



FAIRHURSTS DESIGN GROUP



HMG PAINTS- PROJECT CRYSTAL DESIGN AND ACCESS STATEMENT

Design and Access Statement

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HMG Paints Design and Access Statement

1.0 INTRODUCTION

Location

The site is located on Collyhurst Road and is occupied by HMG Paints. It sits opposite the MCD MOT Garage and Sand Hills park. Flowing through the HMG site is the River Irk, following the road south leads into central Manchester close to the Manchester Victoria station. To the north of the site and behind HMG Paints lies the Eden Boys Academy, Manchester Fort Shopping and the Keolis Amey Metrolink.

Project Overview & Aims

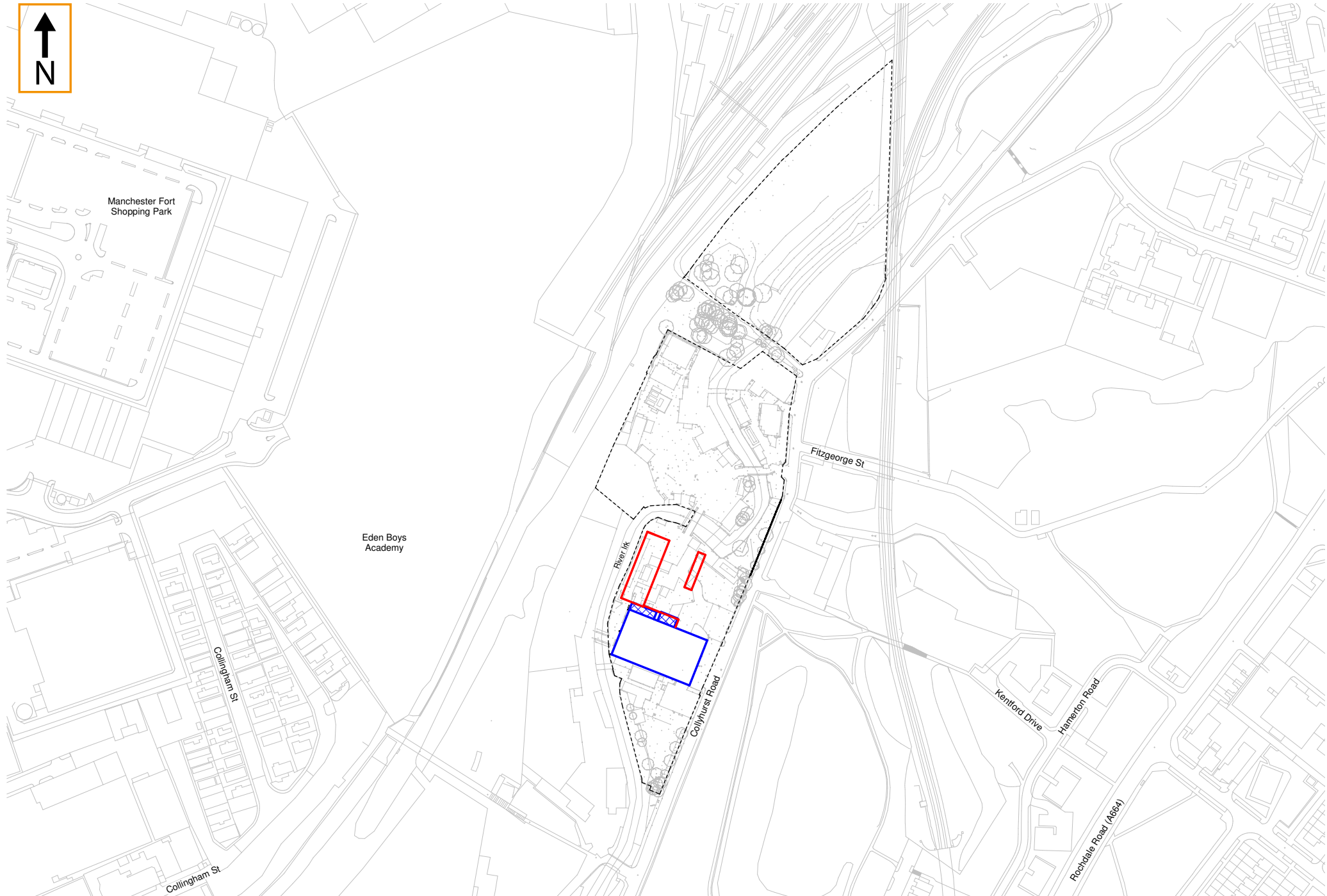
HMG Paints seek to operate at the highest standard of environmental awareness, at present the current open store has some issue with legislation impacts.

The brief for the project was to provide a new facility to fully contain all existing outdoor containers. This allows better access to the existing covered storage area and improve storage efficiency. The facility as a whole needs to store a greater quantity of raw materials to reduce the impact of global supply whilst the overall delivery and egress numbers would not change but become more efficient.

KEY

-  Proposed Site Area
-  Existing Building
-  approx area for existing builds attached to warehouse, cladding to be replaced to unify buildings.

