

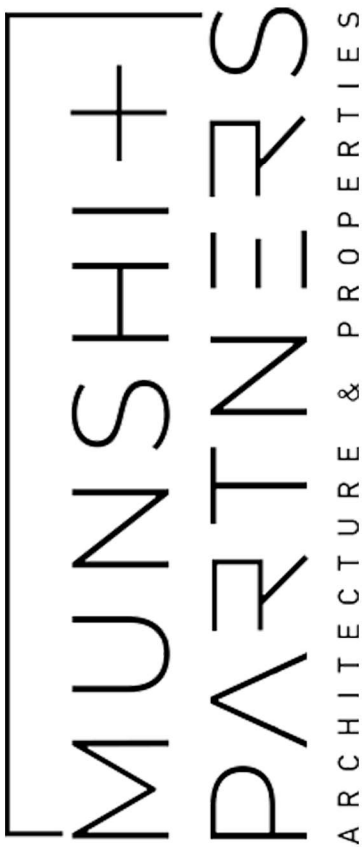


Land At Bradstone Road

M8 8WA

DESIGN & ACCESS STATEMENT

INTRODUCTION



PROJECT:

Bradstone Road
Manchester
M8 8WA

INTRODUCTION

Munshi & Partners have been retained to curate a full planning application for a new B8 storage unit, located at Land at Bradstone Road, M8 8WA. This project is designed to enhance logistics efficiency and accommodate modern storage and distribution needs. The scheme prioritizes functional adaptability, secure access, and optimized storage capacity, ensuring seamless operational flow. The drawings outline a rationalized layout that maximizes usability while adhering to planning policy and site constraints. Our approach integrates practical design elements and durable material specifications to support long-term viability. We are submitting a full planning application for this project.

LOCATION

Land at Bradstone Road, M8 8WA, is situated within the North West region of England. The site is located in an established industrial and commercial zone, aligning with the area's predominant B8 Storage and Distribution use. The surrounding environment comprises warehouse units, wholesale operations, and logistical facilities, making it a strategically viable location for the proposed storage unit. The development has been designed to complement the existing industrial character, ensuring efficient site functionality while adhering to planning regulations.

ACCESS & CONTEXT

Site accessibility for Land at Bradstone Road, M8 8WA, is optimized through its proximity to key transport routes, including the M60 and A56, ensuring seamless connectivity to Greater Manchester and beyond. The site benefits from well-established industrial road networks, facilitating efficient ingress and egress for logistical operations. Sherborne Street serves as the primary access route, accommodating both heavy goods vehicles (HGVs) and smaller commercial traffic, ensuring operational fluidity. The surrounding area is characterized by industrial and commercial premises, reinforcing the suitability of the proposed B8 Storage and Distribution use within its established planning context.

SITE ANALYSIS

SITE ANALYSIS & CONTEXT

The subsequent diagrams provide a detailed site plan of Land at Bradstone Road, M8 8WA, illustrating the layout and operational flow of the proposed B8 storage unit. The schematics outline key access routes for vehicular movement, including designated loading and unloading zones, ensuring efficient logistics management.

Summer Solstice

Sunrise: 04:05

Winter: 21:35

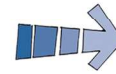
Winter Solstice

Sunrise: 08:16

Winter: 15:51



Sun Direction



Traffic Flow



Pedestrian Movement



Prevailing Winds



Noise



Loading/Unloading

MUNSHI+
PARTNERS
ARCHITECTURE & PROPERTIES

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SITE ANALYSIS

MUNSHI+ PARTNERS

ARCHITECTURE & PROPERTIES

PROJECT:

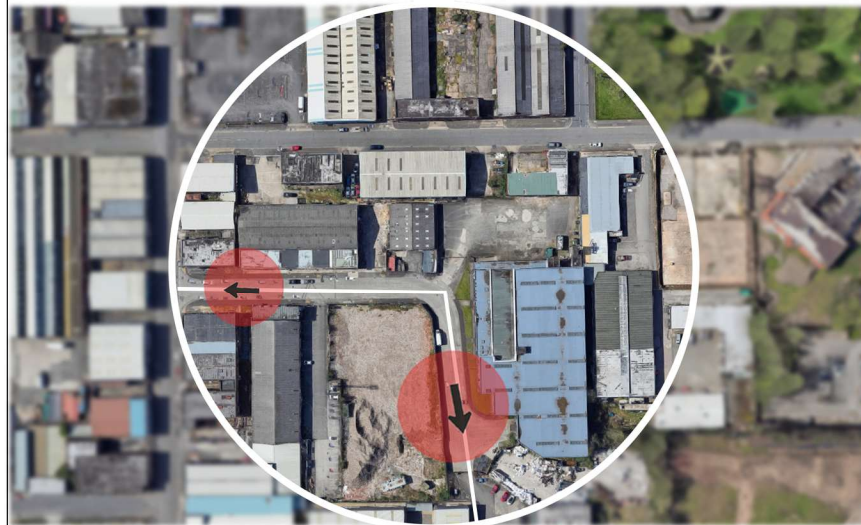
Bradstone Road

Manchester

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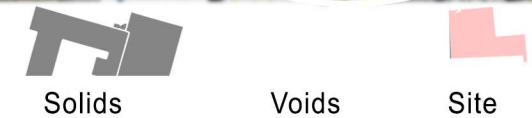
VEHICULAR DESNITY

The vehicle flow for the surrounding area of the site; we surveyed the area for 60 minutes at 8:30AM. Presented are the findings.



NOLLI PLAN

This nolli map shows the accessibility and the flow of space within the area.



PEDESTRIAN ACTIVITY MAP



SURROUNDING NOISE MAPPING



SITE CONTEXT

MUNSHI+ PARTNERS

ARCHITECTURE & PROPERTIES

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Our approach proposes a new B8 storage unit that maximizes operational efficiency while integrating seamlessly into its industrial surroundings. The scheme has been meticulously designed to enhance storage capacity and logistical flow, ensuring a highly functional yet contextually appropriate development. Informed by best practices in industrial architecture, the proposal prioritizes durable materials, optimized structural design, and efficient spatial planning to facilitate seamless warehousing and distribution operations.

The architectural composition of the unit reflects a pragmatic, modern industrial aesthetic, utilizing steel frames and high-performance insulated paneling to ensure longevity and operational resilience. The design incorporates high-bay access points, secure loading zones, and optimized internal layouts to support diverse storage needs. By integrating practical circulation pathways, secure perimeters, and adaptable interior configurations, the scheme is tailored to meet contemporary logistical demands while ensuring compliance with regulatory and site-specific constraints.

