



18 HYDE ROAD - INDUSTRIAL

Design & Access Statement
April 2023

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1.0 DESIGN & ACCESS

INTRODUCTION

INTRODUCTION

This Design and Access Statement has been prepared by Create It Studio Architects on behalf of our client to support a full planning application for a site located at:

16-18, Hyde Road, Manchester M12 6AW

Grid Reference: SJ 85481 96985

This proposal seeks to attain full planning consent for the erection of a 4-storey industrial building.

The proposal aims to replace the existing car park with an industrial building use similar to neighbouring sites in the local vicinity. The proposal will be in keeping with the use of the area and will provide economical benefit in the form of employment to the area during construction and during the use of the building.

The existing site is situated within the Manchester City Council, 16-18, Hyde Road, Manchester M12 6AW.

This report is to be read in conjunction with all submitted reports and architects drawings that accompany this planning application.

PLANNING POLICIES

The National Planning Policy Framework (NPPF) provides guidance to Local Planning Authorities by which applications should be assessed and determined.

LOCAL POLICIES

The Development Plan in Manchester consists of the following:

- Unitary Development Plan
- Greater Manchester Joint Waste Development Plan
- Greater Manchester Joint Mineral Development Plan

The following are relevant policies within the Manchester Borough Development Plan:

Policy SP1 Spatial Principles
Policy EN1 Design Principles and Strategic Character Areas
Policy E5 Development in Established Employment Areas
Policy EN 8 Adaptation to Climate Change
Policy EN 14 Flood Risk
Policy EN15 Biodiversity and Geological Conservation
Policy EN 16 Air Quality
Policy EN19 Waste
Policy H 5 Central Manchester
Policy T1 Sustainable transport
Policy T2 Accessible areas of opportunity and need
Policy DM1 Development Management
Policy DC26 Development and noise

PLANNING HISTORY

The following are planning applications on this site for the past 20 years

043217/FU/CENTL2/93

Change of use from sports centre/exhibition centre to a trade warehouse.

Not Proceeded

046730/FU/CENTL2/94

Change of use of existing buildings to knitwear factory.

Not Proceeded

055450/FO/CENTL2/98

Retrospective application for the change of use of warehouse to knitwear factory with elevational alterations and installation of roller shutter doors to the Apsley Grove and Hyde Road frontage.

Approved in April 1999

093540/FO/2010/N2

Change of use of existing knitwear factory (Use Class B2) to function halls (Use Class D1) and restaurant (Use Class A3) and associated car parking.

Withdrawn in September 2010

Below are examples of notable planning approvals on nearby sites.

069322/FO/2003/N2

Two storey building to create four light industrial units with 32 parking spaces..

Approved in December 2003

PRE-APPLICATION CONSULTATION

A pre-app was carried out on 22nd September 2022 with Carl Gelnnon, Planning Officer at Manchester City Council planning department. Further details can be found within the planning statement accompanying this application.

DESIGN & ACCESS

CONTEXT

The existing site is situated within Manchester City Council and within the Ardwick Ward. One mile South East of Manchester City Centre.

Located adjacent to a busy intersection formed by the crossing of Brunswick St, Ardwick Green South, Higher Ardwick, Hyde Road and Stockport Road.

The surrounding area of the site comprising a mix of warehouse, storage and industrial building types.

UDP policy E5 supports the redevelopment of land and buildings for employment purposes within an established employment area.

The South of the site is dominated by residential developments consisting of a mix of terraced housing.

To the North there is a large park, Ardwick Green Around which there are various land uses such as offices, leisure, industry and education.

One notable example is The Apollo Theatre within a hundred metres of the site.

The site does not fall within any protected area, such as conservation areas or green belt.

USE

The aim of the proposal is to replace the existing car park with new industrial building.

This use class will provide employment and economic benefit during construction and throughout its lifetime.

DESIGN PROPOSAL

The design intent of the proposal is to be in keeping with the neighbouring industrial buildings along Hyde Road.

The proposal consists of a four-storey building with grey metal cladding and full height glazing and a metal pitched roof.

The building height will be established from existing adjacent building heights.

Parking spaces will be provided ensure adequate, from Hyde Road access and Apsley Grove access.

Loading bays and bin storage areas will be provided as part of the service and management strategy of the site, to the rear of the site.

The site will be secured with perimeter security fencing.

APPEARANCE

The proposed building will be constructed as a steel frame structure.

Externally, the proposed building will be clad with insulated grey metal cladding system and full height glazed area.

The roof will be an insulated metal roof finish with metal rainwater good and downpipes. reflects the local area.

BUILDING LAYOUT

The building layout consisting of 4 levels - the ground, first, second and third floor.

Entrance is to be located to the front elevation with glazed shopfront.

A DDA ramp, to the side of the front elevation, it will allow access for the disabled from the front level to the first floor level

Each floor will contain approximately 1,857sqm of floorspace.

On rear elevation will be provided service entrance and two big opening with security roller shutters.

Two fire exit will be provided, one to the rear one to the side elevation.

LANDSCAPING

Soft landscaping will be limited to the front of the site, along Hyde Road.

The remaining site will be hard standing, tarmac to parking and footpath areas.

DESIGN & ACCESS

BOUNDARY TREATMENT

The boundary wall along Hyde Road will consist to keep existing 450mm low brick wall with above 2.1m high Black Steel Palisade fence with existing 450mm low brick wall with above 2.1m high Black Steel Palisade fence with triple pointed spikes triple pointed spikes.

On East Elevation, to the front side, to be proposed to keep existing 2.4m high Black Steel Palisade fence with triple pointed spikes. On East Elevation, to the rear side, to be proposed to keep existing 2.4m High Green Pre-Galvanised Steel V' Mesh Security Fencing.

The boundary wall along Aspley Grove will proposed to keep existing 2.4m High Green Pre-Galvanised Steel V' Mesh Security Fencing.

On West Elevation, to the front side, to be proposed 2.4m high Black Steel Palisade fence with triple pointed spikes and on West Elevation, to the rear side, to be proposed to keep existing 5.3m high brickwall.

The properties will comply in all respects with Part M of the Building Regulations and will be approached via a ramped access with a maximum with 1:12 slope to the first floor level platform outside the side entrance.

Disabled access will be gained via this entrance, which will be provided with a disabled access compliant threshold, and the door purposely made wider in keeping with the contemporary design to accommodate ease of access.

WASTE MANAGEMENT

Bin storage area will be provided to the rear of the site

The bin store will accommodate 4No. 1,100litres EuroBins for the storage of waste and recycled bins.

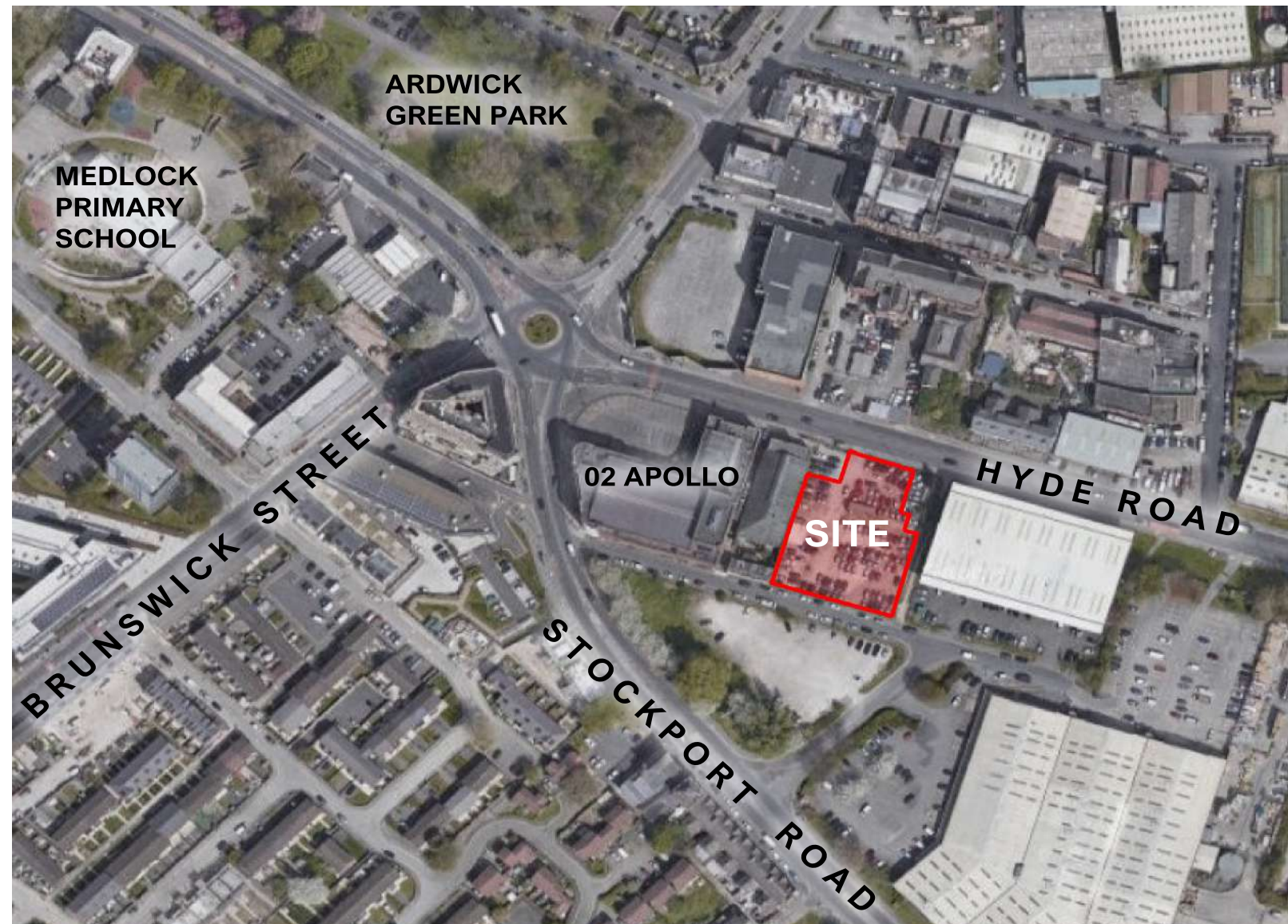
The bin stores will be constructed metal fencing at 1.9m high with a secure lockable gate. The open-top will allow natural ventilation.