----- HMG SITE BOUNDARY



Site Plan

Site History

1. Historical Map 1850
2. Historical Map 1940
3. Historical Map 1950
4. Historical Map 1970

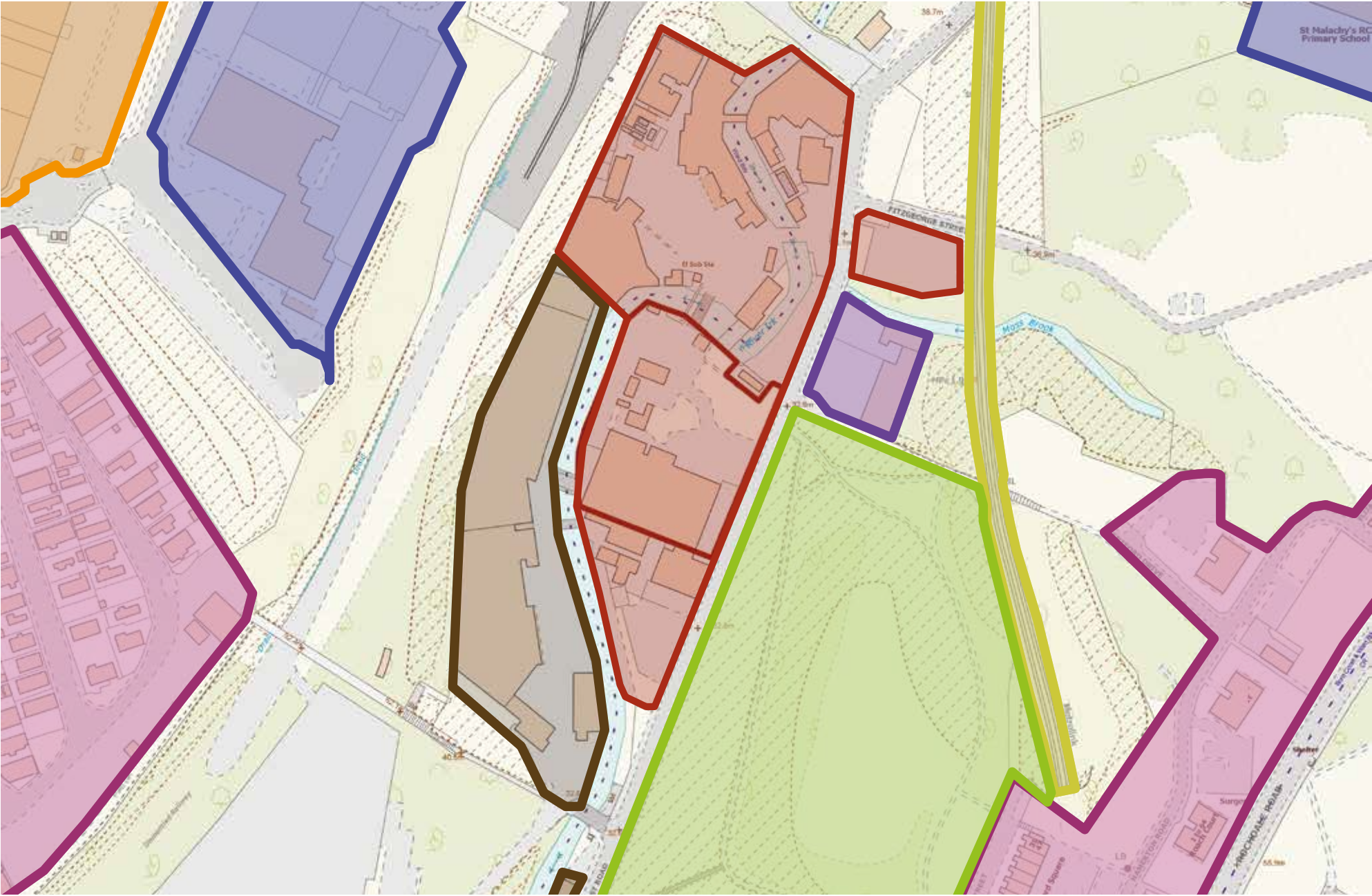


Local Context

HMG Paints is situated on Collyhurst road and has a link towards Manchester city centre and Manchester victoria station. The site is surrounded by similar industrial low rise buildings along Collyhurst road with a wide range of building typologies. West of the site, across the road, lies a green area which rises to a high point. In front of HMG paints lies the HMG car park and an MOT vehicle garage. Further west, the metro link passes from north to south from the queens road station to Manchester victoria station. There is a residential area west of the site along the A664 which is part of the northern gateway development areas. Further west of the site lies the Eden boys academy school, Manchester Fort shopping centre and residential housing.

KEY

- 
-  Site Location
 -  Industrial Works
 -  Parks
 -  Residential
 -  Vehicle MOT Garage
 -  Education
 -  Retail



Site Context Plan

Constraints

The Site lies within the Irk valley and is adjacent to the Irk River. Although the site sits within a valley and along the river Irk, there has been no history of any flood risk. Any surface water flood risk is low around the development area. Nevertheless, the unit will allow water to pass through and ensure any storage is raised above the predicted flood level as discussed with the Environmental Agency. There will be a bunded kerb area to ensure any spills are contained and easily cleaned up, whilst unrestrictive to any flood water flow.

