

Design & Access Statement

Project Name: Hammerstone Road Dept – Biffa Temporary Office Accommodation
Client: Morgan Sindall
Project Ref: 18021
File Ref: 18021_05_06_01
Report Date: 13.11.2020

1.0 Introduction

1.1 Objectives

Morgan Sindall are seeking to secure planning consent for temporary office accommodation at the Manchester City Council Depot site off Hammerstone Road, Gorton. This temporary accommodation is required for a period of approximately 2 years whilst the former Bayer Peacock loco works building is being refurbished to provide space for a number of Council services.

1.2 Scope of application

This planning application is for the area within the red line boundary as detailed on Fletcher-Rae drawing HRD-FRA-00-XX-DR-A-90-0400-P2 which has an area of 0.1 acres.

1.3 Design Strategy

The temporary office accommodation is required to house Biffa's employees and maintain continuity of their operations currently undertaken at the Hammerstone Depot Site during the forthcoming site wide refurbishment works (subject to a separate planning application with construction works currently programmed to run into mid 2022).

2.0 Location & Context

2.1 Site Overview & Context

The depot is used by MCC for several of their operational services including the storage and maintenance of waste disposal vehicles. The depot has several buildings of differing construction including the large steel & masonry former locomotive shed along with existing temporary accommodation housing MCC services such as libraries and trading standards.

3.0 Use & Amount

3.1 Accommodation

The proposed temporary buildings will provide 440sq.m (GIA) of office accommodation over 2no. floors for Biffa's operational and commercial teams. This will contain general office space alongside welfare and changing facilities as detailed on Carter Accommodation's drawing CAL.04031-1g.

4.0 Scale

4.1 Consideration in the context of adjoining uses

The cabins will be double stacked to provide ground & first floor accommodation. The top of the cabins will be approximately 5.3m above external ground level and will be lower than the existing adjacent Coca-Cola Building.

5.0 Building Design

5.1 Description

The temporary building will consist of modular components which are combined to produce the accommodation requirements agreed between Biffa & MCC. The elevations are indicated on Carter Accommodation's drawing CAL.04031-3g and will be predominantly white (RAL 9010) with blue (RAL 5012) banding (RAL 5012).

6.0 Amenity

6.1 Considerations

The amenities of the current Biffa accommodation are being provided within the temporary facilities to allow Biffa continuity of operation.

7.0 Sustainability

7.1 Considerations

The requirement to temporarily relocate Biffa is part of the overall strategy to refurbish and regenerate the depot site with more energy and thermally efficient buildings.

8.0 Access & Security

8.1 Access

The accommodation is located within the existing depot site and the means of access to site will not be affected. Existing parking facilities will be utilised. A ramped access will be provided to the ground floor area which also contains accessible welfare & wc facilities.

8.2 Security

The accommodation will be located within the existing depot site which is secured by perimeter fencing with access controlled by a manned gatehouse.