On collection day, bins will be taken to the front drive and collected from the kerbside.

ACCESS

2.0 EXISTING SITE

SITE LOCATION & CONTEXT



District Aerial Plan



Exiting Site - Aerial View



14 Hyde Road



16-18 Hyde Road - SITE



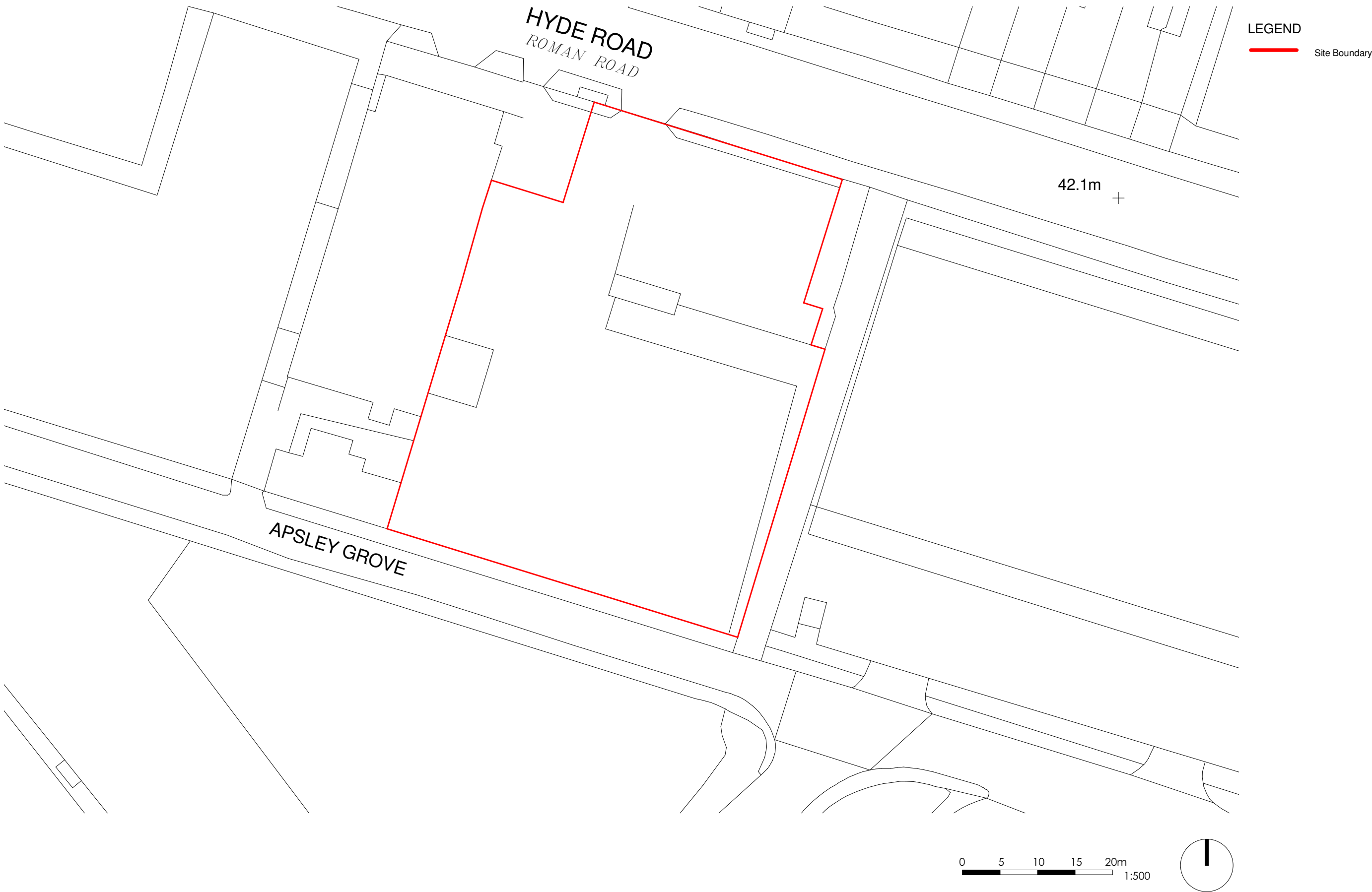
20 Hyde Road

:1250

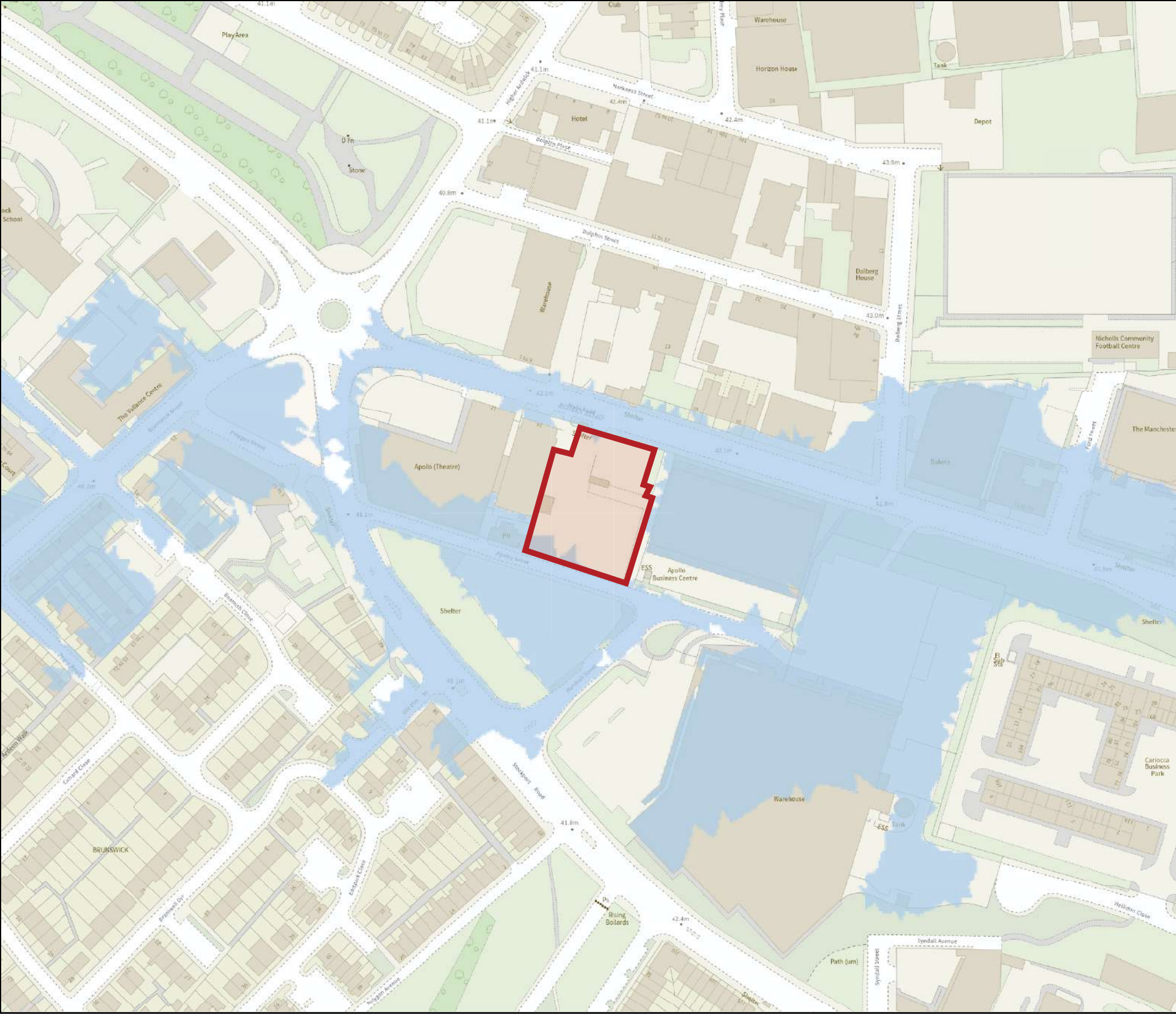


EXISTING SITE PLAN

1:500



FLOOD RISK PLAN



Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
385426/396987

Scale
1:2500

Created
21 Apr 2023 11:32

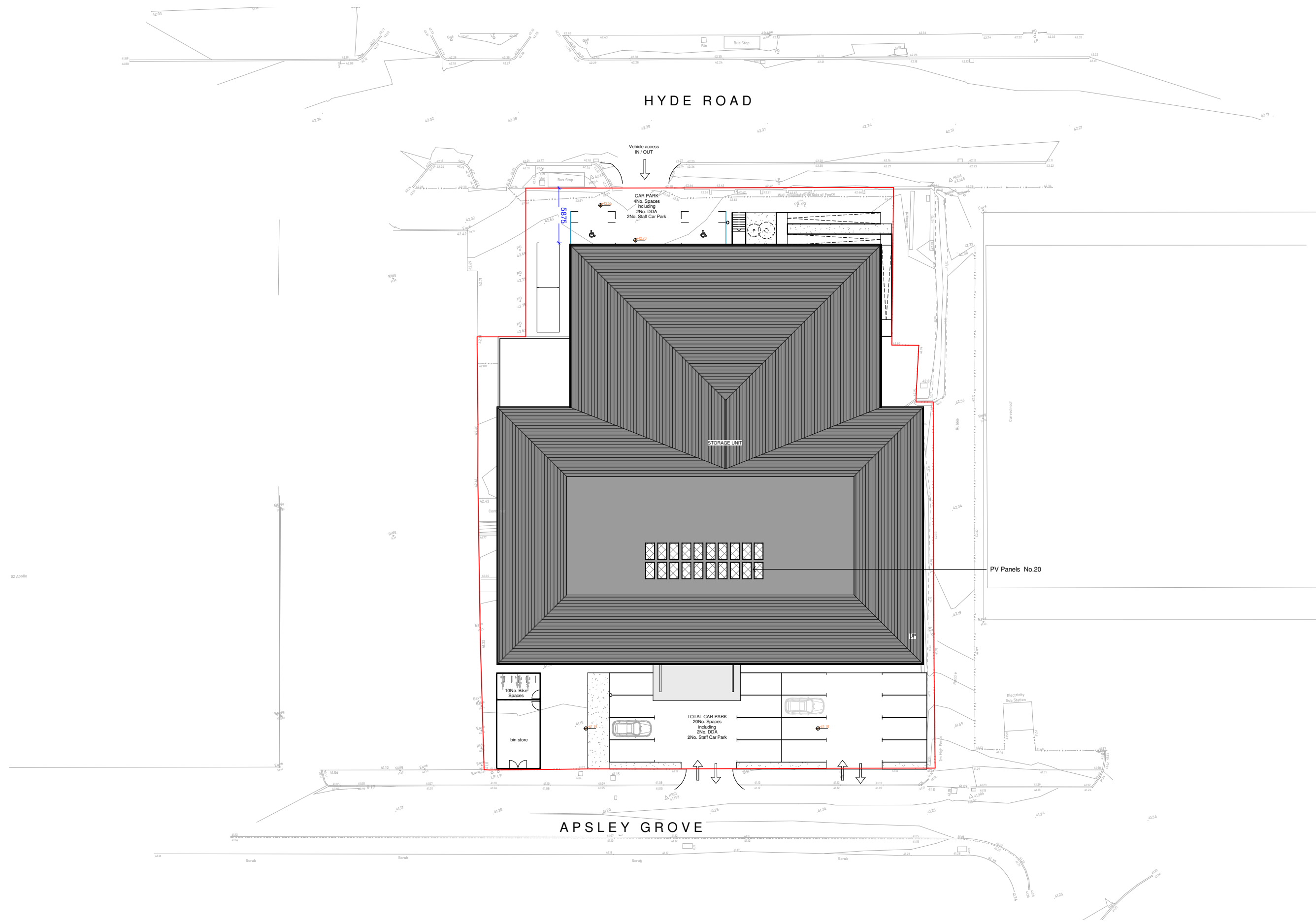
- Selected area
- Flood zone 3
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Water storage area