The Site can be accessed at two points along Collyhurst road. There is an entrance to the main office to the north of the site. The goods access is located to the south of the site, directly adjacent to the proposed development area. The sites main access road allows for pedestrian access on both sides, the road has minimal traffic with a mix of delivery, personal and commuting vehicles.

There is a culvert that runs underneath the site as shown in the attached surveys. The culvert has been surveyed and considered with a structural engineer to minimise any impact. Any foundations would avoid the culvert to reduce disruption.

KEY

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N
- 

Site Location
- 

Primary Road
- 

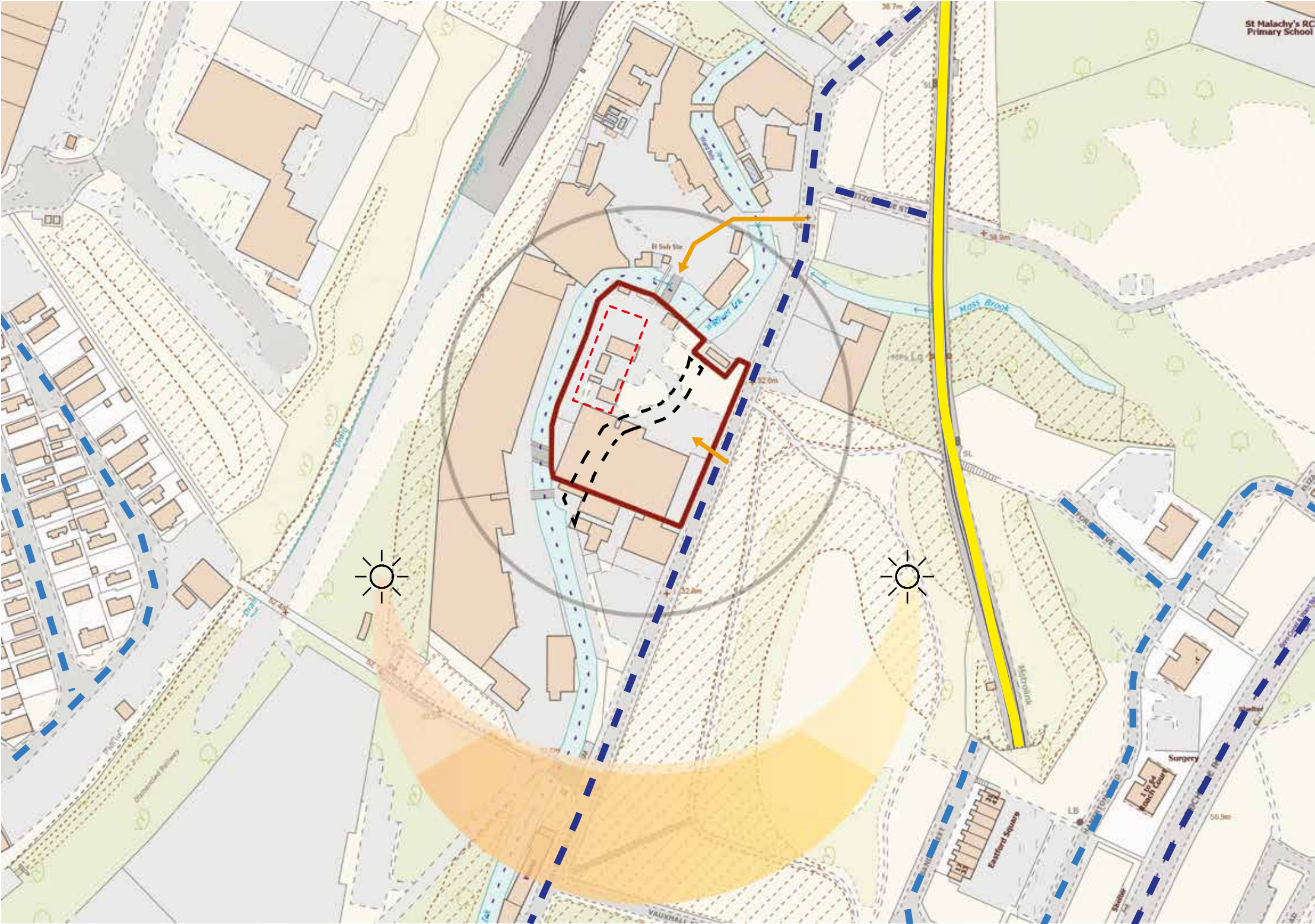
Secondary Road
- 

Metrolink
- 

Access
- 

Sun Path
- 

Culvert Area



Site Constraints Plan

Massing

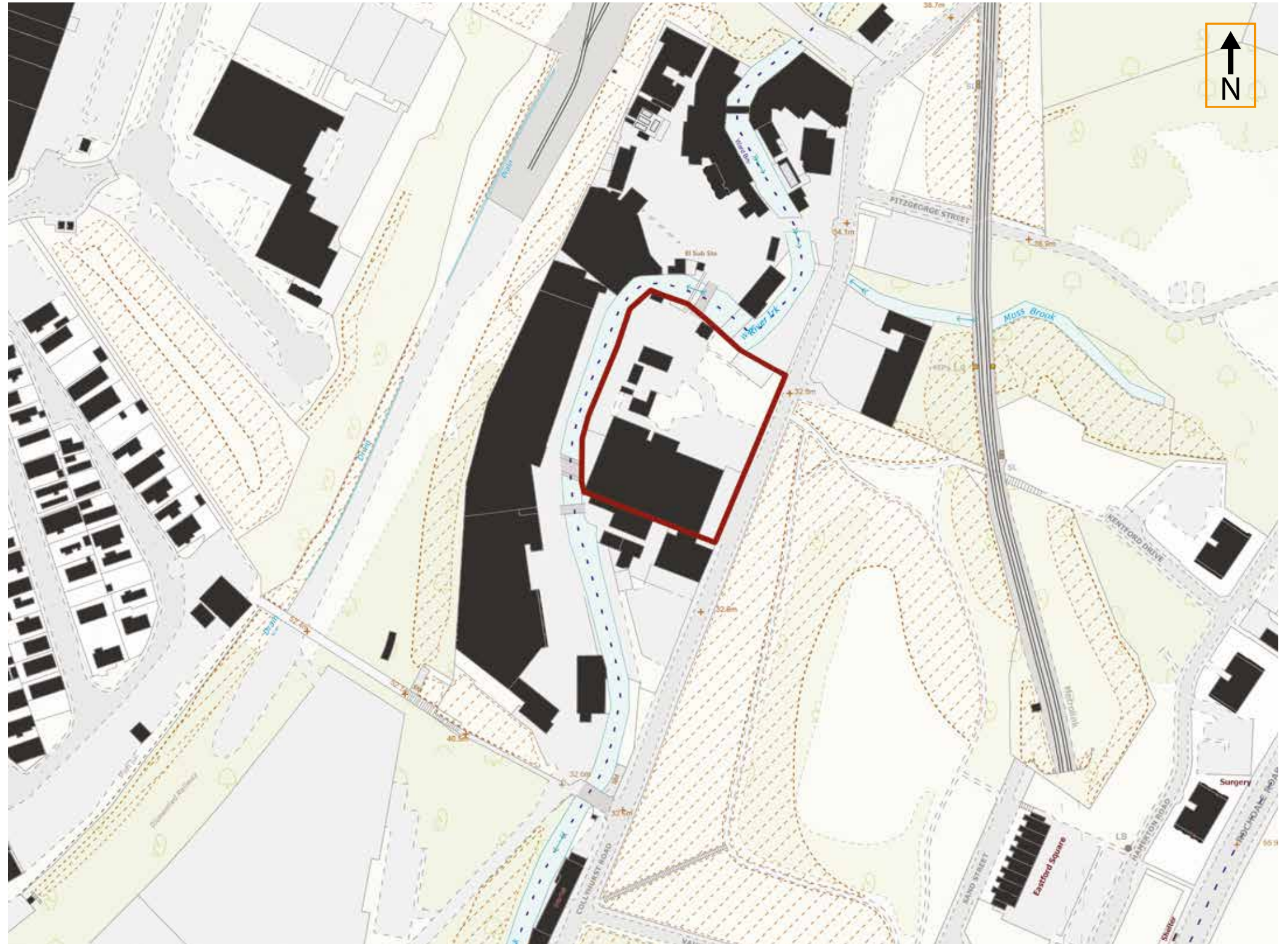
The immediate surroundings of the site are more populated with a variety of HMG buildings, stores and plant facilities to the north and south. To the west along the river irk lies several industrial buildings accessible from the south of the site. The surrounding area is sparse of buildings with the density increasing further south, west and east.

Building Heights

The majority of the buildings are generally around 1 or 2 storeys in the immediate vicinity. The tallest building in the area is shown as the existing building on site alongside the proposed development. As HMG Paints sits within a valley, the hill to the east and Eden Boys Academy sits higher than the existing HMG paints warehouse. The new build aims to match the height of the existing building alongside the proposed development.



HMG Paints 3D View



Site Massing Plan

Existing Views and Vistas

The area has a mixture of industrial materials with the brick facades along the road. The proposed scheme intends to clean up the area between the bridge and existing warehouse by moving the outdoors stores inside. The existing building has a grey cladding on 3 sides which shows some ageing. The north facade is intended to be cladded with a new kingspan panel. The low level blue structures attached to the existing will be replaced with the new cladding. This will match the other 2 elevations. The current access to the site is limited and lacks efficiency, therefore the project aims to create a better connection between the access yard and road by widening the current south entrance.



