

Cheetham Hill Road, Manchester

Safestore - Design and Access Statement

February 2025



Contents

Cheetham Hill Road, Manchester M8 8LW

Section 1 - Introduction	3	<i>Use</i>	14
<i>Scope and Purpose of the Document</i>	3	<i>Layout</i>	14
<i>Background</i>	3	<i>Scale & Massing</i>	14
<i>The Concept of a Design and Access Statement</i>	3	<i>Appearance</i>	14
<i>CABE Guidance</i>	3	<i>Landscape Design</i>	15
<i>Requirements of the Design and Access Statement</i>	3	<i>Design Development</i>	15
<i>Background & Location</i>	4	<i>Proposed Site Plan</i>	17
<i>The Brief</i>	4	<i>Proposed Contextual Elevations and Appeal Contextual Elevations</i>	18
<i>Technical Consultants</i>	5	<i>Proposed Elevations and Appeal Elevations</i>	19
Section 2 – Context	6	Section 6 – Access	21
<i>Planning Policy Context</i>	6	<i>Vehicles</i>	21
<i>Local Context</i>	6	<i>Emergency & Service Vehicles</i>	21
Section 3 – Existing Site Photos	7	<i>Pedestrian</i>	21
<i>Photos 01 - 02</i>	8		
<i>Photos 03 - 04</i>	9		
<i>Photos 05 - 06</i>	10		
<i>Photos 07 - 08</i>	11		
<i>Photos 09</i>	12		
Section 4 – Evaluation	13		
<i>Application & Site Boundary</i>	13		
<i>Opportunities & Constraints</i>	13		
<i>Evaluation</i>	13		
Section 5 – Design	14		

Cheetham Hill Road, Manchester

Section 1 - Introduction

Scope and Purpose of the Document

This Design and Access Statement has been prepared to accompany the planning application for an extension of the Safestore self-storage facility at Cheetham Hill Road, Manchester. It seeks to demonstrate how the relevant planning policies (both local & national) and the contextual analysis have informed the proposal.

Background

In May 2006 the Government published the circular “*Guidance on changes to the Development Control System*”. These changes in the Planning Application process became effective from 10th August 2006 and requires applicants to demonstrate in a document that the design is in context with the site and responds to the specific needs of everyone in society.

The Concept of a Design and Access Statement

The concept of a Design and Access Statement is to encourage good design which is developed in an inclusive manner in context with its surroundings. The Statement is seen as an evolving document which is started at the Feasibility stages of a project and developed through to completion. It is also intended to act as a reference point for designers in developing their proposals.

CABE Guidance

The “Commission for Architecture and the Built Environment” was set up in 1999 and is the government’s advisor on architecture, urban design and public space. CABE states that the purpose of the document is to:

“Explain how the changes can help make sure we create high-quality places that are easy for everyone to use. It shows too how the process of making a planning application encourages everyone to think about how inclusive, practical and attractive a place will be once it is built.”

Requirements of the Design and Access Statement

The document identifies that a statement must define the process of the design; namely identifying how physical features of the development have been created. This process should identify how the context of the site has been assessed. This assessment should include an analysis of the social, economic and political aspects of the site as well as the geographical and physical features. In relation to Access Issues, the CABE document emphasizes the need for developments to have a coordinated approach that ensure access issues are considered as part of the design process and not dealt with either retrospectively or as a separate issue. It is suggested that the statement should clearly demonstrate that access issues have been evaluated in relation to both transportation and its impact on the existing infrastructure.

Cheetham Hill Road, Manchester M8 8LW

Background & Location

The site is situated between Cheetham Hill Road to the west and Stock Street to the east and is currently occupied by Safestore. The site is accessed from the Stock Street and the postcode is M8 8LW.

Due to the success of the existing Safestore, the company wish to extend the current self-storage building and to build some external storage units. The site will still be able to provide sufficient external space to accommodate an area necessary for vehicle turning and parking etc. The existing building will remain as it is and the new extension will be articulated in the same palette of materials. The brick element on Cheetham Hill Road will remain as existing with the exception of replacing the existing panels (blocking the windows on the ground floor) with silver grey panels as the proposed new cladding; creating a new glazed fire exit which replaces the current north fire exit door; making the existing entrance a fire exit. Heights and massing of the extension and the new element have been designed so that they are sympathetic to the existing building and the surrounding.