3.0 PROPOSED DESIGN

PROPOSED SITE PLAN

NTS

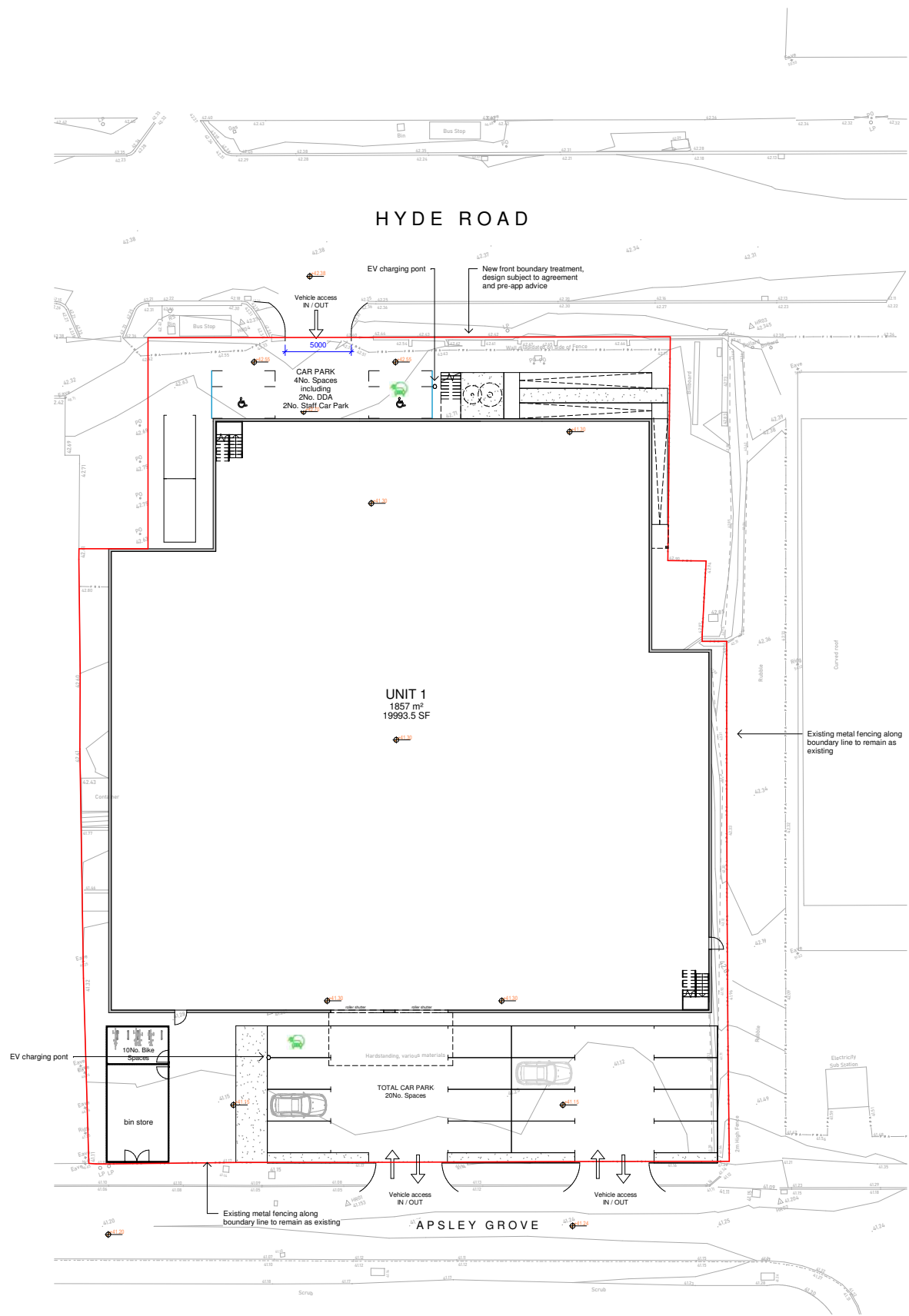


LEGEND

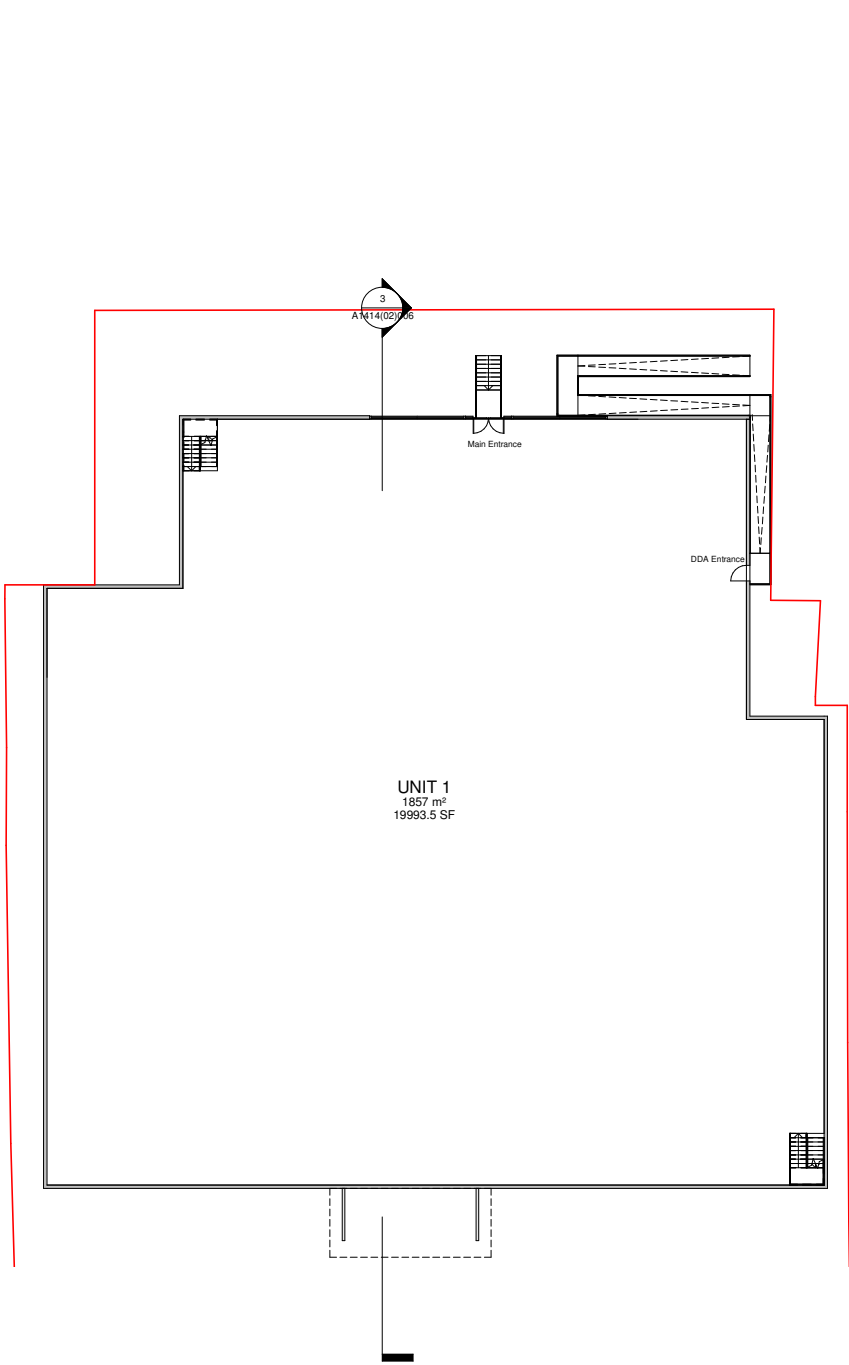
— Site Boundary

PROPOSED GROUND & FIRST PLANS

NTS

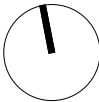


Proposed Ground Floor Plan



Proposed First Floor Plan

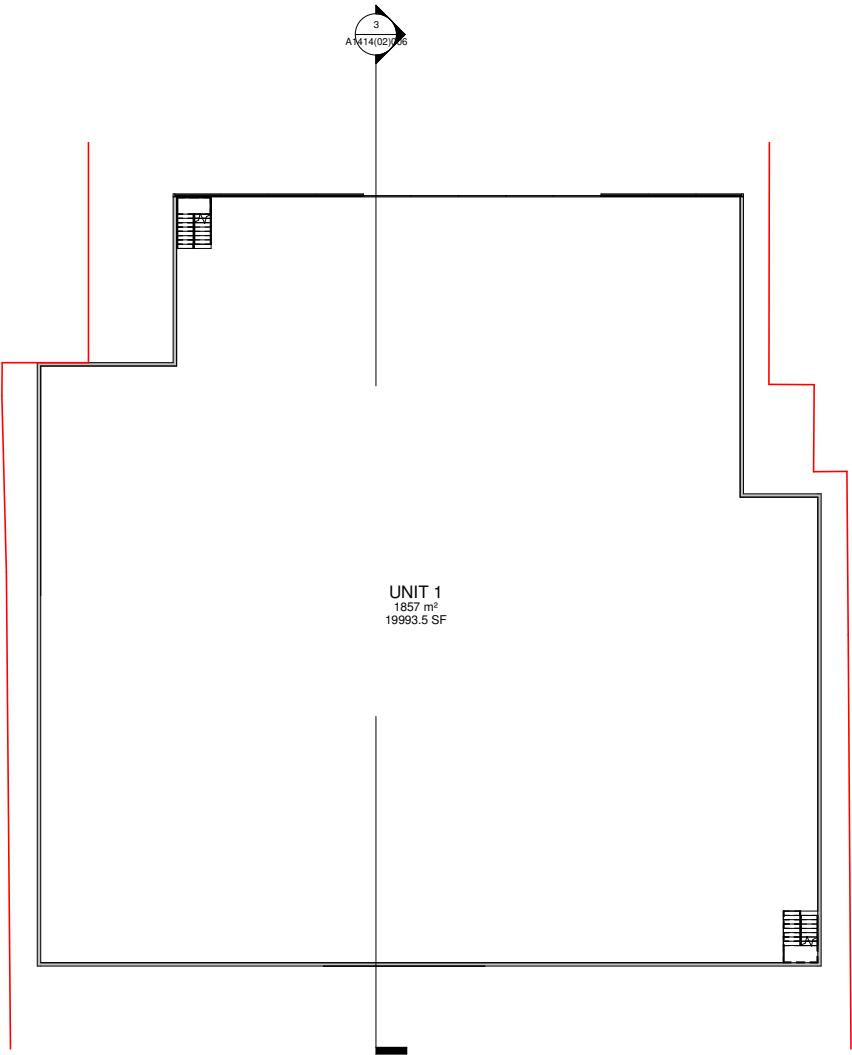
LEGEND
Site Boundary



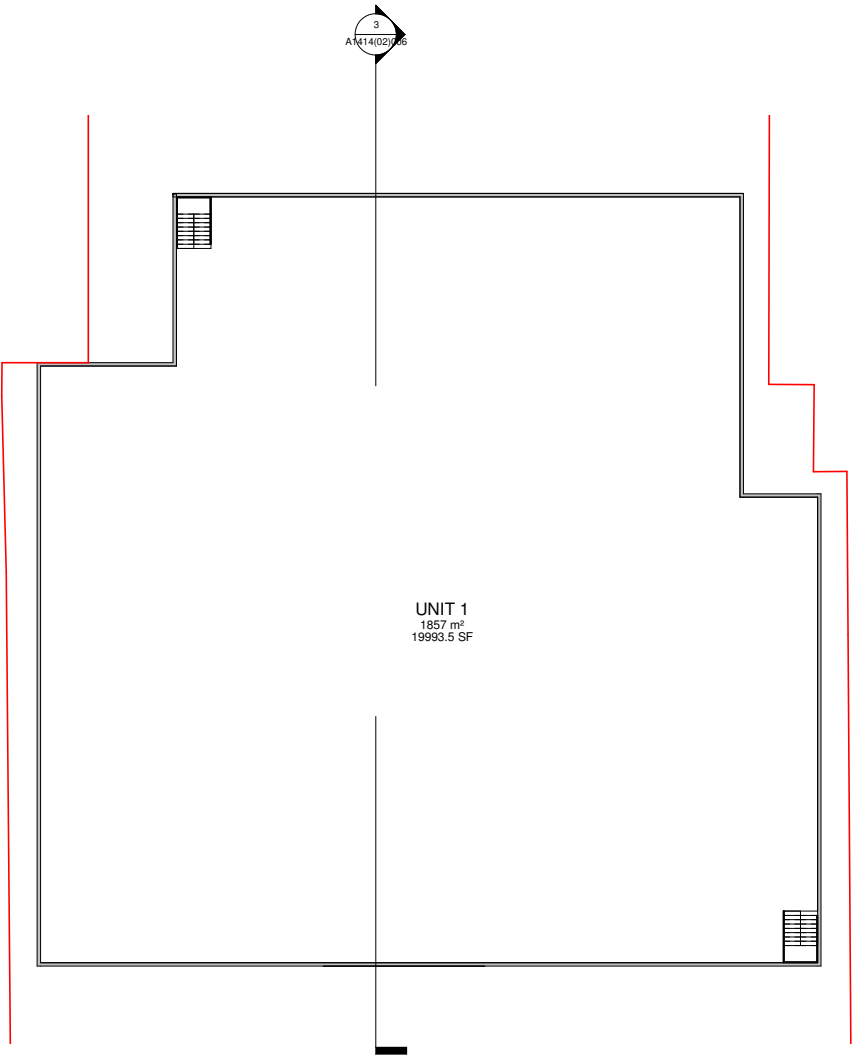
