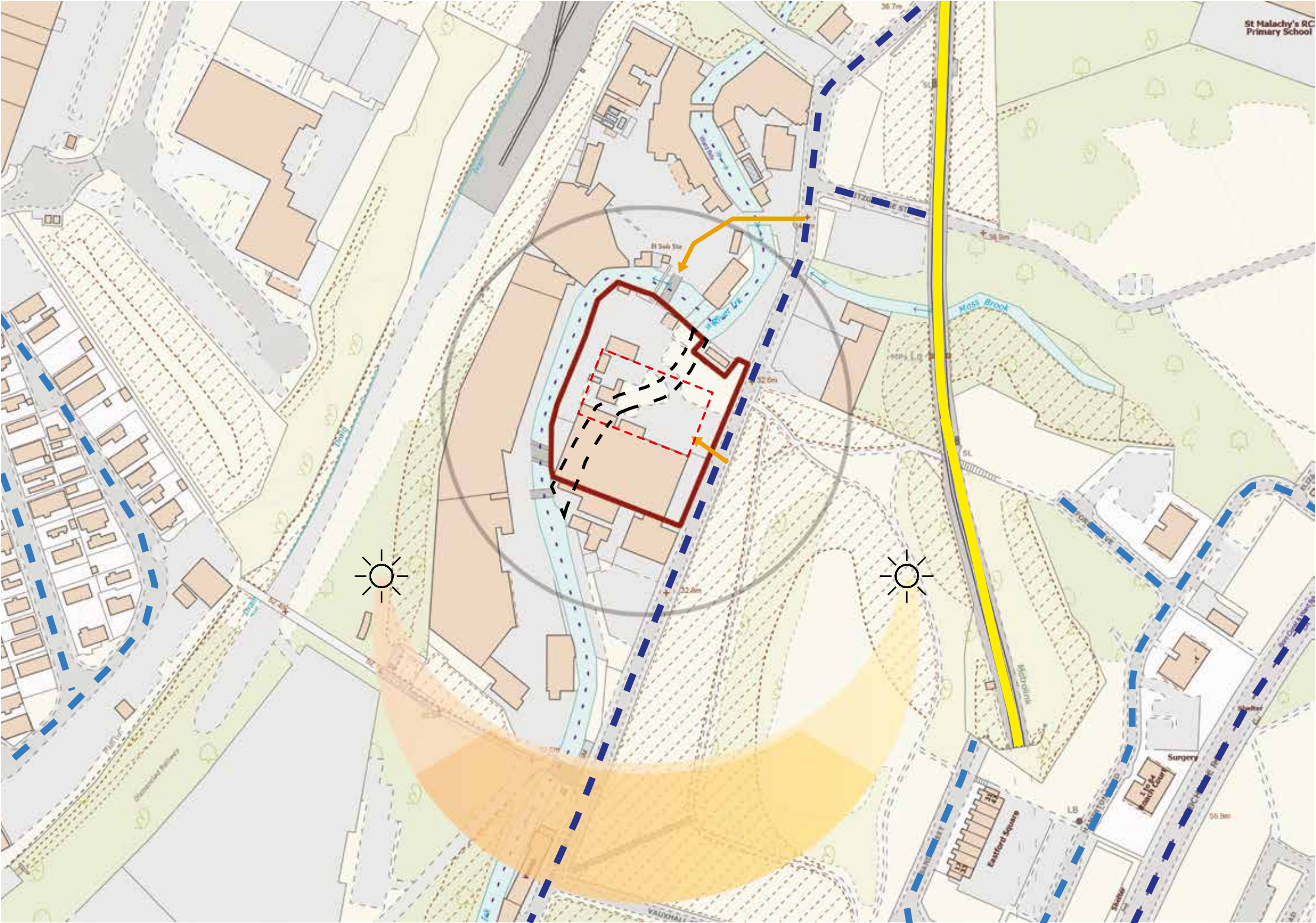
Secondary Road
- 

Metrolink
- 

Access
- 

Sun Path
- 

Culvert Area



Site Constraints Plan

Massing

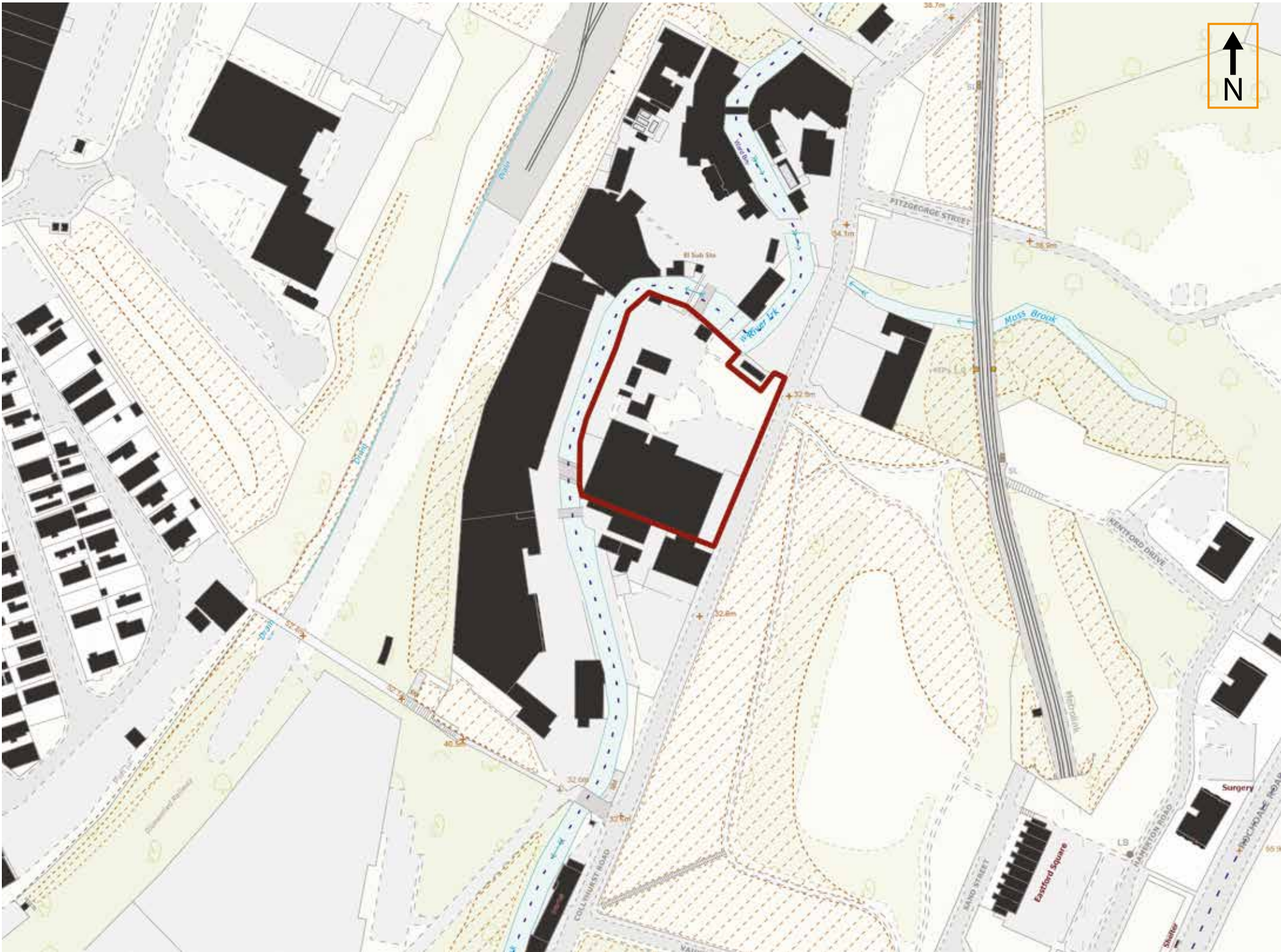
The immediate surroundings of the site are more populated with a variety of HMG buildings, stores and plant facilities to the north and south. To the west along the river irk lies several industrial buildings accessible from the south of the site. The surrounding area is sparse of buildings with the density increasing further south, west and east.