KEY



Site Location

View Direction and Number

Existing Buildings

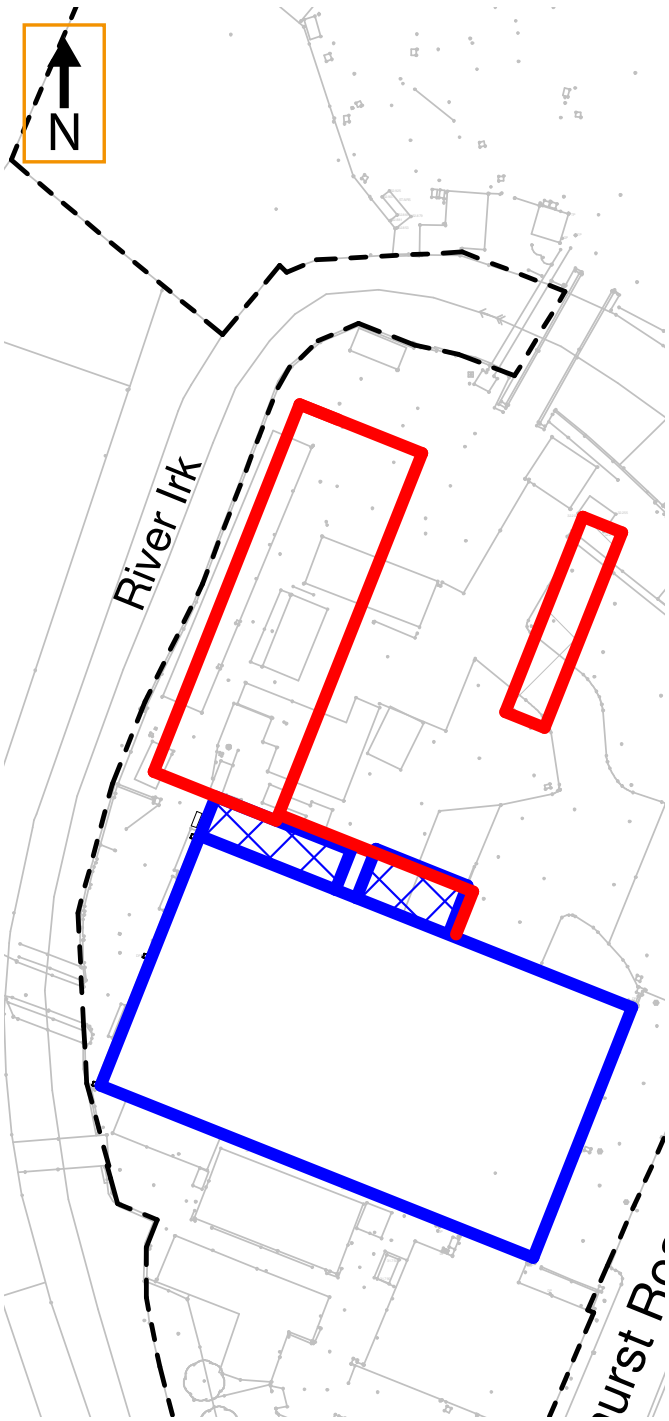
The building which will party the proposed development is the main storage warehouse for HMG paints. The current building is of age and lacks visual quality. Along with the proposed development the windows are aimed to be replaced with PPC aluminium frames and the brick repointed and cleaned. In addition, any grey facade remaining on the north elevation will be cladded with the same matching cladding that has been proposed.

The low level structures party to the existing warehouse currently used as the cafe, packing and locker room will be replaced with the same kingspan panel. The packing area will remain low level, whereas the other areas will match the height of the existing build for continuity as a screening facade. There will be a 1 metre gutter with a flexible detail to allow for additional drainage and movement. This will be designed to allow basic access for any improvement to the existing trussed roof cladding and any general maintenance that is needed.

KEY

-  Proposed Site Area
-  Existing Building approx area for existing builds attached to warehouse,
-  cladding to be replaced to unify buildings.