PROPOSED SECOND & THIRD PLANS

NTS

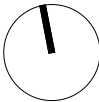
LEGEND
— Site Boundary



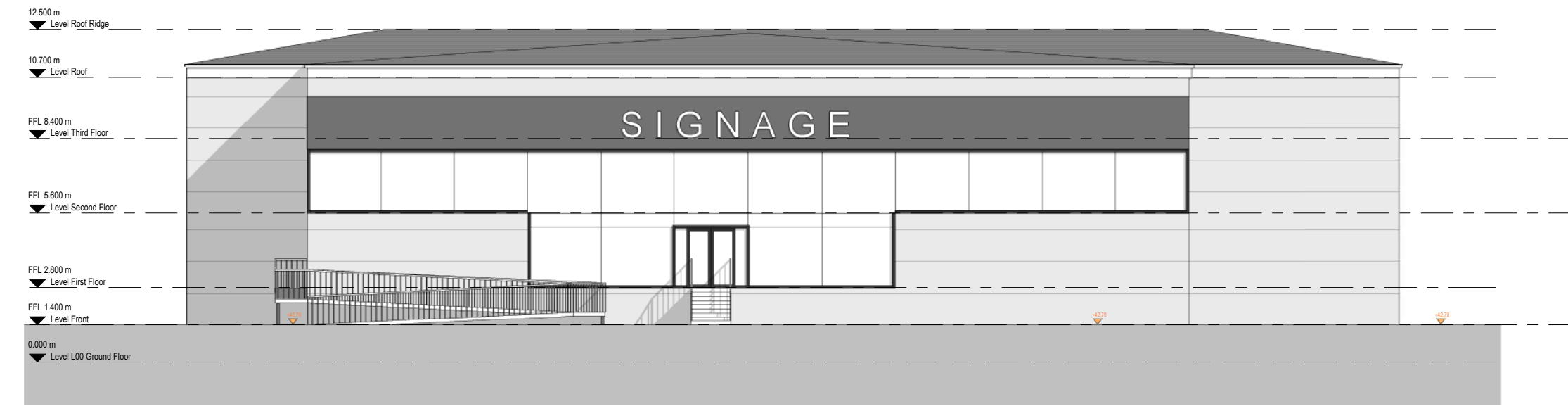
Proposed Second Floor Plan



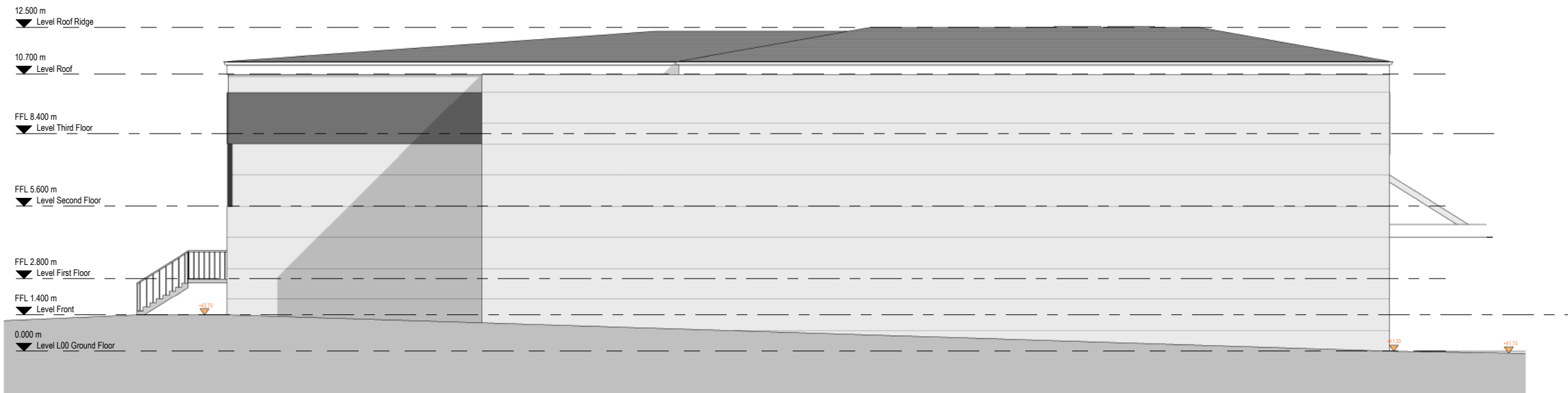
Proposed Third Floor Plan



PROPOSED ELEVATIONS
NTS



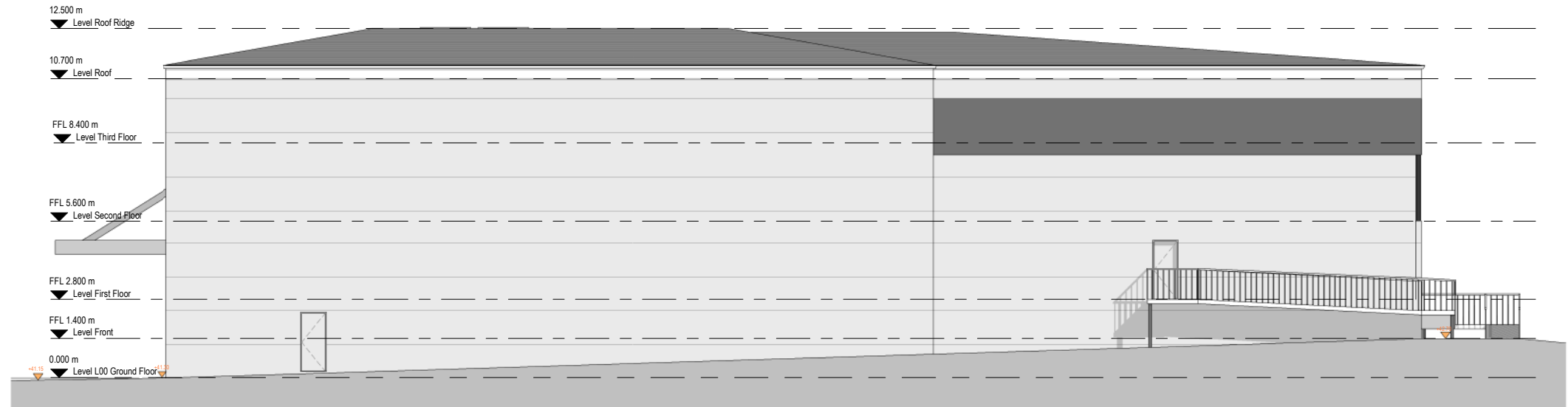
Proposed North Elevation



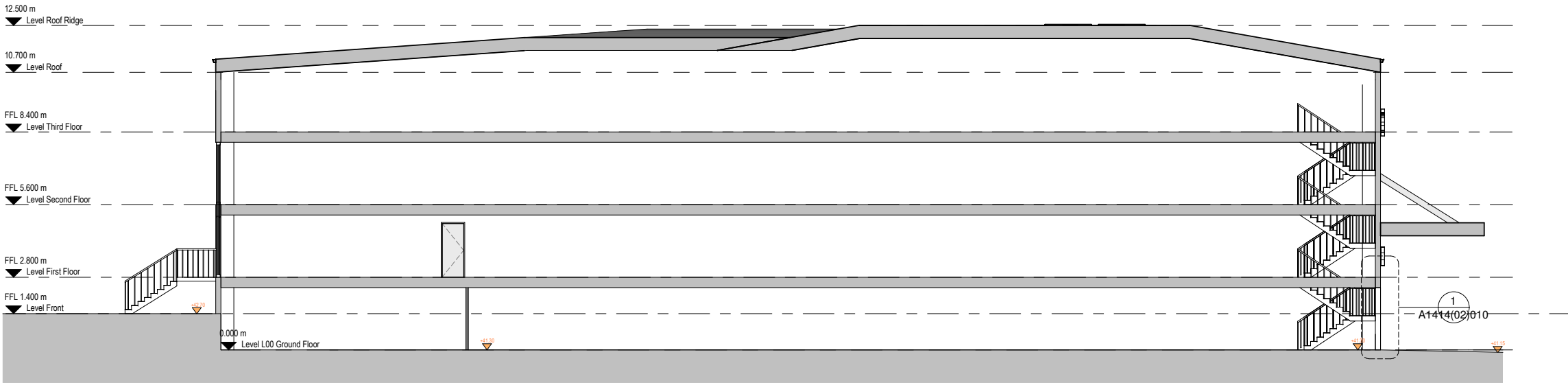