Building Heights

The majority of the buildings are generally around 1 or 2 storeys in the immediate vicinity. The tallest building in the area is shown as the existing building on site alongside the proposed development. As HMG Paints sits within a valley, the hill to the east and Eden Boys Academy sits higher than the existing HMG paints warehouse. The new build aims to match the height of the existing building alongside the proposed development.



HMG Paints 3D View



Site Massing Plan

Existing Views and Vistas

The area has a mixture of industrial materials with the brick facades along the road. The proposed scheme intends to clean up the area between the bridge and existing warehouse by moving the outdoors stores inside. The existing building has a grey cladding which has some ageing and the north facade is intended to be replaced with the remaining areas of the north facade replaced with a new kingspan cladding. This will match the other 2 elevations. The current access to the site is limited and lacks efficiency, therefore the project aims to create a better connection between the access yard and road. There are several trees along the inside of the perimeter wall which may be affected to improve the main road HGV access, however HMG would aim to introduce new trees along the front perimeter to add a barrier and camouflage to the site.



KEY



Site Location

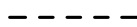
View Direction and Number

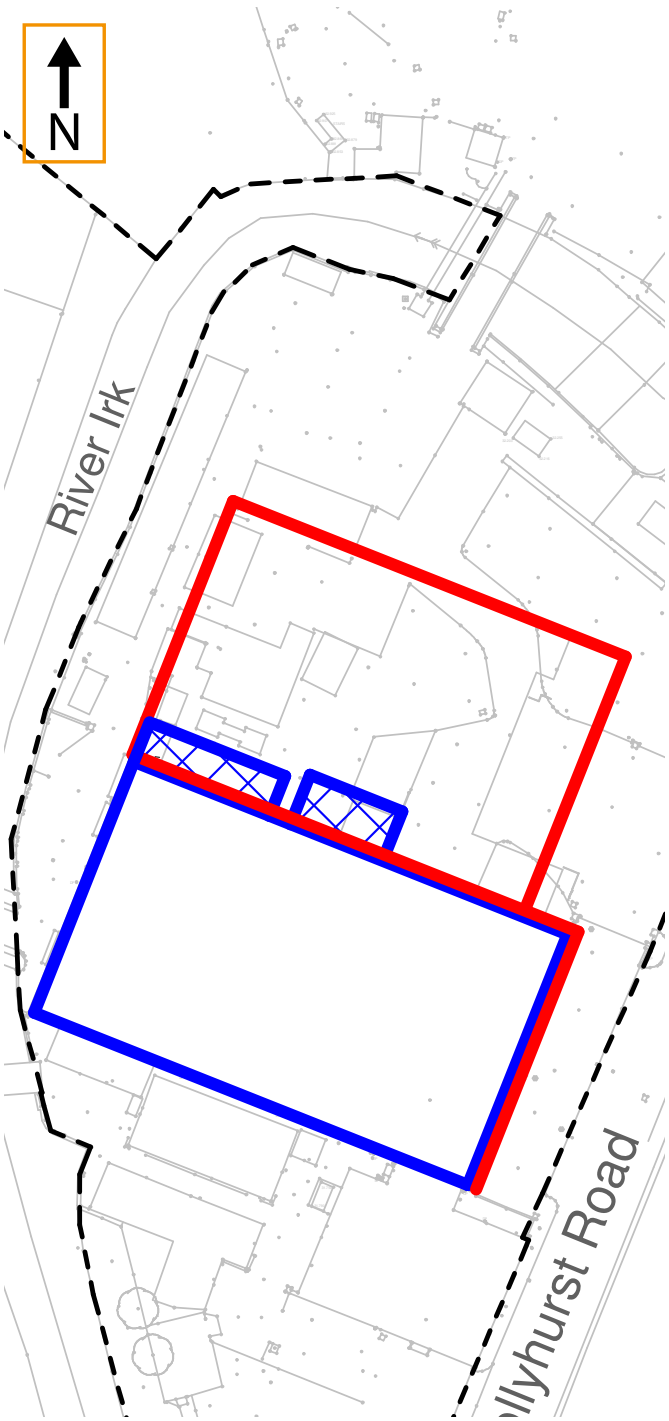
Existing Buildings

The building which will party the proposed development is the main storage warehouse for HMG paints. The current building is of age and lacks visual quality. Along with the proposed development the windows are aimed to be replaced with PPC aluminium frames and the brick repointed and cleaned. In addition, any grey facade remaining on the north elevation will be replaced with the same matching cladding that has been proposed.

The party wall to the existing building will be replaced with a 1 hour fire wall to minimise any risk transference. At roof level there will be a 1 metre gutter with a flexible detail to allow for additional drainage and movement. This will be designed to allow basic access for any improvement to the existing trussed roof cladding and any general maintenance that is needed.

KEY

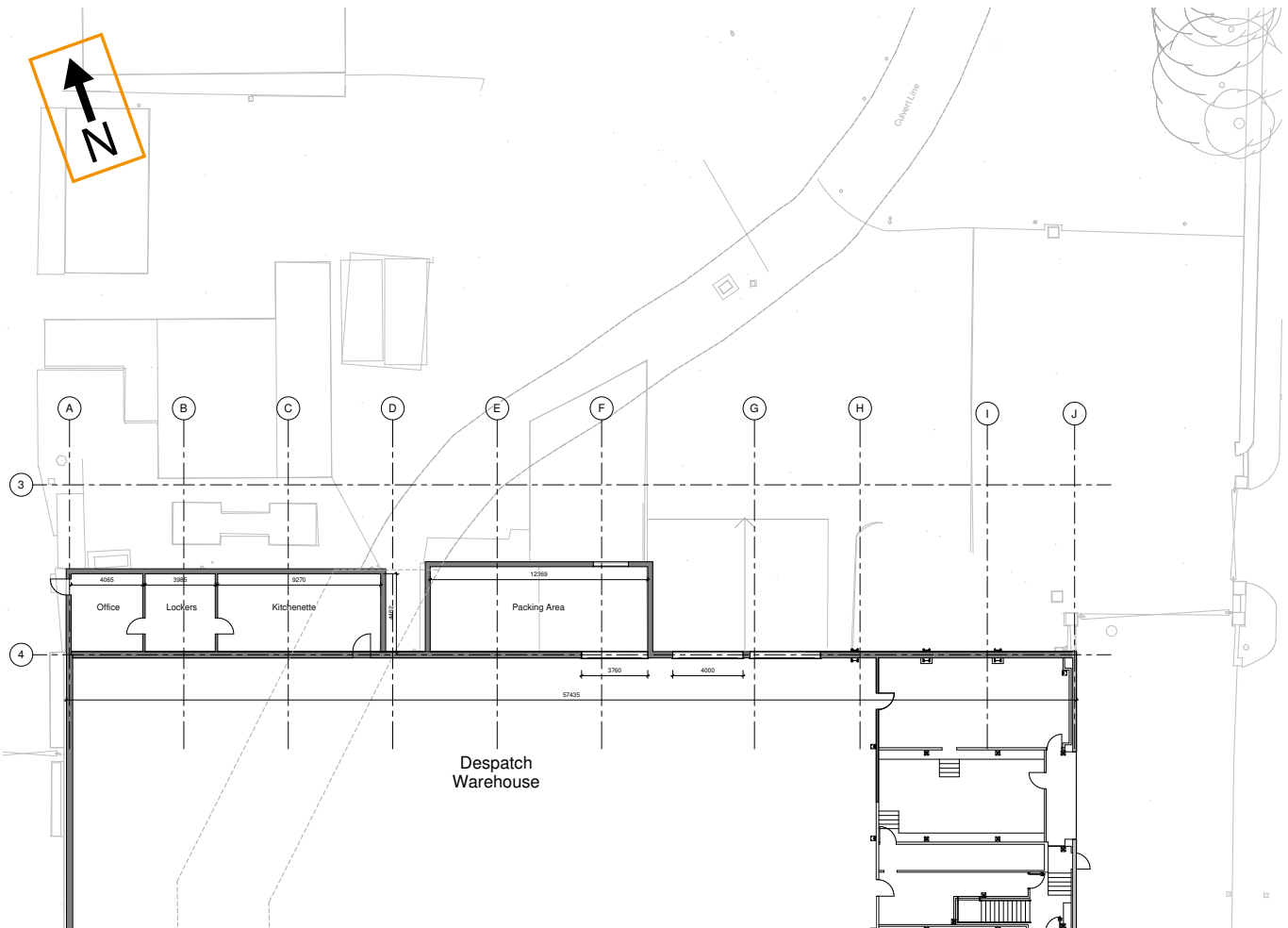
-  Proposed Site Area
-  Existing Building
-  approx area for minor building removal. See existing 3D views for further information.
-  HMG SITE BOUNDARY