FIGURE 1

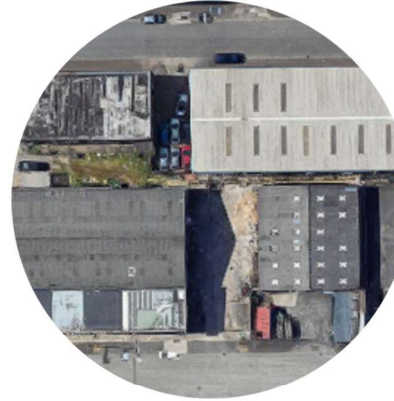


FIGURE 4

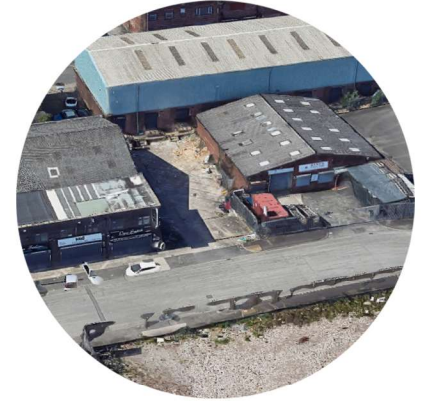


FIGURE 2



FIGURE 5



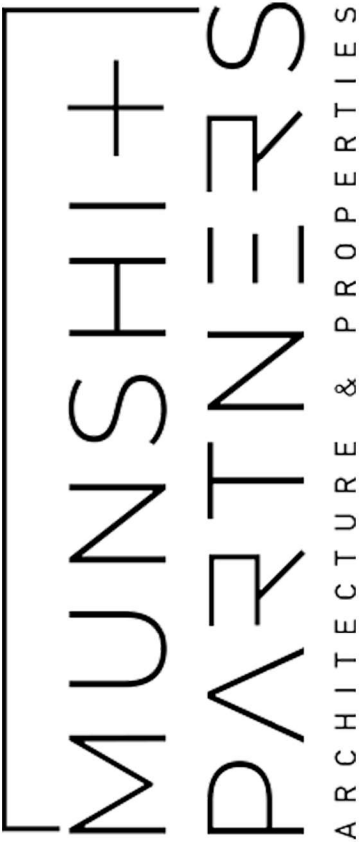
FIGURE 3



FIGURE 6



DESIGN RATIONALE



PROJECT:

Bradstone Road
Manchester
M8 8WA

DESIGN RATIONALE

Undertake a purpose-built development of a B8 storage unit at Land at Bradstone Road, M8 8WA, meticulously tailored to align with modern warehousing and logistical requirements while optimizing site efficiency.

Establish an enhanced standard of storage and distribution infrastructure, designed to meet the evolving demands of commercial and industrial operations, thereby fortifying the site's long-term functionality and economic viability.

Elevate the aesthetic and operational efficiency of the proposed development by incorporating contemporary industrial design principles, ensuring maximized spatial utility, structural durability, and seamless logistical flow.

CONCEPT

As previously outlined, the project envisions a strategic enhancement of the B8 storage facility, ensuring optimized functionality and operational efficiency from the ground up. Our mandate encompasses the development of a comprehensive design proposal that modernizes the site's logistics infrastructure while aligning with best practices in industrial storage and distribution.

The proposed scheme adheres to contemporary industrial design principles, with a focus on maximizing storage capacity, streamlining access routes, and enhancing site security. The development remains fully compliant with local planning policies and industrial zoning regulations, with design refinements made in consultation with the relevant planning authorities.

Following a thorough evaluation of the site layout and operational requirements, it is ascertained that the proposed modifications will seamlessly integrate within the existing commercial landscape, ensuring minimal disruption to the surrounding industrial context. Consequently, the applicant is confident in the suitability and viability of the proposed B8 storage facility, both in its intended use and strategic location.

MATERIALITY

PROJECT:

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MATERIALITY

Materiality has been carefully selected to align with the industrial setting and enhance the functional resilience of the proposed B8 storage facility. The design prioritizes durability, thermal efficiency, and low-maintenance solutions, ensuring long-term operational viability.

The primary materials specified for the development include aluminium insulated cladding for the external envelope, providing high thermal performance and weather resistance, alongside RAL 9005 aluminium windows, offering a sleek, modern aesthetic while ensuring durability and security. This material selection reinforces the industrial character of the site, creating a cohesive and robust storage facility tailored for efficient logistical operations.

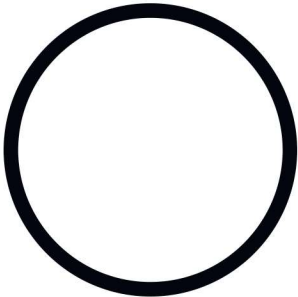
Aluminium Panels



Exemplar images

Selecting aluminium insulated cladding panels for our B8 storage facility offers a dual advantage. Not only does this choice ensure high thermal efficiency and durability, but it also aligns with the industrial character of the surrounding area at Bradstone Road. The sleek, modern finish of the cladding panels reinforces the functional nature of the development while providing a low-maintenance and weather-resistant solution suited for long-term storage and distribution use. By integrating RAL 9005 aluminium windows, the proposal achieves a cohesive, high-performance design, contributing to the site's practicality, operational efficiency, and contemporary industrial aesthetic.