Proposed West Elevation

PROPOSED ELEVATIONS

NTS

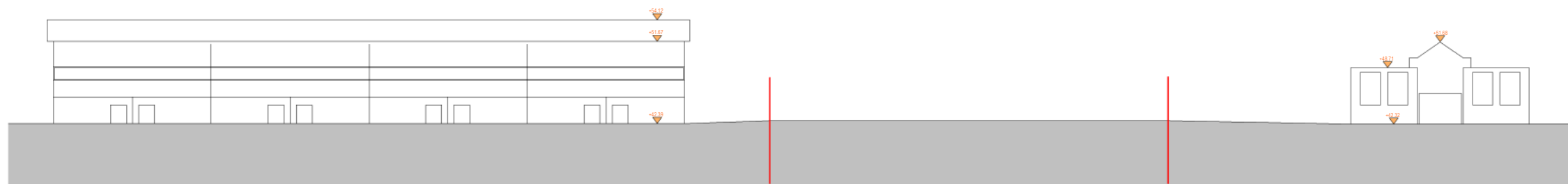


PROPOSED SECTIONS
NTS

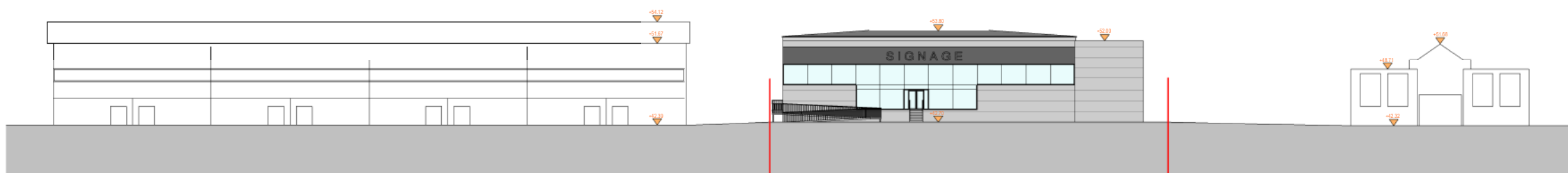


EXISTING & PROPOSED STREET ELEVATION

NTS



Existing Hyde Road Elevation



Proposed Hyde Road Elevation

PROPOSED BOUNDARY TREATMENT

NTS



VIEW 01



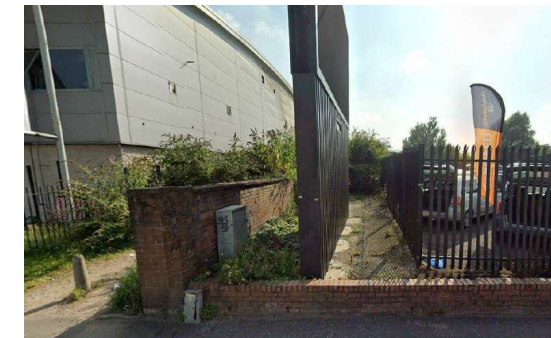
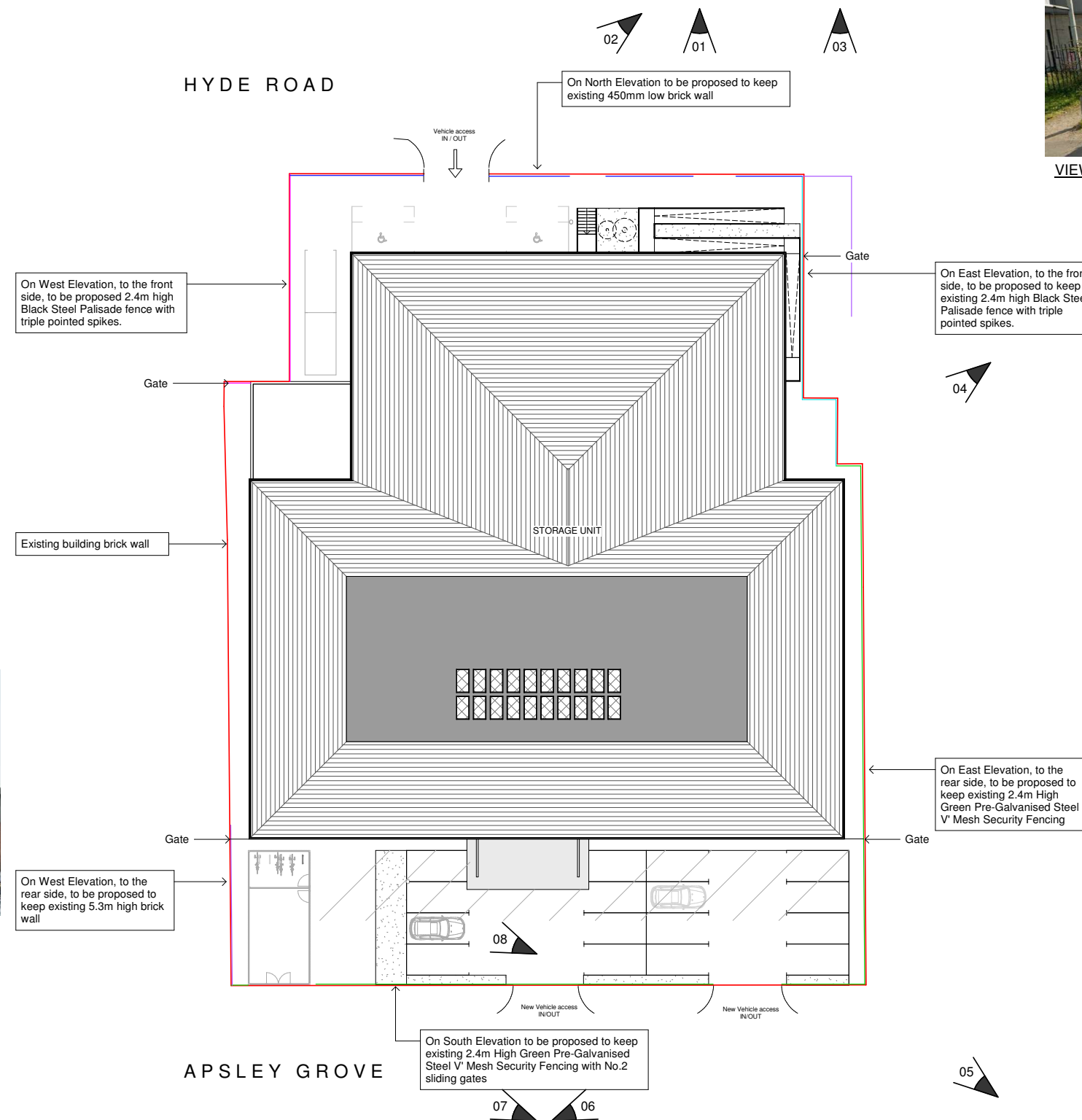
VIEW 02