The Brief

The brief of the site has been carefully developed by Safestore. The objectives set by the brief have been to develop the existing site:



Figure 1 - Application Site in red

- To create an extension (B8) of the existing self-storage facility.
- To keep the brick element on the Cheetham Hill Road as existing.
- To keep the existing cladded element.
- Using a design aesthetic which is suitable for its location and which improves the overall quality of the site and to avoid any harm and where possible enhance the setting of the adjoining Jewish Museum which is a Grade II* Listed Building.
- Having regard to the site topography, its context, surrounding buildings and their uses.
- Ensuring that there is no detrimental impact of the development to the surrounding area.
- To provide adequate parking space as well as space for larger vehicles such as furniture removal vehicles and refuse lorries to turn.

Cheetham Hill Road, Manchester M8 8LW

Technical Consultants

The planning application has been prepared by a team of designers and technical consultants who have all contributed to the proposal in their respective areas of expertise as follows:

- | | |
|--|--|
| - Tew & Smith | Architecture |
| - Vincent and Gorbing | Planning |
| - Stephen Martlew Landscape Architecture | Landscape Architecture |
| - Glanville | Transport Planning |
| - Synergy | Building Services |
| - Montagu-Evans | Heritage, Townscape and Visual Impact Assessment |
| - Ecology Solutions | Ecological Assessment |
| - Water Environment | Drainage Design |

Section 2 – Context

Planning Policy Context

The relevant planning policy, in so far as it relates to the site, comprises the National Planning Policy Framework (NPPF) (2012) and the Local Plan.

The site is located within an existing industrial estate and the building will retain its existing use (B8). The access to the site is from the Stock Street leading to the internal car park where the main reception and the access to the warehouse are located. The extension and the new external units will be a storage facility for the general public and businesses. The facility provides areas for loading and unloading and parking as indicated on the drawings. Therefore the proposal meets the Local Plan requirements in terms of location and use and offers a development of good quality which respects the local context.

Local Context

The site is currently occupied by Safestore who operate the premises as a self-storage facility (Class B8 Use). The existing building is constructed partly from brickwork and partly from metal cladding and it is two storeys high. The site is bounded by Cheetham Hill to the west, a car wash (Wash & Glow) to the north, Stock Street to the east, and to the south by Broughton Street, Melloy Place and the Jewish Museum, which as noted above is a Grade II* Listed Building.

Cheetham Hill is characterised by a regular grid-layout, with the central spine of Cheetham Hill (the A665) running on a southwest-northeast axis from Manchester Victoria. The surrounding sites currently comprises light-industrial and industrial buildings with associated car parking area, that define the architectural character of the area. Buildings range from Victorian red brick to modern steel-framed industrial warehouses.

The Safestore building at present is serviced from Stock Street via the carpark and via the roller shutter doors with the main entrance reception located on the east elevation.

The site is therefore within an established commercial / employment area as illustrated in the photograph below. The site context photographs demonstrate the mix and density of commercial / employment uses surrounding the site and the mixed character of the area.

The key heritage consideration for this application is the grade II* listed Jewish Museum, adjacent to the south of the Safestore on Cheetham Hill. The proposals have the potential to affect the setting of the grade II* listed building. However, this is minimized by the sitting of the proposal on the east corner of Safestore plot.

The Site is not located in a conservation area and there are no other designated heritage assets in the vicinity of the Site. There is a cluster of grade II listed buildings on Cheetham Hill to the south, but they are located over 250m from the Site boundary and, given the nature of the existing surroundings, the proposals do not have the potential to affect their significance. There are no non-designated heritage assets in the vicinity of the Site.

Section 3 – Existing Site Photos



Figure 2 - Application Site with optical cones in red

Cheetham Hill Road, Manchester M8 8LW



Photo No 01



Photo No 02

Cheetham Hill Road, Manchester M8 8LW



Photo No 03



Photo No 04

Cheetham Hill Road, Manchester M8 8LW



Photo No 05



Photo No 06

Cheetham Hill Road, Manchester M8 8LW



Photo No 07



Photo No 08

Cheetham Hill Road, Manchester M8 8LW



Photo No 09

Cheetham Hill Road, Manchester M8 8LW

Section 3 – Evaluation

Application & Site Boundary

The site outlined in red, as shown on the location plan, is currently occupied by a Safestore Self-Storage Warehouse. The landscaping is located on the Cheetham Hill Road side. The boundaries of the site are Cheetham Hill Road to the west, a car wash (Wash & Glow) to the north, Stock Street to the east. The south boundary is made by Broughton Street, Melloy Place and the Jewish Museum.