Existing Buildings Site Plan



Existing Building 3D View



Existing Ground Floor Plan



Existing Building Images

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3.0 DESIGN DEVELOPMENT

Design Aims & Principles

The main aim of the development is to provide a new storage facility for the open storage areas currently being used. The open storage has active forklift trucks at present across the site moving storage containers. Storage efficiency could be greatly improved with the new build and reducing the forklift travel distance. This would clean up the surrounding area used by HMG and improve the environmental standards set by HMG.

Scheme Development

A detailed survey of the site was conducted in order to achieve an accurate response to the brief. In addition, the culvert that runs under the proposed site area has been surveyed. This has been discussed in conjunction with the structural engineer to minimise any impact on the culvert. This has been a key consideration from the beginning of the design development.

By condensing the storage facility areas and moving activity indoors this would reduce the acoustic impact on site.

The ground floor elements have been set back to allow for a canopy over the service yard. In addition the upper floor which is set forward matches the height of the existing brick wall along the street view to provide a continuous and cleaner street front.

The existing areas that have been integrated into the design create an improved working environment and connectivity between spaces. An area of outdoor space has been allocated to improve workers wellbeing through a usable outdoor area.

The proposals outlined in this application we hope offer a highly improved system and development that is not only efficient but also respectful to the site context in the use of appropriate materials, design and scale

4.0 DESIGN PROPOSAL

The plan illustrates the main storage area. In the existing plans, the Packing area, Cafeteria, Lockers and Office have been relocated into the bottom left of the design. Combining these areas provide better connectivity and an improved working environment.

To the left, the design allows for a more efficient access system from the service yard to the new build and the existing warehouse. This would limit any outdoor forklift traffic.

There is access to the first floor offices through a stair core and lift.

Ground Floor

GIA: 1424sqm

GIA includes:

Cafeteria

Lockers

Small Office

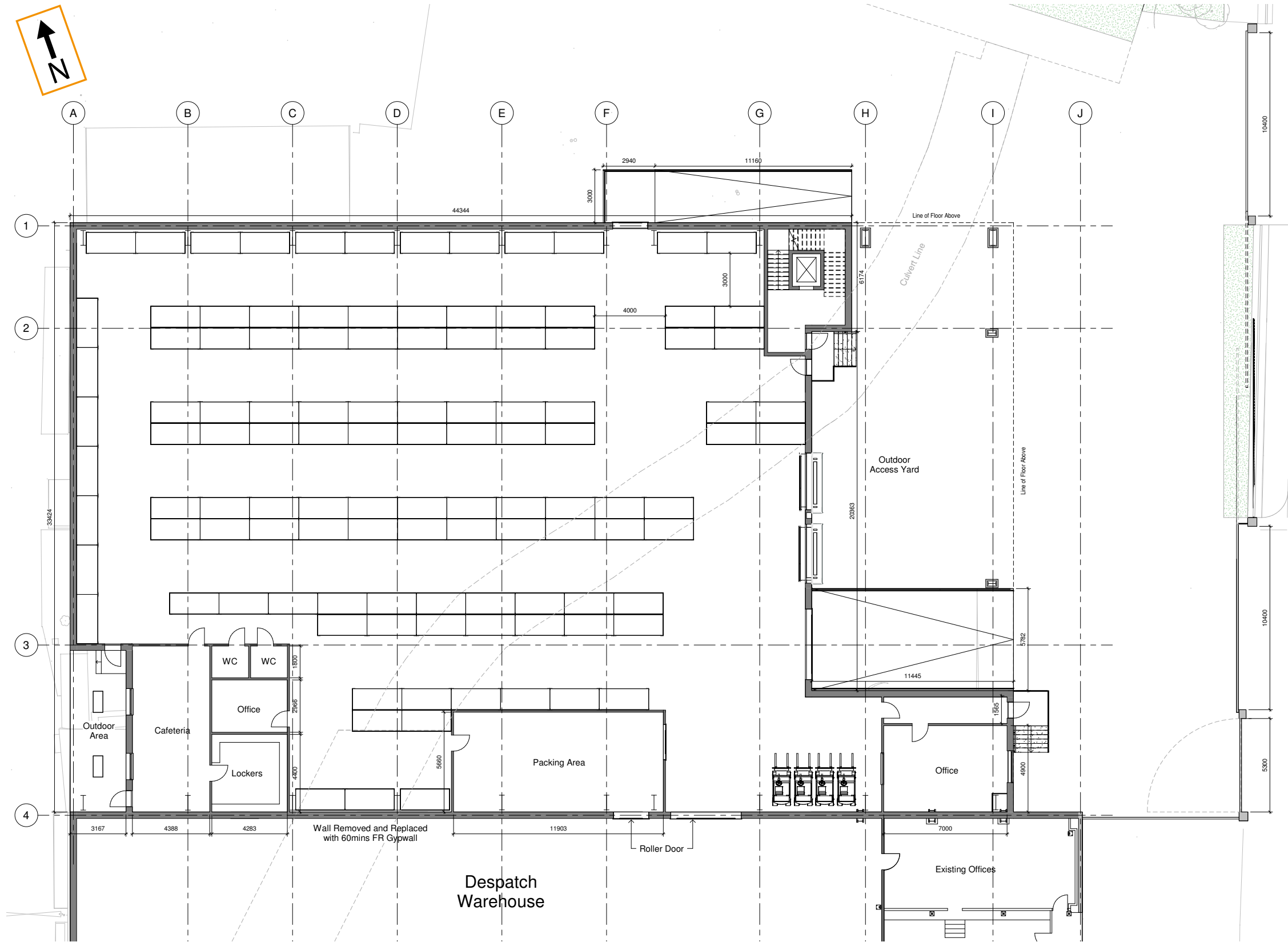
WC x2

Packing Area

Office

Storage Area

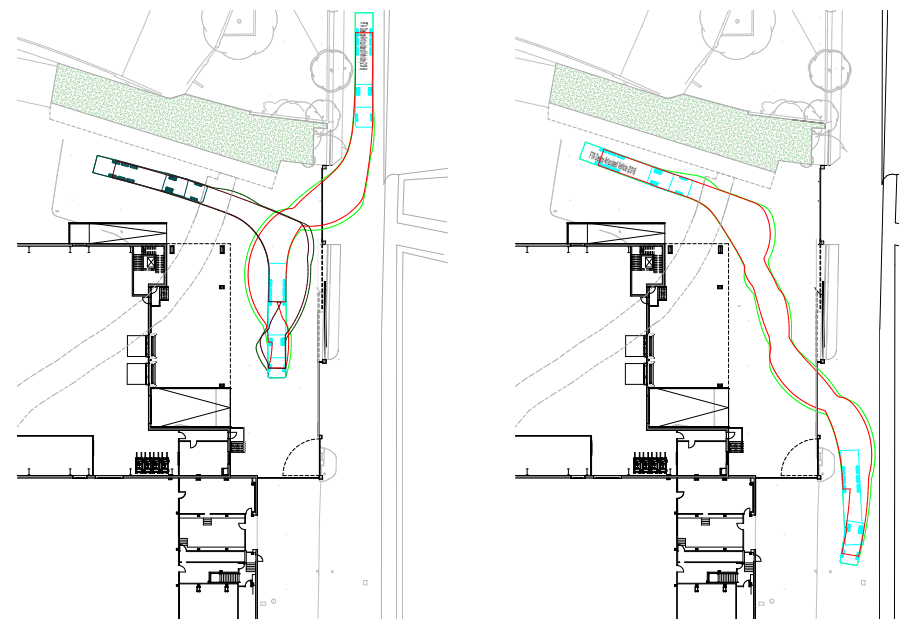
External Garden Area



Ground Floor Plan

Connection to existing offices at First Floor Level

Access to the new build has been placed closest to the entrance and service yard. To achieve works there would be a ramp with armco barriers to allow access to the storage warehouse placed at a higher floor level. The new offices and storage area provides a canopy for the loading area. In addition, this means some work will be done to implement a new gate, one side hinged and the other electric sliding. For larger vehicle access, the entrance is situated to the north of the service yard and an exit to the south. This will allow a larger and easier area to enter the site from Collyhurst road and improve access into the site requiring less use of the main road.



Architectural floor plan of the second floor of the University of Toronto Library. The plan shows a large open area with several long study tables and bookshelves. A central staircase is labeled 'WC' and 'WC'. A note indicates 'Wall Removed and Replaced with 60mins FR Typewall'. Dimensions are provided for various sections. A north arrow is located in the top right corner.

KINGSPAN KS1000RW
TRAPEZOIDAL INSULATED ROOF
PANEL CLADDING
Grey Colour

53528

1 Metre Wide Gutter

53528

12.

Materials

The chosen materials are intended to be complimentary to the area and existing building. The development will be predominantly grey kingspan micro rib finished cladding to match the existing grey cladding that is on all 3 sides of the existing building with a horizontal variation of grey cladding. The lower portions of the building will be clad in a darker grey kingspan micro rib cladding and we plan to run the kingspan cladding above to the exposed side of the existing building so there is consistency. Our view is to use brick to clad the portal legs on the road elevation that is sympathetic to the red brick used in the surrounding industrial area and existing building