VIEW 08



VIEW 07



VIEW 03



VIEW 04



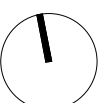
VIEW 05



VIEW 06

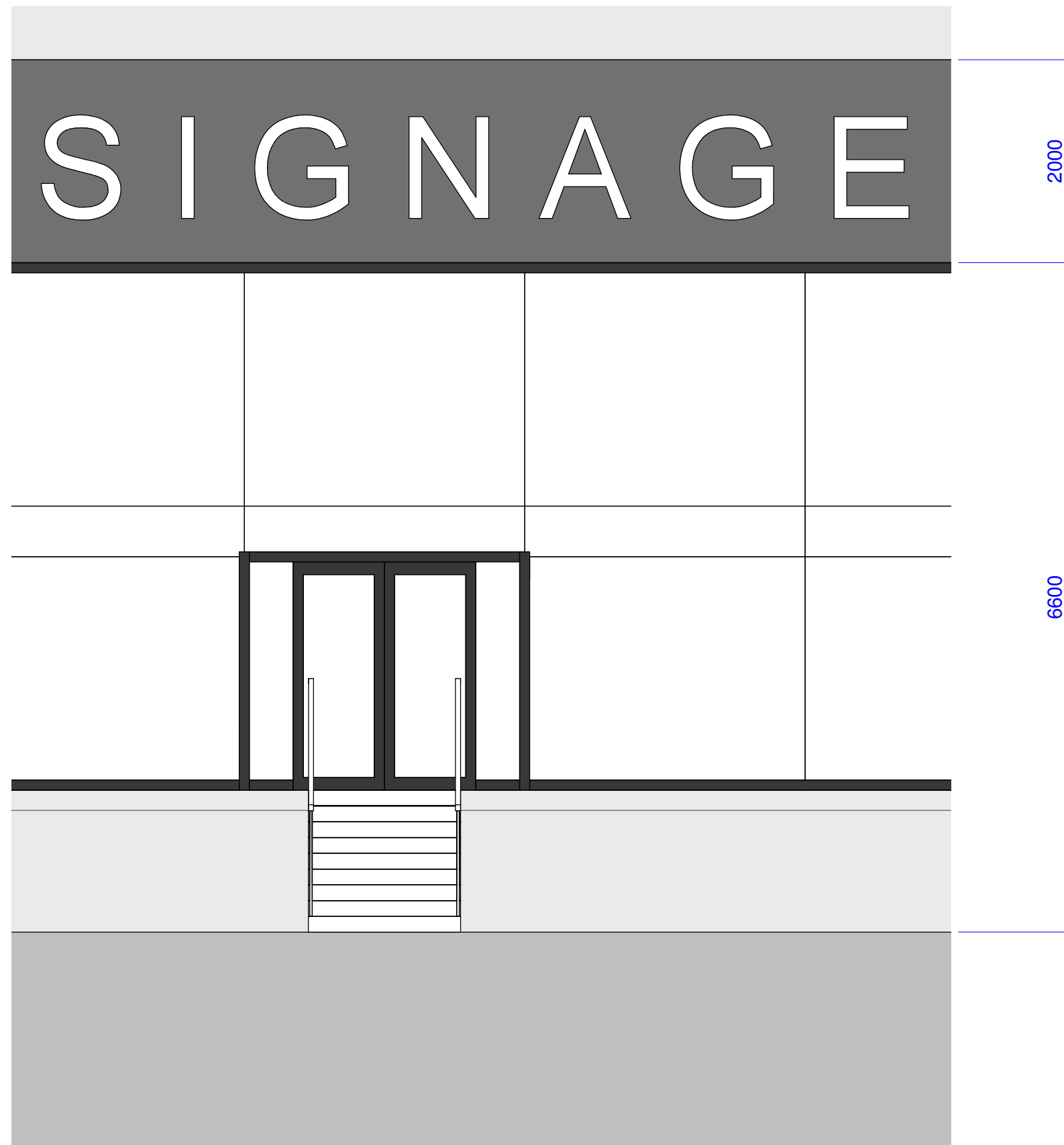
LEGEND

- Site Boundary
- Existing 450mm low brick wall with above 2.1m high Black Steel Palisade fence with triple pointed spikes
- Existing Brick Wall
- Existing 2.4m high Black Steel Palisade fence with triple pointed spikes.