Opportunities & Constraints

An opportunity exists to extend the existing Safestore building site and create a positive influence on the local built environment with a high quality design.

Evaluation

The site is previously developed land;

- The existing site is currently occupied by a Safestore Self-Storage building and associated carpark.
- The site is ideal for a commercial development.
- The design of the extension and new external units will take into consideration the existing Safestore and the proximity of the Listed Jewish Museum.

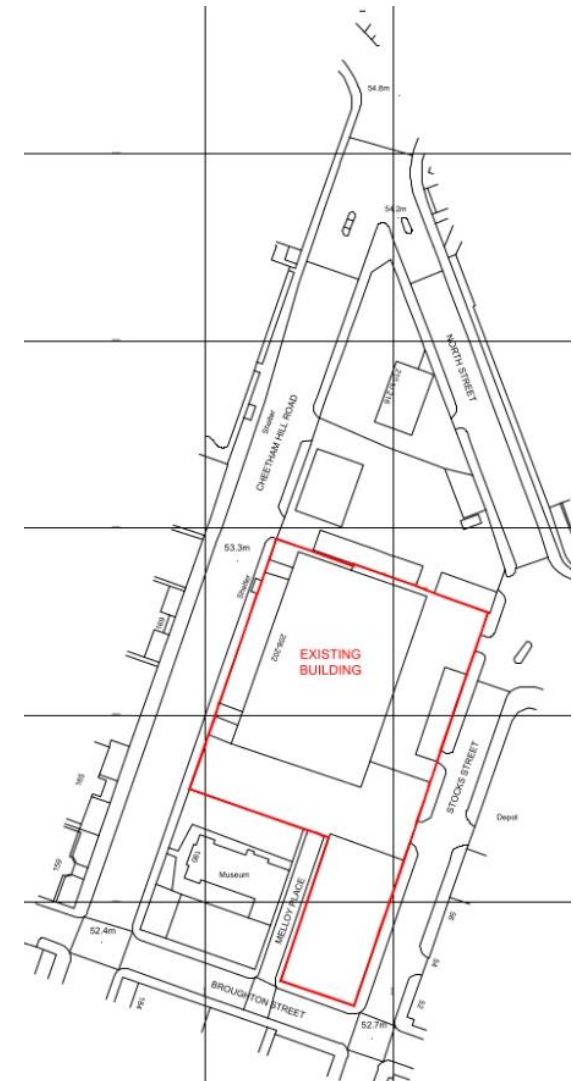


Figure 3 - Location Plan with site boundary in red

Cheetham Hill Road, Manchester

Section 5 – Design

Use

The planning application proposes the construction of an extension to the existing class B8 self-storage unit and 22No external storage units. The existing brick element on the Cheetham Hill Road will remain as it is with the exception of the creation of a new glazed fire exit replacing the existing north fire exit. The existing warehouse will remain as it is. The extension will have the same use class as the existing building and will be located on the east side of the existing building. The external units will be built on a part of the side between Stock Street, Broughton Street and Malloy place

Amount

The proposed extension and external units will have a total floor area of 908.3m² (GIA). This area does not include any internal mezzanine which may be added in the future under permitted development rights. The existing building has a total floor area of 3 783.7m²(GIA).

Layout

The proposed extension consists of the following:

- An extension on the east side linked to the existing building.
- 22No external units.
- Externally the new east extension is accessed via the yard by two new roller shutter doors.
- The existing car park will be adjusted to suit.

Scale & Massing

The proposed extension and external units footprint is 959.80m² (GEA: extension 610m²; external units 349.8m²). The extensions maintain the same massing relationship with the existing Safestore building. The height from ground floor level to the top of the extension ridge is 10.510 metres, which is 1.89m above the height of the existing building ridge line.

Appearance

The existing building is two storeys. It consists of two elements: a masonry brick building with a flat roof and a metal clad building with a pitched roof. The only proposed changes to the existing brick element are: the removal of the existing north fire exit and the creation of a new opening with a glazed fire exit, the replacing of the existing lazuli blue cladding panel with silver gray panels and making the current glazed entrance a fire exit door only.

The second element will remain as it is, except for the removal of an external duct, the plantroom door and a roller shutter on the south elevation; and the formation of three new doors on the north elevation. On the east elevation, the area not effected by the extension will be re-clad with silver cladding to match the new extension. The existing doors and roller shutters will be finished in blue to match the proposed new doors.

