T&G Associates Limited
Architects & Urban Designers

Wholesale Warehouse Development
at
The Former East Lancashire Dairies Site, Cheetham Hill, M8 8LB

Design & Access Statement

1.0 Site Context

The application site is a vacant island site bound to the North by Derby Street, South by Knowsley Street, West by Blacklock Street and East by Woolley Street. It is understood that the site previously housed the East Lancashire Dairies building which covered the entire footprint of the development site until it was demolished in 2007/2008. Despite planning permission being granted for B8 and B1 use in 2008, the site has been left unoccupied since the demolition of the Dairies.

The site sits within the warehouse district as identified in Strangeway's local plan and is largely made up of warehouse and distribution premises. Derby Street is the main street in the area and comprises of a mixture of building types and ages. The local plan discusses this site and the need for it to be developed to assist with making Derby Street the key spine of the warehouse district.

The site is on a gradient, sloping from Derby Street down to Knowsley Street with approximately a 2m difference between these 2 boundaries.

2.0 The Proposal

2.1 The scheme design

The proposed scheme is a new build development comprising of 3 separate buildings. One building will accommodate 4 wholesale warehouse, another building will provide 3 wholesale warehouse units whilst the third building will be 1 wholesale warehouse unit. All units will have associated storage and office space located on first floor. Large amounts of glazing are proposed to allow natural light into the buildings whilst promoting a contemporary design.

This development will have a positive impact on the street scene of all surrounding streets. The building has been designed to be efficient yet contemporary in style. The building will utilise modern and traditional materials using both brick and cladding.

2.2 Scale and massing

The footprint of this proposal maximises the space available within the site boundary and draws on the prevalent street formation of the area in that the buildings will be constructed to the back of the pavement lines on all bounding streets.

The proposal is for 3 no. x 2 storey buildings. The first floor of each building has a floor to ceiling height of 9m to facilitate high level storage for the wholesale warehouses. This overall height is considered appropriate for the area given the scale of buildings around the site and surrounding area,

and the reduction in height proposed in this application in comparison to the height proposed under the 2008 permission which was for a part 4 / part 5 storey building.

2.3 Materials

It is proposed that the development will incorporate a limited mix of materials including traditional brickwork and Kingspan cladding to provide a modern approach to the design.

2.4 Neighbouring public spaces

The proposal has been designed to minimise any impact on the neighbouring properties and to act as a catalyst for further improvement and development in the area.

2.5 Impacts on characters of the area, views and vistas in the area

The development contributes positive impacts on the character of the area, views and vistas in the area and street pattern.

3.0 Movement in and around the site

3.1 Access for all

The development will comply with the latest approved document M for disabled access and Manchester's Design for Access 2. Level access is provided into all units from within the site boundary. All corridor and door widths meet the minimum standards required by the aforementioned guidance and disabled WC's are provided to the ground floors of all units.

3.2 Secured by design

The development has been designed with 'secured by design' in mind. All windows and door openings will be secured with external roller shutters and the site will be secured with vehicular and pedestrian gates. These gates will be kept open during operating hours but be locked at the end of each day.

3.3 Sustainability

A fabric first approach will be taken with regard to the sustainability and environmental performance of these buildings. High levels of insulation and good construction will be paramount to providing a highly efficient development. Water efficient appliances and sanitary ware will also be installed to minimise water consumption.

4.0 Conclusion

The design team have carefully prepared the planning application and design to produce a sensitive and contemporary development to satisfy all the criteria for this site. The proposal will blend in well with its immediate surroundings and make a positive impact to and enhance the character of the local area. The proposal will create a landmark development of a use suited and appropriate to the area which the design team believe is in line with Manchester's aspirations for the site.