- Existing 2.4m High Green Pre-Galvanised Steel V' Mesh Security Fencing
- Proposed high Black Steel Palisade fence with triple pointed spikes



PROPOSED SIGNAGE DETAIL

1:50

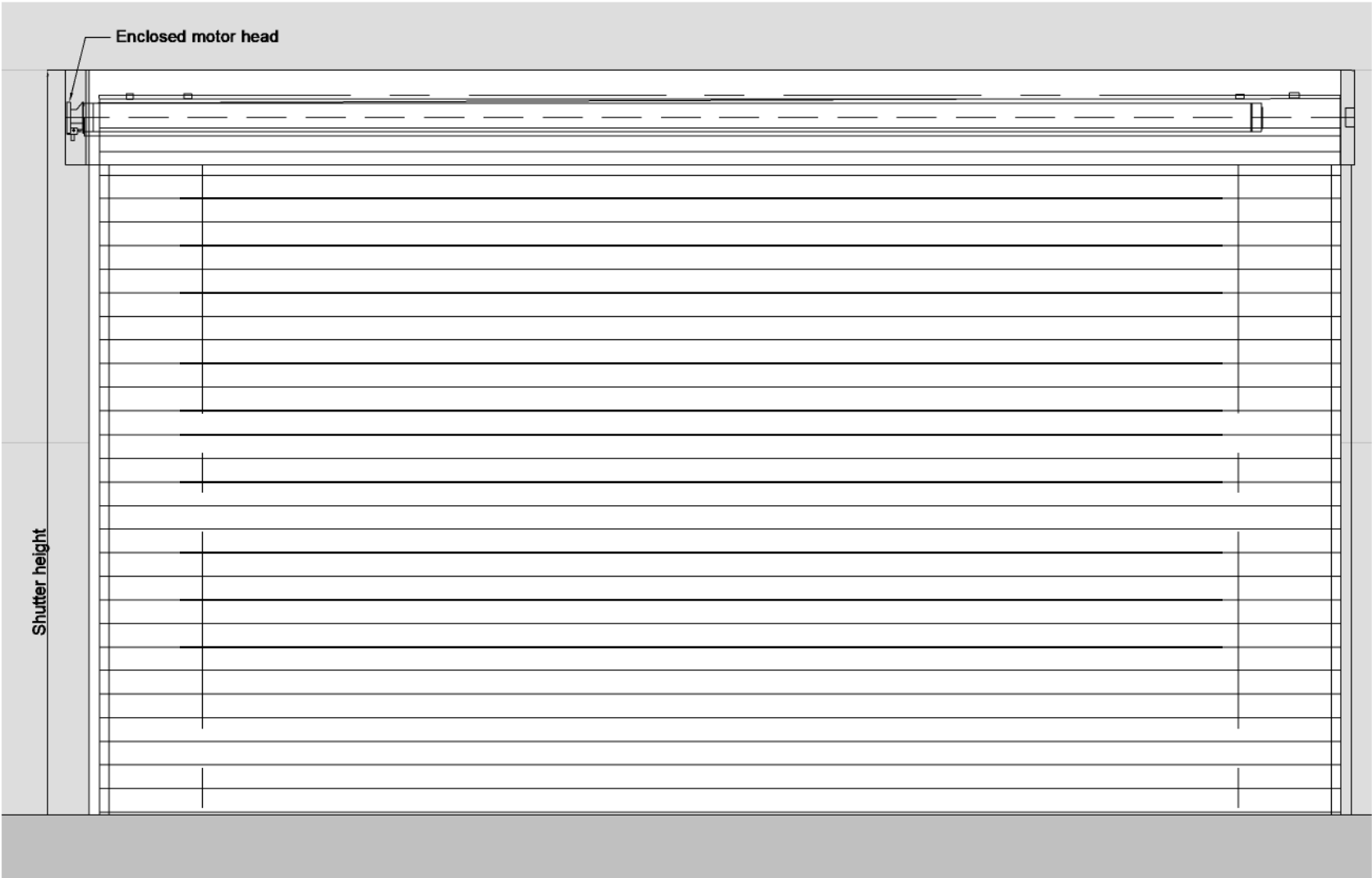
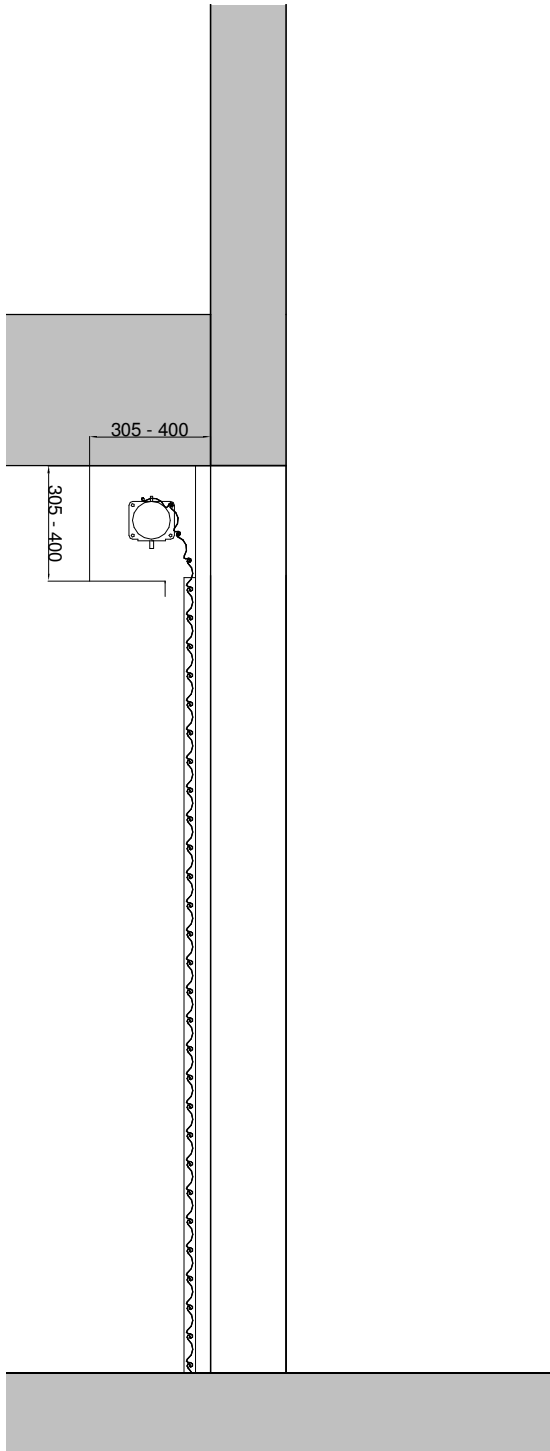
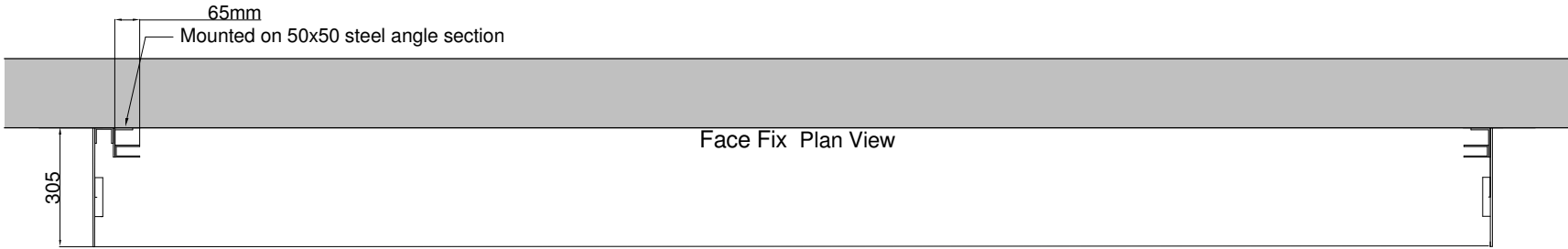