Cheetham Hill Road, Manchester M8 8LW

The proposed extension on the east side will be built as an open plan portal frame structure. The exterior of the extension is articulated in two materials: brick to match the existing brick element and micro-rib silver gray cladding. Glazing will be a key feature of the east elevation.

The external units will consist of a metal structure with 0.7mm steel 1000/32 panels.

The existing storage areas are accessed either through the reception area or directly from the loading bays on the east elevations. The proposed side extension can be accessed via the existing yard by the two roller shutters on the south elevation.

The Service Yard, although slightly reduced in size, accommodates parking spaces, the refuse area and the loading and unloading bays.

The mass of the existing building remains unaltered and the new extension will have a mass and a ridge height compatible to the existing surrounding area.

The existing servicing and car park area is finished in tarmac and this will be retained and made good at work completion.

Landscape Design

A Proposed Landscaping Design has been prepared by Stephen Martlew Landscape Architecture and is included in the planning application pack. The proposal identifies the introduction of 7 new trees along the front perimeter of the site along Cheetham Hill Road and some low shrubs; this will enhance the elevation of the building and the appearance of the Cheetham Hill Road in general.

Design Development

The proposed design has been prepared taking into consideration the comments received on the planning application ref 139182/FO/2024, currently in appeal ref APP/B4215/W/24/3352551. While the applicant considers the appeal scheme to be acceptable, to reserve their position they have prepared an amended scheme which addresses (some of) the council's comments on the appeal scheme.

We do not agree that the previously proposed extension was too large, so the scale has not been reduced. However, in order to break the mass of the former proposal (PA ref 139182/FO/2024), the new proposal shows the removal of the new cladding from the existing pitched roof element, keeping the existing building as it is and replacing the parapet roof of the extension with a pitched roof. This will decrease the mass of the extension and will maintain the current mass of the existing building and its relationship with the closer surroundings. In addition, the ridge height of the extension has been lowered by 455mm in respect of the former parapet height.

Externally, the proposed extension has increased the use of brickwork to be more sympathetic with the surroundings and in particular the Jewish Museum. The south elevation (elevation 2), facing the Jewish Museum, is completely brick, which is broken up with curtain wall glazing; this replaces the former silver and blue cladding and softens the facade. The proposed door and roller shutters are the same tone of blue of the existing cladded building.

The east elevation (elevation 1), facing Stock Street, is articulated with brickwork and silver cladding; this is also used to re-clad the existing building on this side. Both, the brick and the silver cladding, are materials used in the buildings along Stock Street and North Street. The blue band present in the former proposal has been removed making the overall elevation more subtle.

Cheetham Hill Road, Manchester M8 8LW

The north elevation (elevation 4) sees the existing building maintained as existing and the proposal showing silver cladding. The former elevation showed silver cladding on both the existing pitched element and the extension. The removal of the silver cladding from the existing building keeps the existing relationship with the surroundings and the removal of the blue band makes the overall façade less imposing.

The proposed west elevation (elevation 3), facing Cheetham Hill Road, shows the brick element as existing, except for the replacement of the blue panels with silver ones and the modification of the two doors, as the former proposal. The main change is the replacement of the parapet roof of the extension with the pitched roof and a lower ridge. This makes the proposal less overbearing on the existing building.

The footprint of the proposed extension is the same as the former application. It represents 31% of the footprint of the existing building, therefore we do not consider it a too large extension. In addition, the yard is still sufficient to provide plenty of parking and lorry turning space.

The proposed 22 external units have the same footprint and height as in the former application. These units are proposed on an area that was occupied by cars facing Stock Street. They are articulated with metal panels for walls and roof; a brown colour panel recalling the Jewish Museum for the walls and a darker tone of brown for the roof and the roller shutters. These are low scale buildings only visible at the rear of the Museum.

We consider the revised proposal is a notable improvement on the appeal scheme in terms of the heritage and townscape impacts.

In the following pages the former proposal and the new proposal are shown together to highlight the changes in the design in response to the Council's objections.

The revised proposal addresses the objections raised by the Council in relation to the Appeal scheme, with respect to the form of the roof and materiality.