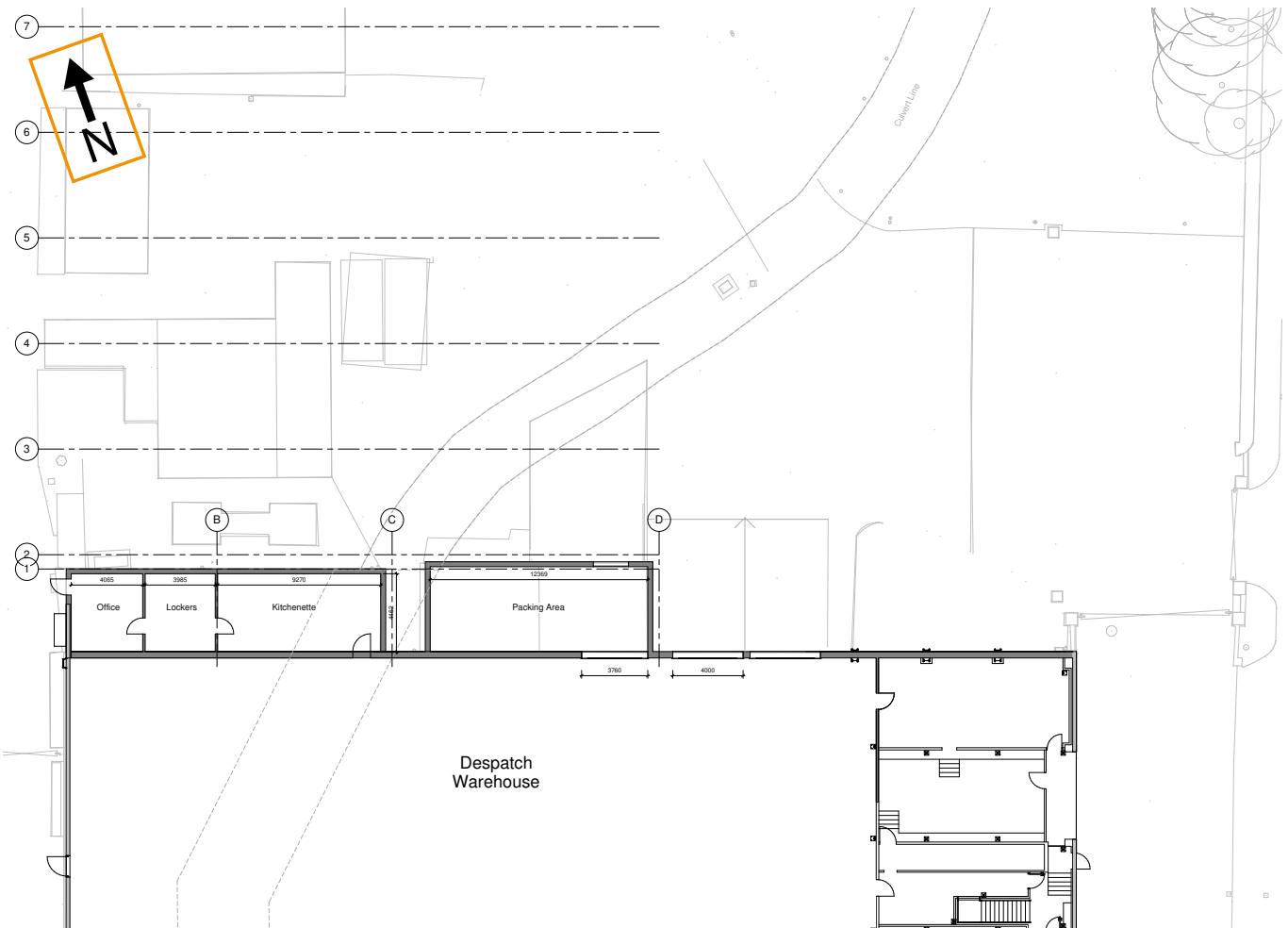
----- HMG SITE BOUNDARY



Existing Buildings Site Plan



Existing Building 3D View



Existing Ground Floor Plan



Existing Building Images

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3.0 DESIGN DEVELOPMENT

Design Aims & Principles

The main aim of the development is to provide a new storage facility for the open storage areas currently being used. The open storage has active forklift trucks at present across the site moving storage containers. Storage efficiency could be greatly improved with the new build and reducing the forklift travel distance. This would clean up the surrounding area used by HMG and improve the environmental standards set by HMG.

Scheme Development

A detailed survey of the site was conducted in order to achieve an accurate response to the brief. In addition, the culvert that runs under the proposed site area has been surveyed. This has been discussed in conjunction with the structural engineer and environmental agency to minimise any impact on the culvert. This has been a key consideration from the beginning of the design development.

By condensing the storage facility areas and moving activity indoors this would reduce the acoustic impact on site.

The new build has been set back to minimise the visual impact to the street front, allowing for space between the river wall and movement around the building. The scheme aims to improve the current low level structures and incorporating them within the design to provide a continuous facade and cleaner street front.

The proposals outlined in this application we hope offer a highly improved system and development that is not only efficient but also respectful to the site context in the use of appropriate materials, design and scale.

4.0 DESIGN PROPOSAL

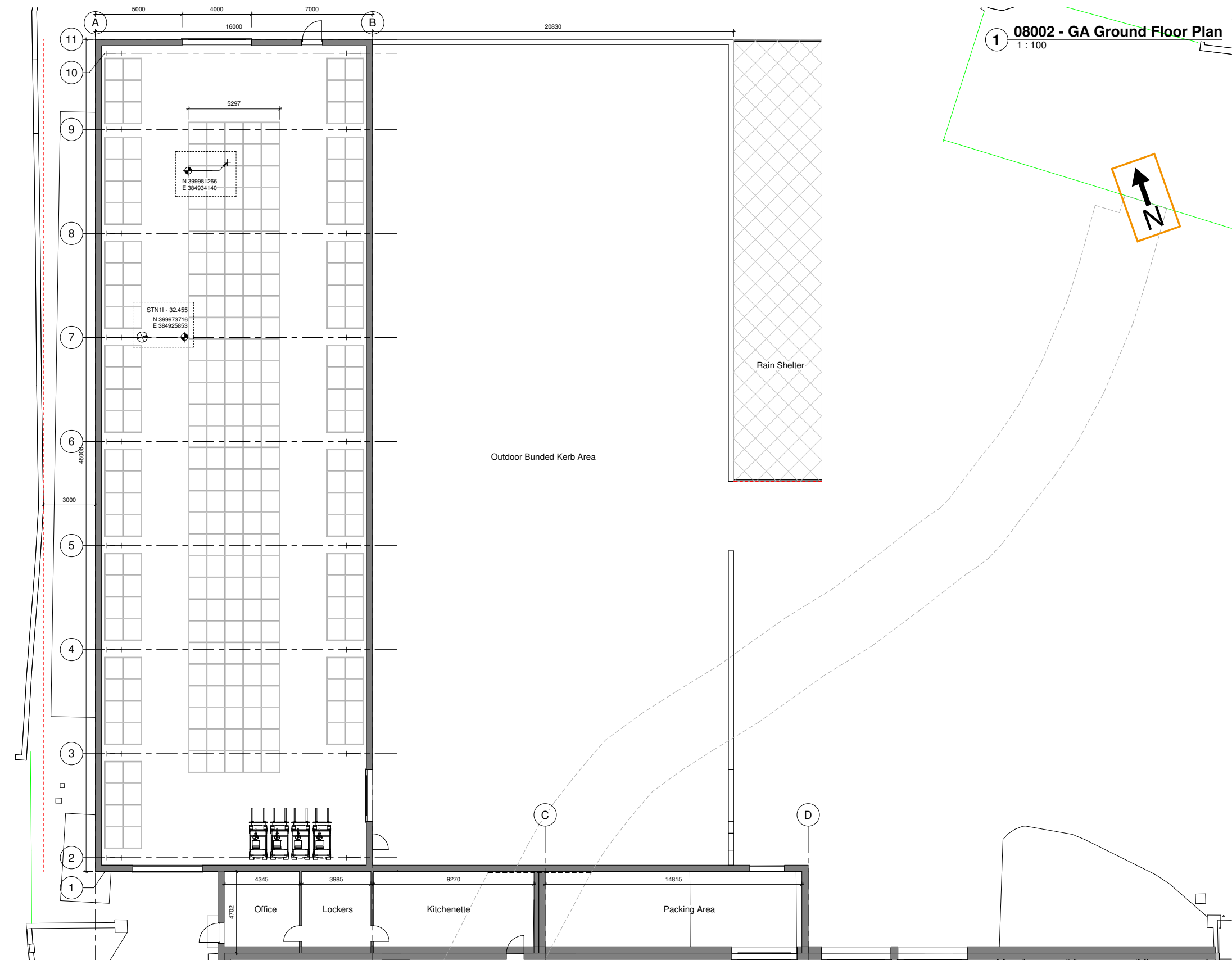
The plan illustrates the main storage area with a designated kerbed area and basic rain shelter to maintain site operations, which was previously situated along the river wall.

