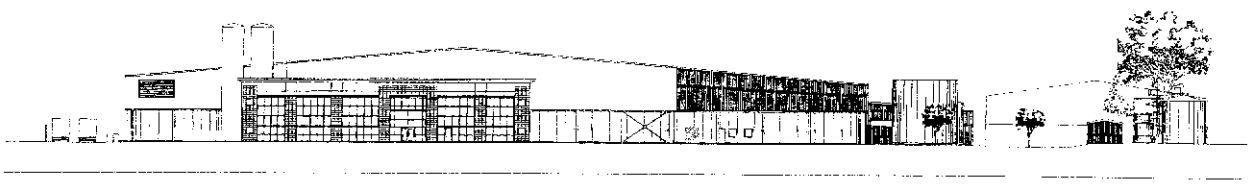
New Bakery
at
Greenside Street for
Greggs North West

PLANNING
ACK'D
REPLIED
RECD 19 MAR 2009

APPLICATION FOR THE VARIATION OF A PLANNING CONDITION

DESIGN AND ACCESS STATEMENT



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1.0 Use

- This Design and Access Statement relates to a proposed amendment to planning condition 3 (approved documents) and is to provide extensions and alterations to the new Greggs of Manchester building currently under construction at the junction of Greenside Street and Parkhouse Street.

- The original planning application for the Bakery - Planning Ref 081631/FO/2006/N2 was submitted in December 2006 in response to a deadline required to meet an agreement with New East Manchester for the redevelopment of the old Greggs Bakery site on Parrot Street

- Subsequent detailed design during the interim period has highlighted some serious shortfalls in the planning approved building being capable of functioning to a level similar to the existing facility.

- These shortfalls include the main offices fronting Greenside Street which were not capable of housing existing staff levels, production areas which have been planned in detail and contain no available space for housing dirty tray stacks returned from the shops and which would otherwise be buffered external to the building, the inadequacy of the recycling shed for the efficient disposal of waste and the need for an enclosed lorry maintenance bay.

- The current proposal is not required as part of a staged expansion of the building or the bakery operation but is required in order to adequately house Greggs' current bakery operation on Parrot Street.

2.0 Amount

- The current proposal involves the following

    - The offices building on Greenside Street extended by 1 bay on the north side of the block – 6.4m x full depth of block – 18m. The extended offices will be two storey and will match the existing offices block in external appearance. The additional bay and the detailed internal planning of the block requires the relocation of the offices entrance. This also is moved 1 bay to the north. The expanded office block will now be capable of housing all offices based staff relocated from the existing facility. Additional production offices which could not be planned into the main block have been incorporated in the main production building and on mezzanines.
    - The addition of first floor areas wholly contained within the production building at first floor level and not included in the original planning application. These include despatch offices and drivers reception areas (14m x 5.5m), first floor plant room located above the original –smaller- plant area (12 x 7m), a workshop stores (13 x 16.5m), and a first floor production mezzanine required to sieve ingredients through to ground level (24 x 4.6m).
    - The production building extended by 6m x 26m into an area which was noted on the original application as future extension. This will be a full height extension to eaves level of 8m. This is primarily required to increase the size of available dirty tray returns which ideally would be housed internal to the factory prior to being processed through the traywash area. This extension will also house part of the workshop and workshop stores at first floor level which could not be accommodated within the original building following detailed layouts of production areas.

- A dock pod extension to the goods-in ingredients area of 3m x 23m to full height 11m to eaves. This will help to achieve ingredients racking volumes following detailed internal layout of the bakery. Lorry dock numbers have been reduced from 3 to 2 docks. One dock has been relocated to the south-west corner of the main building where it will share despatch yard area with the other despatch lorries. This will reduce any standing lorry noise to the delivery yard on the south of the building which faces houses on Parkhouse Street.
- An increase in the recycling area provision. This was previously a stand alone building on the north side of the building of 18m x 9.4m. The facility will work more efficiently if docked with the main building – thereby avoiding waste having to be transferred externally. Incorporated within this building is a lorry maintenance bay where essential maintenance of lorries can be worked on in an enclosed environment. The new facility will be 19.5m x 15m and will be a lean-to structure to match the main building.
- Along with the revisions to the building elevations for the new extensions the above involve amendments to main building elevations including, windows to first floor level despatch offices at the south-west corner of the building, louvres at first floor level for the first floor plant room on the south-east corner of the production building, removal of some structural columns on the west elevation of production and the inclusion of some roof void escape ladders.
- Site layout amendments include the relocation of the water storage tank and pump housing closer to the main building for operational reasons. This was originally situated to the north of the site adjacent to the sprinkler tank and effluent treatment area. The lorry washing and refuelling areas are consolidated along the west boundary in a slightly different configuration from the previously approved layout. The smoking and cycle shelter are reconfigured but remain in their general location with respect to the office building. The additional floor area created (228m2 offices and 756m2 Production) would allow an increase in car parking of 20 spaces but this will not be included at the present time and the total car parking numbers of 116 + 6 disabled = 122 will remain current.