Page 17 of 21

Cheetham Hill Road, Manchester M8 8LW

Proposal Contextual Elevations and Appeal Contextual Elevations



PROPOSED ELEVATION ON CHEETHAM HILL ROAD - ELEVATION 1
Figure 5 – Proposed Contextual Elevation on Cheetham Hill Road



PROPOSED ELEVATION ON CHEETHAM HILL ROAD - ELEVATION 1
Figure 6 – Former Appeal Contextual Elevation on Cheetham Hill



Figure 7 – Proposed Contextual Elevations on Stock Street



Figure 8 – Former Appeal Contextual Elevations on Stock Street

Cheetham Hill Road, Manchester M8 8LW

Proposal Elevations and Appeal Elevations

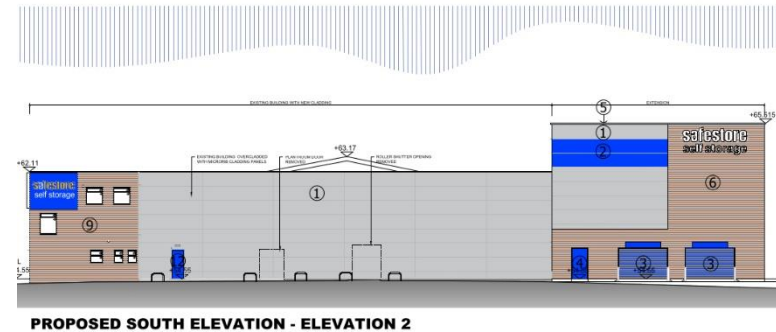
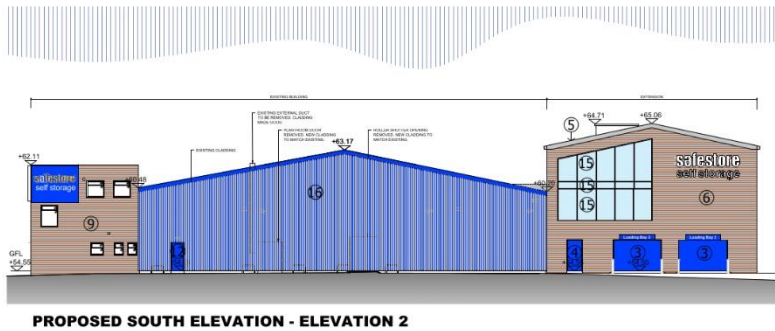
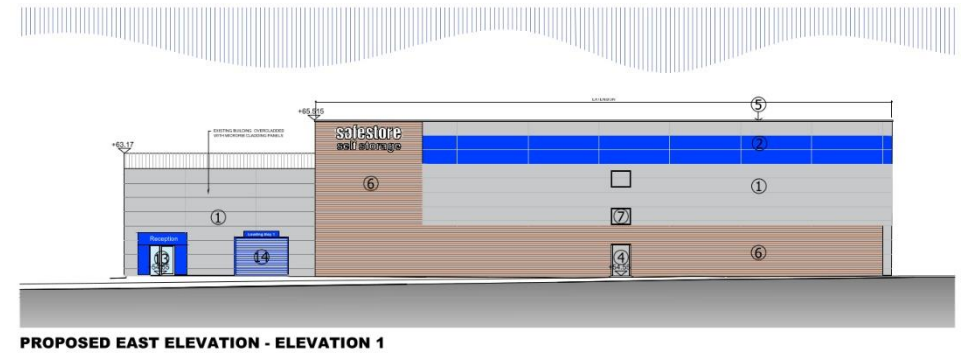
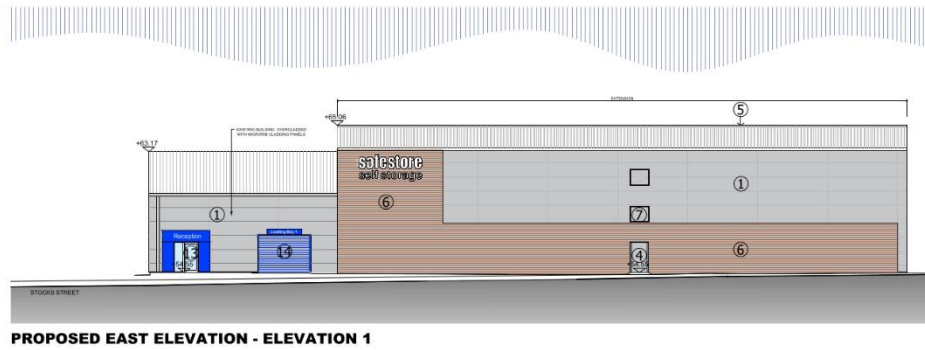