The office, locker and kitchenette will be replaced with the kingspan panel to the full height of the building to improve continuity, although will only hold ground floor level use. The packing area will be brought in line with the adjacent areas and will be 1 storey high whilst eliminating the existing gap between the kitchenette and packing area.

The design allows for a more efficient access system from the service yard to the new build, existing warehouse and the north area of the site reducing forklift traffic.

Ground Floor

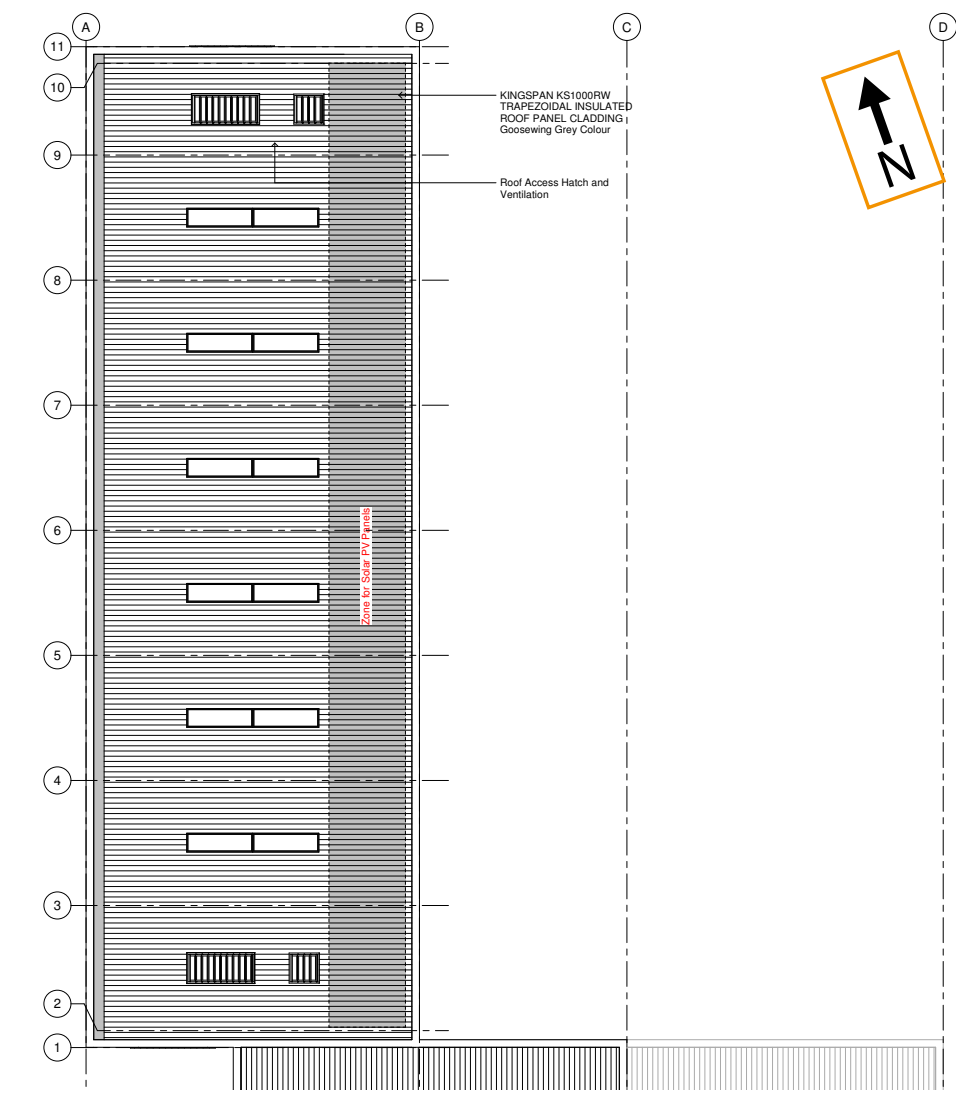
Storage Area: 721 sqm



Ground Floor Plan

Roof Plan

The Roof shape allows for a single pitch which will still be hidden behind the parapet and a circa 500mm gutter will be placed at the edge. There is an allowance for solar PVs to be included in the roof.