RAL 9005
Slim Line Aluminium
Windows



Opting for RAL 9005 aluminium windows presents an optimal solution that balances industrial functionality with a contemporary aesthetic. These windows, characterized by their sleek and durable construction, align seamlessly with the modern industrial character of the B8 storage facility. Their streamlined design enhances natural light penetration, improving visibility within the unit while maintaining security and efficiency. The high-performance aluminium frames, paired with insulated glazing, ensure thermal efficiency, durability, and noise reduction, contributing to an energy-efficient and low-maintenance environment. By selecting these windows, the design achieves a cohesive, high-quality industrial expression, reinforcing the facility's practicality and modern warehouse aesthetic.

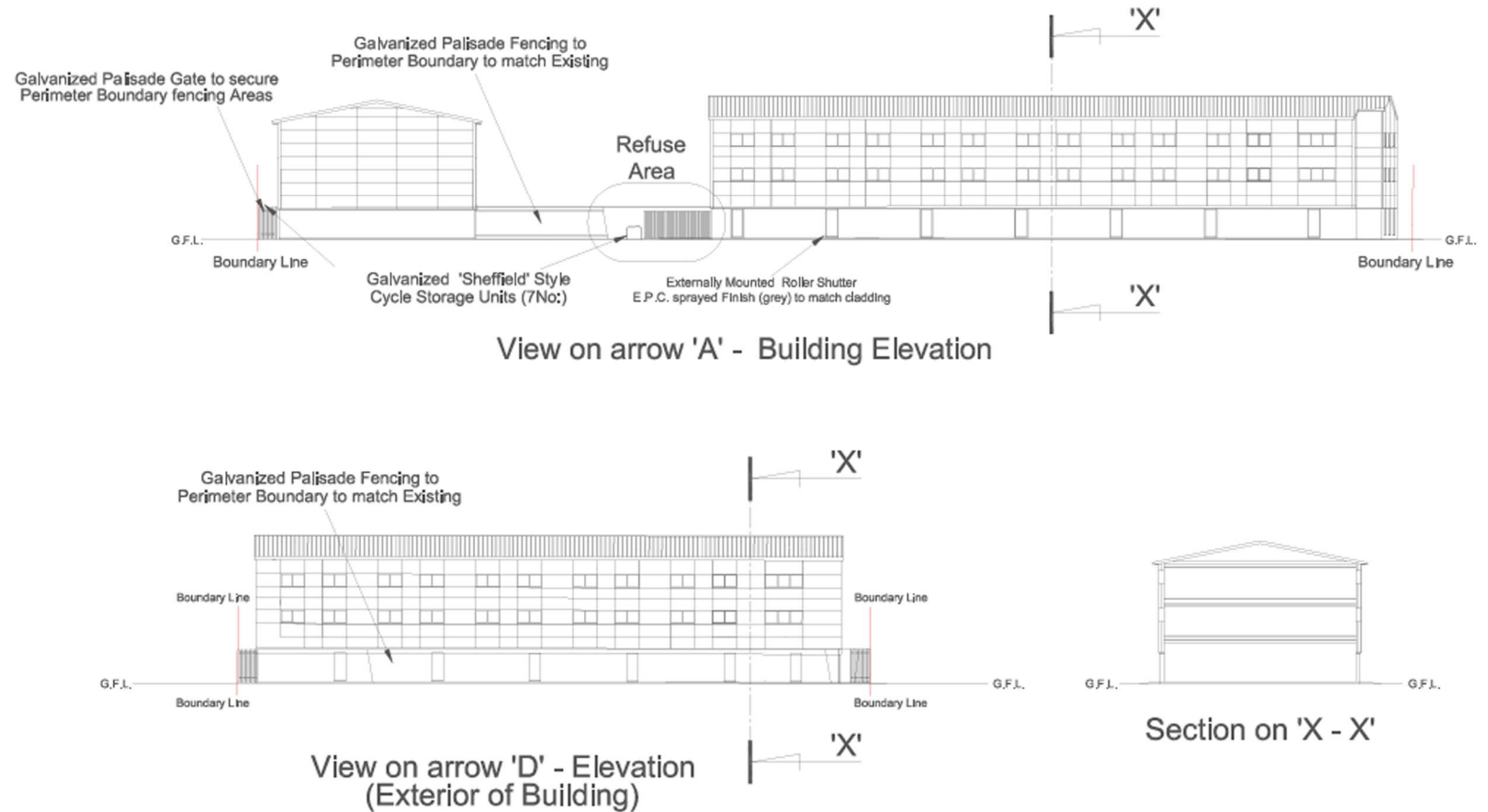
PRECEDENTS

115485/FO/2017

MUNSHI + PARTNERS ARCHITECTURE & PROPERTIES

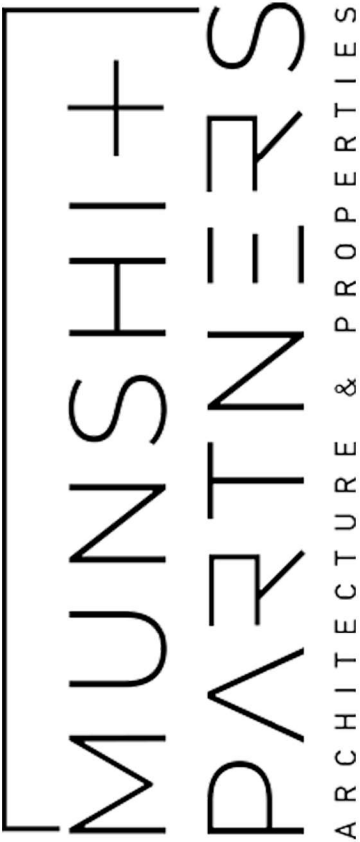
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The planning approval for application 115485/FO/2017, directly opposite our site, permitted the erection of three three-storey buildings comprising 19 cash and carry units (Sui Generis Use), integrating retail and wholesale functions with ancillary storage across multiple levels. This development introduces significantly higher levels of activity, commercial footfall, and customer interaction, reinforcing the area's established role as a thriving industrial and commercial hub. In contrast, our proposal is for a single-use B8 storage facility, which is fundamentally lower in intensity, with minimal public interaction and reduced operational impact. The scheme prioritizes logistical efficiency, secure storage, and controlled site access, ensuring a straightforward, policy-compliant development that aligns with the prevailing industrial character of the area. Given the precedent set by the approval of a multi-use commercial scheme with higher traffic demands, our proposal for a B8 storage unit represents a modest and logical continuation of the established planning framework within the locality.

