Design and Access Statement for

The Extension of Martins Foods Bakery, Newton Heath

Capra Architects

November 2011

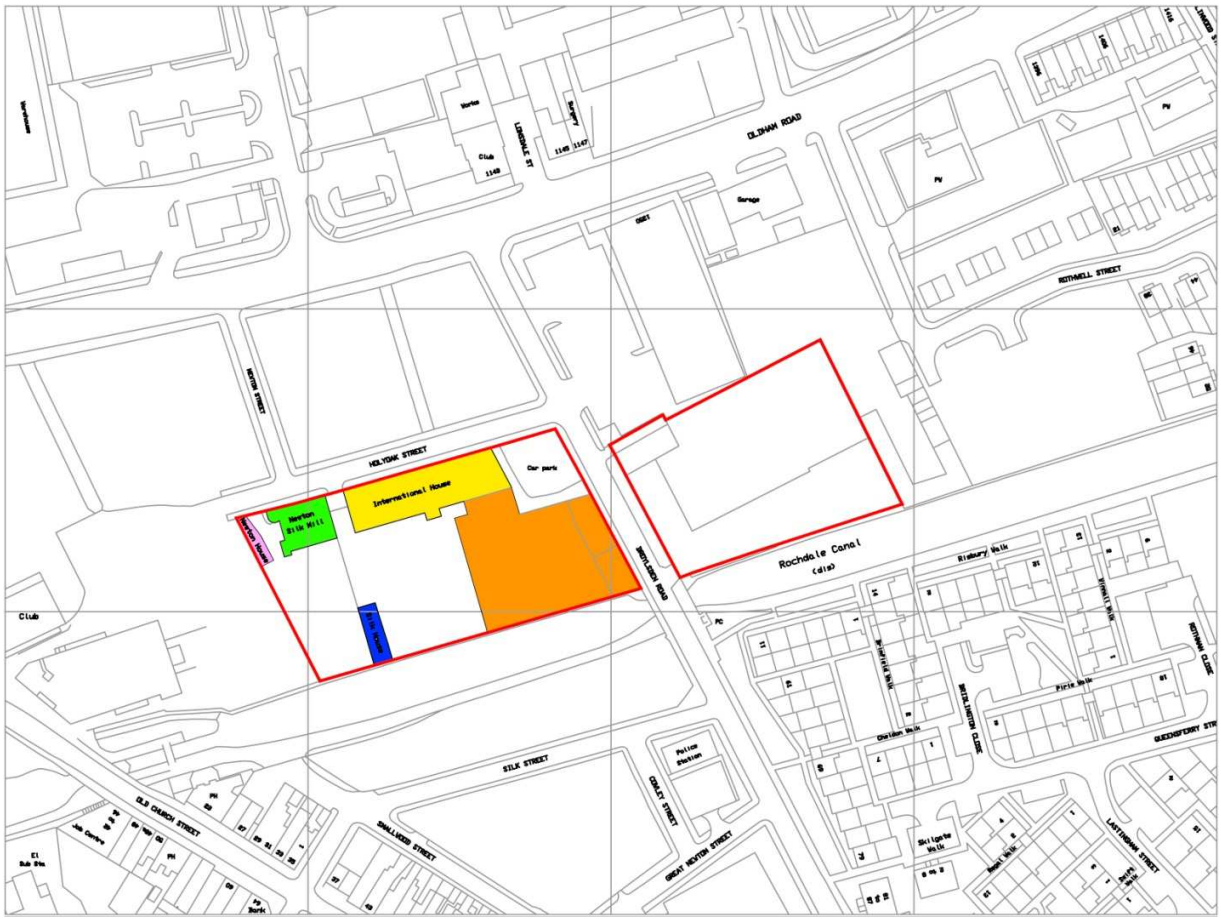
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The Site

The site in question consists of 30 Holyoak street and 61 Droylsden Road in Newton Heath. It sits between the A62, Oldham Road, a major arterial route between Manchester city centre and the M60 and the Rochdale Canal.

The area is a mix of industrial uses and large retail 'sheds' with some housing further afield. There are also significant amounts of vacant brown field sites in the area. The historic land uses of the area are industrial and terraced housing.



The site location, not to scale. The main bakery is shown in orange, International house in yellow, Silk House in blue, Newton Silk Mill in green and Newton House in pink.