Proposed Aluminium fret cut trays with back illumination.
Bespoke LED illuminated fascia tray signs with Backlit & Fret Cut Illuminated.
height 2 m
width 9.3 m

PROPOSED ROLLER SHUTTER DETAIL

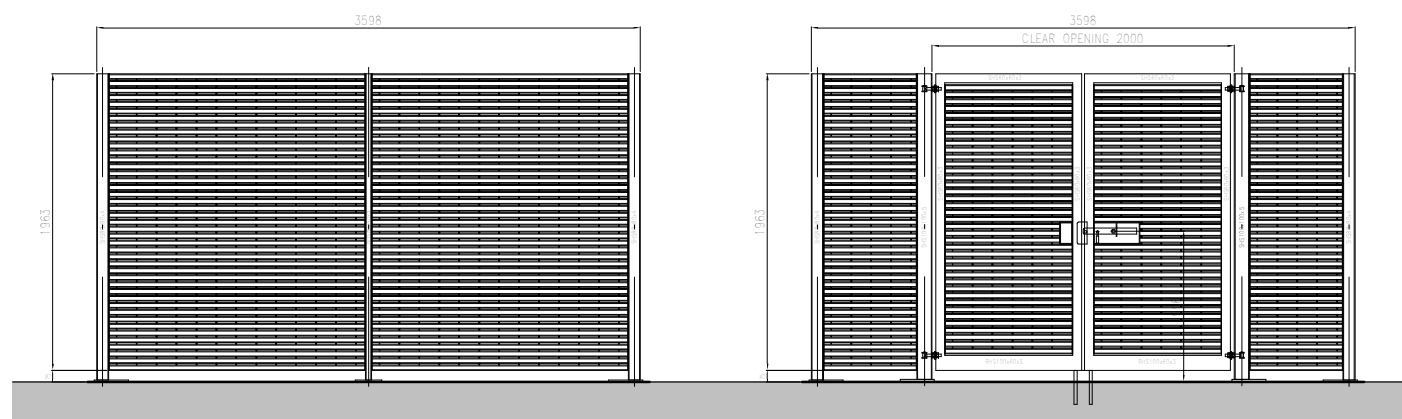
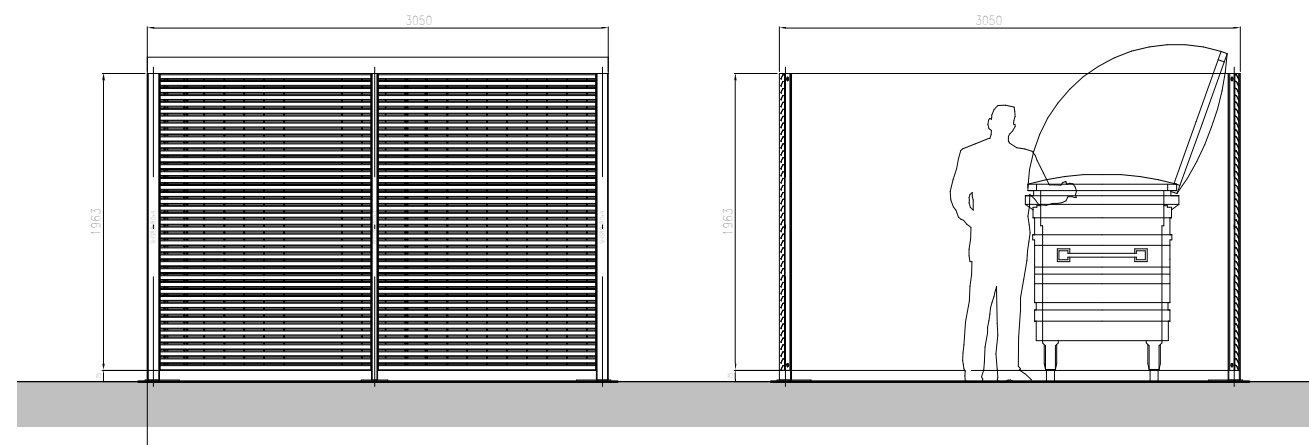
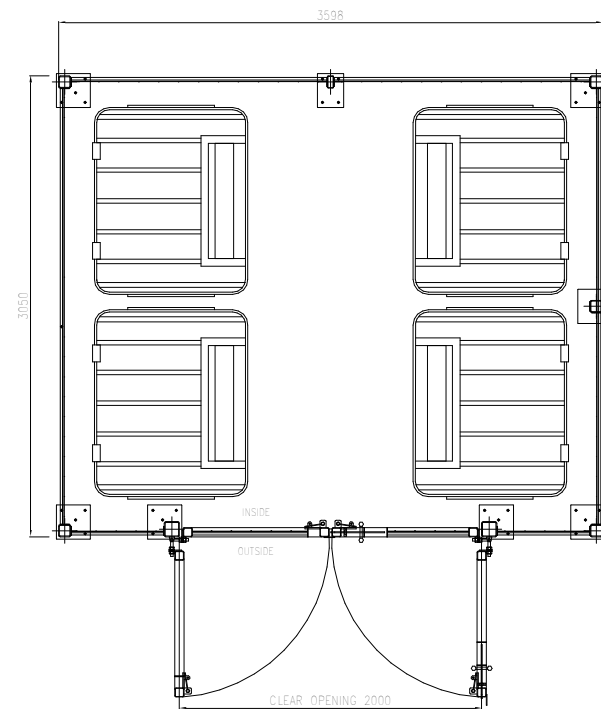
1:20

**ROCHE' COMMERCIAL ROLLER SHUTTER
S76 STEEL SECURITY SHUTTER**
Security shutter for commercial sites.
77mm curved steel slat with powder coating.
Suitable for internal or external face or reveal fit.
Galvanised finish as standard
Galvanised steel casing & end plates as standard.
Galvanised steel 'L' or 'T' shaped bottom rail.



PROPOSED BIN STORE

1:50



4 BINS ROOFLESS BIN STORE CONSTRUCTION:

1. Supporting steel:
 - a) 2No. SHS100x100 gate posts
 - b) 1No. RHS80x40 intermediate posts
 - c) 4No. SHS80x80 corner posts
2. Louvre panels: ITALIA-80
3. The gate:
 - a) Italia-80 infill panels
 - b) FAC300.18 hinges
 - c) 2No. lockable drop bolts
 - d) Sliding Latch for padlock
 - e) Stiles: SHS60x60 top & side
RHS100x60 bottom stile
4. Finish: All steelwork galvanised with optional polyester powder coat in standard RAL colour

Architecture | Planning | Visualisation



Graphics | Branding | Websites



Author	Checked	Revision	Date
SA	SH	-	20.04.2023
SA	SH	A	21.04.2023

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