Figure 9 – Proposal Elevations

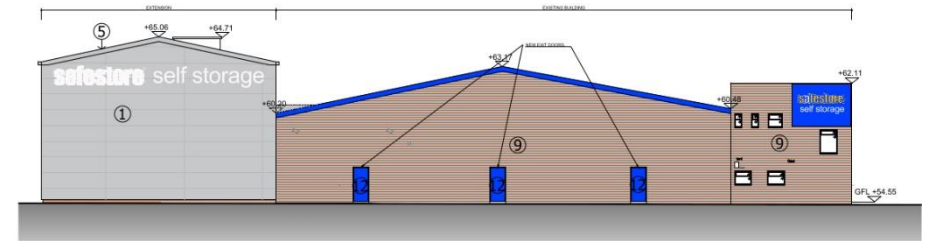
Figure 10 – Former Appeal Proposal Elevations

Cheetham Hill Road, Manchester M8 8LW

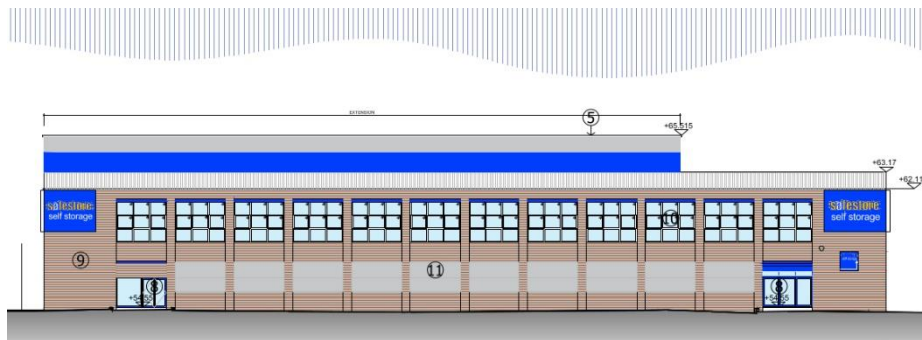


PROPOSED WEST ELEVATION - ELEVATION 3

Figure 11 – Proposal Elevations

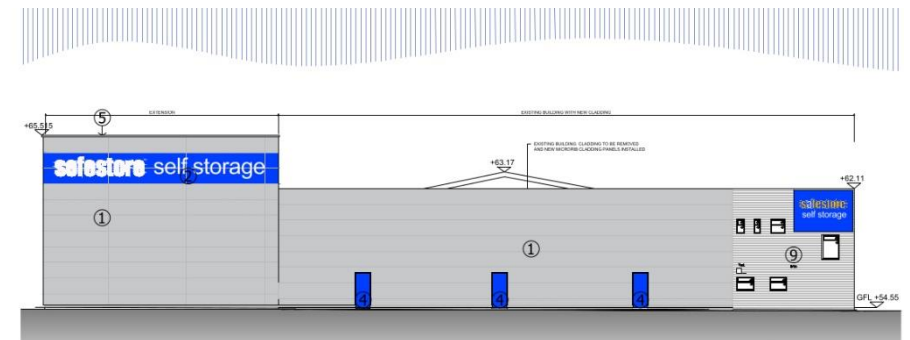


PROPOSED NORTH ELEVATION - ELEVATION 4



PROPOSED WEST ELEVATION - ELEVATION 3

Figure 12 – Former Appeal Proposal Elevations



PROPOSED NORTH ELEVATION - ELEVATION 4

Section 6 – Access

Vehicles

Vehicles currently access the site via Stock Street and it is proposed to retain this current site access arrangement. The existing gate will be enlarged to 10m wide.

Emergency & Service Vehicles

Emergency and service vehicles will access the site via the vehicular access. In the event of an emergency, customers and staff will be able to congregate in the car parking area. The refuse will be located in the service yard and the refuse collection vehicles will be able to access it through the vehicular access.

Pedestrian

The site is easily accessible by pedestrians. The road network in the vicinity of the site is lit and has wide footpaths on both sides. The main pedestrian access to the storage building will be through the entrance on Cheetham Hill Road and the reception.

Advisory pedestrian routes will be provided in the service yard which will link the pedestrian access and car parking area to the loading bays/access doors and pedestrian entrance to the building. Access to the new building will comply with relevant design criteria to ensure compliance with the Equality Act 2010.