While many of the original buildings from the 19th century have long since gone, International house and Newton Silk Mill, provide a strong traditional frontage to Holyoak Street. Other buildings on the applicant site are more modern and generally consist of modern industrial constructions. The Rochdale Canal provides a useful amenity for the area and the character of this should be retained.

The site's proximity to the A62 provides good transport links to the surrounding area and means deliveries and dispatches do not disturb surrounding residents. A significant number of the staff at the bakery currently park on Holyoak Street, which narrows the street, restricting access.

The bakery provides a significant number of jobs to the area. Further expansion would allow these jobs to be maintained and possibly increased on this site rather than moving production to other facilities in the Martins Foods chain.

The Proposal

Briefly, the proposal consists of an extension to the bakery, the change of use of Silk House from offices to a maintenance and cleaning depot for the bakery, a reordering of the service yard, minor internal alterations to the bakery and additional car parking to support the bakery. Please see the accompanying drawings for further details.

Use

The proposal's use is as a commercial bakery and ancillary supporting facilities.

The new portion of the building will be used for goods in, storage and washing and general production facilities that will support the existing bakery operations and allow for the company to continue developing in this area. Silk House will be converted into the cleaning and maintenance depot for the site.

This approach represents a rationalisation of the uses within the site and does not significantly alter the balance of uses. The expansion of the bakery will allow for increased production on the site in this established area of employment.

The new development may increase staffing numbers on the site and therefore, in order to alleviate potential congestion caused by additional road parking in the area, we propose that a small portion of the site at "Atlantic Works", 61 Droylsden Road, to the East of the Bakery, is used as car parking. The remainder of the site will be kept clear for potential future development.

This change will mean staff will not park in the service yard increasing safety and reduce the demand for parking on Holyoak Road. Currently the site is vacant, with hard standing remaining from a previous use. This use is not out of character with the surrounding area. The immediately neighbouring properties are a scrap yard and a large retail 'shed' with a large area of car parking facing Droylsden Road.

Amount

The proposal is for around 499m2 (gross internal floor area) of additional built form. This amount of space allows for the bakery to increase its storage of goods in, and provides for additional production space. These facilities are required in order to allow the business to continue to grow.

The additional area of car parking will accommodate 28 vehicles.

Layout

The layout is driven by the operational needs of the bakery. The proposal allows for a rationalisation of existing operations and improves safety on the site by reducing 'clutter' in the service yard. A functional service yard is maintained for delivery and dispatch, with the waste area relocated to remove the risk of cross contamination. The new pedestrian gate and car parking area, together with an internal reworking of the staff facilities provides a more convenient, secure and safe entry route for staff arriving and leaving work.

Refuse

Waste areas on the site are to be unified and relocated to allow separation of goods for recycling and removal, whilst eliminating the risk of cross contamination with goods coming onto the site.

Scale

The scale of the proposed extension is to be in keeping with the existing bakery, maintaining the same eaves and ridge lines. These are both below the height of Silk House, giving the older building prominence over the proposed extension.

Landscaping

The scheme does not propose any changes to the landscaping of the bakery site except a small set of steps to the new pedestrian gate. These will be constructed from red brick and concrete flags, in keeping with other features on the site.

The proposed new area of car parking makes use of existing hard standing, and will result in minimal alterations to the landscaping of the site.

Appearance

The appearance of the proposed new built area is to match the existing building. The wall facing the canal is to be constructed in red brick, in order to be in-keeping with the character of the area, and its industrial heritage.

The area of new car parking will result in a derelict area of land being regularly maintained, improving its appearance. It is screened from the canal by a line of trees and shrubs.



The existing Bakery elevation from the canal, with Silk House in the foreground. The materials and profile of the bakery will be continued up to Silk House.

Access

Access arrangements for the proposed scheme are similar to the existing. However a new pedestrian access into the existing car park adjacent to International House, from Droylsden Road, is proposed. This provides a link to the proposed staff car park opposite. The proposed new car parking area is to be accessed through an existing vehicular route off Droylsden Road. This is to have an additional set of gates set back off the road to allow cars to get off Droylsden Road entirely before passing the security line. This is to remove any possible disruption to traffic flows in the area.

Arrangements for those with disabilities remain the same as at present, with all new works to be carried in compliance with part M of the building regulations.