CONCLUSION



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CONCLUSION

The proposed development at Land at Bradstone Road epitomizes architectural innovation and precise planning, while remaining firmly rooted in its industrial context. Our scheme involves the construction of a dedicated B8 storage facility, replacing the existing structure to enhance operational efficiency and site functionality in accordance with local industrial planning guidelines. This development revitalises the property's utilitarian character, reinforcing its intrinsic value as a logistical hub.

Operational Efficiency and Revitalisation:

The project addresses the need for streamlined storage solutions within the area, aligning with the prevailing industrial standards and ensuring minimal disruption to local operations. Its timely implementation will bolster the region's reputation for efficient warehousing and distribution, matching the strategic aspirations of the commercial community.

Architectural Language:

The design adopts a pragmatic yet refined architectural language, employing a palette of durable aluminium insulated cladding panels and RAL 9005 aluminium windows. This modern aesthetic not only enhances the facility's industrial appeal but also respects the robust character of the surrounding built environment, thereby ensuring a cohesive visual narrative.

Justification:

This meticulously crafted proposal not only complies with local planning policies but also enriches the commercial landscape by merging superior logistical functionality with contemporary design sensibilities. In doing so, it establishes a model of operational excellence and aesthetic integrity, underscoring our commitment to creating a strategically viable and visually harmonious B8 storage facility.