3.0 Layout

- The offices extension expands into space previously allocated as future extension to the north of the block. The south side is currently used as staff external seating areas linked to the canteen and therefore could not be used. The relocation, by one bay north, of the offices main entrance does help to balance the main visual axis of the offices with the central avenue of the Greenside Street Park. A relationship that had been lost following detailed design work. Otherwise the use and function of the offices building remains as previously envisaged.
- The production extension to the north of the building also uses area previously reserved for future extension and is a direct result of inadequate available internal production space, mainly area for dirty trays returned from shops which might otherwise have to accumulate external to the building.
- Amendments to the size of the recycling centre and its joining with the main building is a result of the need to connect the dirty tray returns area directly with the recycling area. This avoid any waste being housed or transported externally and avoiding any potential pest and rodent problems. The expanded recycling centre and the relocation of the water and sprinkler tanks will help to provide a sound buffer between the despatch yard and the housing to the north-east of the site.
- The delivery dock pod extension location and size is governed by the current location. Despatch yard manouvering space remains unaffected by the 3m reduction in depth and the reduction in docks from 3 to 2 will reduce the number of manoeuvres being carried out in this area. The dock removed from this area was to be used as delivery access into the frozen storage area. This dock is now moved to the despatch yard where a dedicated airlock can access the frozen storage area direct.

4.0 Scale and Appearance

- All new extensions follow the main building in massing, colour and materials. Apart from the increased footprint it is expected that the revisions to the original scheme will not impact significantly on the original design intentions for the site or on the scale and appearance of the building.
- It is our view that the increase in the size of the office building means that this element which was always seen as the focal point of the scheme and as a foil to the larger mass of the more utilitarian production building behind will better serve this function. It was intended that the office building with its terracotta rainscreens, curtain walling and briese soliel will provide a modern building presence around the open space of the park. In this respect this presence is enhanced.
- The production extensions will also follow the main building in colour and materials and elevational treatment and in our opinion the external appearance of the production building will remain in all respects the same as the original scheme.

5.0 Landscaping

- The original landscaping scheme drawing DSA drawing No 0730 003 rev C which was approved for the main scheme remains unaffected by the current proposed amendments to the scheme.
- Habitat mitigation measures as agreed with the ecology unit ie the additional native tree planting to the north and south boundaries of the site remain all as agreed.
- Frontage planting onto Greenside Street including boundary hedging and trees and planting around the canteen seating areas all remain unaffected by the current scheme.

6.0 Reports

- A Flood risk assessment undertaken for the main building confirms that the site will not be subject to flooding. A copy of this report can be resubmitted if necessary.
- Site investigation and contamination reports recently submitted under planning conditions for the original planning permission cover all areas of the current application. Duplicate submissions can be made if necessary.
- A BREEAM assessment is currently being undertaken to achieve a very good rating. This assessment will be amended to cover the extension and alteration works
- An external lighting scheme is being developed to satisfy original planning application conditions and this will be extended to take into account the proposed extensions and alterations.

7.0 Noise Assessment

- A noise assessment for the site has been conditioned under the original planning application and an initial assessment was submitted.
- Subsequent discussions with the Environmental officer has highlighted where the final noise assessment should be modified –ie octave band analysis of all noise sources, and the limits of the proposed noise levels to be 5dB below background noise levels.
- The final noise assessment is currently awaiting final details of internal and external mechanical and process plant which is currently being tendered with noise level criteria stipulated as part of this process.
- The final noise assessment will take into account the modifications to the building and site layout contained within the current proposal.

8.0 Disabled Access

- The proposed extension to the offices building will extend the existing ground and first floor levels such that access in and around the building is unaffected. A disabled access lift is available for use of all and located in a central location., A disabled WC is located centrally within the reception area where it can be accessed by visitors and all staff and is no more than 40m travel from the furthest point of the first floor offices.
- Extensions to the production areas all all made at ground floor level. There are no changes of level within the footprint of the production building.
- New first floor production offices are accessed by production staff only.
- Under Greggs Health and safety guidelines all potential production staff with disabilities are assessed independently for their suitability to work safely in the factory environment. Where reasonably possible Greggs will seek to cater for disabled workers.
- Access in and around the site remains as previous with disabled parking adjacent to the main building entrance and shallow ramps and level threshold access into the building.

9.0 Conclusion

- The building works currently under construction for Greggs have been designed to be expanded as part of the current building works in accordance with the proposed extensions and amendments contained within this planning application and within the reasonable timescales of the application.
- The requirement for extending the original building was shown on the original application which has received approval.
- Detailed work has shown that the original scheme which recieved approval does not meet the functional requirements for a replacement bakery for the Greggs North-West operation and now requires expanding into those areas reserved for future expansion.
- We believe the current proposal does not detract from any of the agreements and principles incorporated into the original design. Indeed we believe the visual appearance is enhanced.
- We believe the current proposals are necessary to ensure that there is no pressure on the factory to use external yard areas as overspill storage areas and that all current offices staff can be housed within one permanent office building.