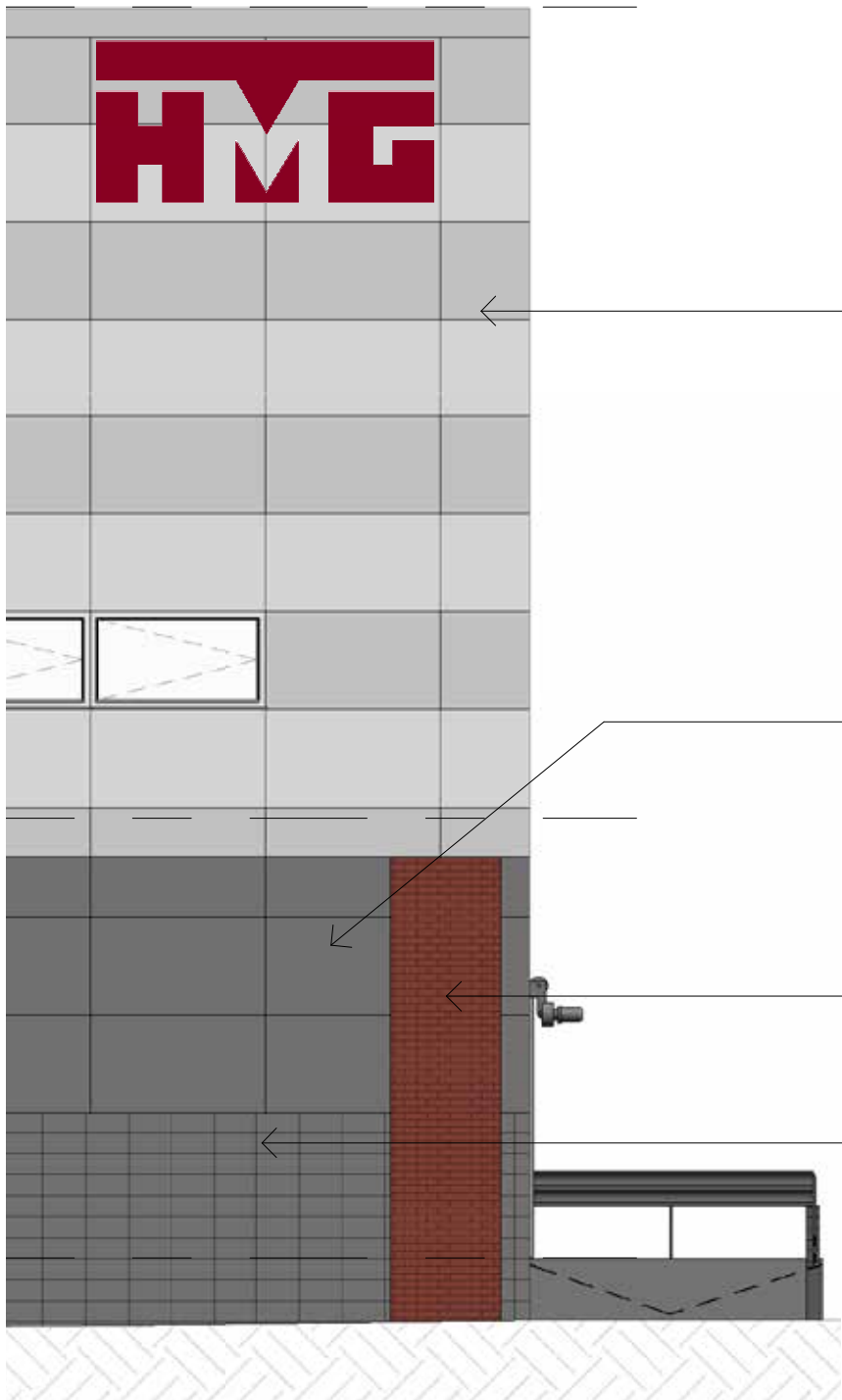
Material samples have been acquired and can be seen upon request.



Existing North Facade



Existing Brick Facade



Proposed Facade Materials

Kingspan Quad Core Wall Panel
Micro Rib Profile
Grey Colour to match the existing warehouse
cladding colour on north, west and south side

Kingspan Quad Core Wall Panel
Micro Rib Profile - Colour Dark Grey.

Columns Cladded in Brick to match existing brick wall.

Lignacite Concrete Blocks
Fibo 850/950
Dark Grey

Building Heights

The brick facade of the existing building adjacent to Collyhurst road sits higher than the roof. As this facade is street facing the design matches the height of the brick parapet. This would allow for a consistent front facade creating a visually cleaner street front.



Proposed Street Front 3D View



Proposed Front Elevation View

SKETCH 3D VIEWS
Collyhurst Road, South Facing



Proposed View



Existing View

SKETCH 3D VIEWS
Collyhurst Road, North Facing



Proposed View



Existing View

Manchester
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