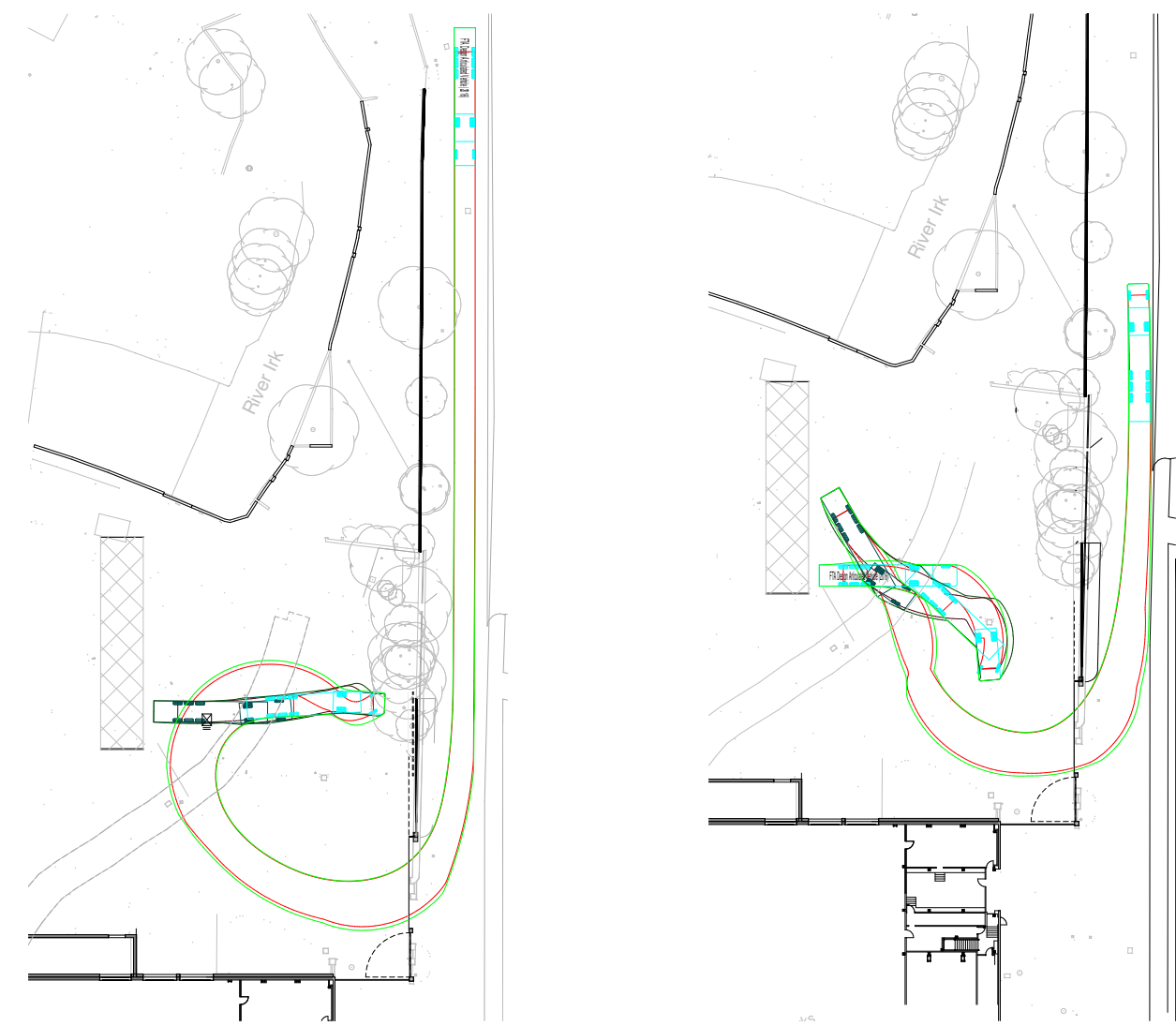
Roof Plan

Access Plan

The Site is fully accessible with level pedestrian paths and roads surrounding the site. The main pedestrian access would be kept as it is currently marked within safe areas and allows a safe passage through the site from the north offices.

Vehicular access into the proposed outline plan would be through the south end access to the site and can be internally accessed though the bridge.

Some work will be done to implement a new gate, one side hinged and the other electric sliding. For larger vehicle access, the entrance will be widened to the south. This will allow a larger and easier area to enter the site from Collyhurst road and improve access into the site requiring less use of the main road.



Access Plans

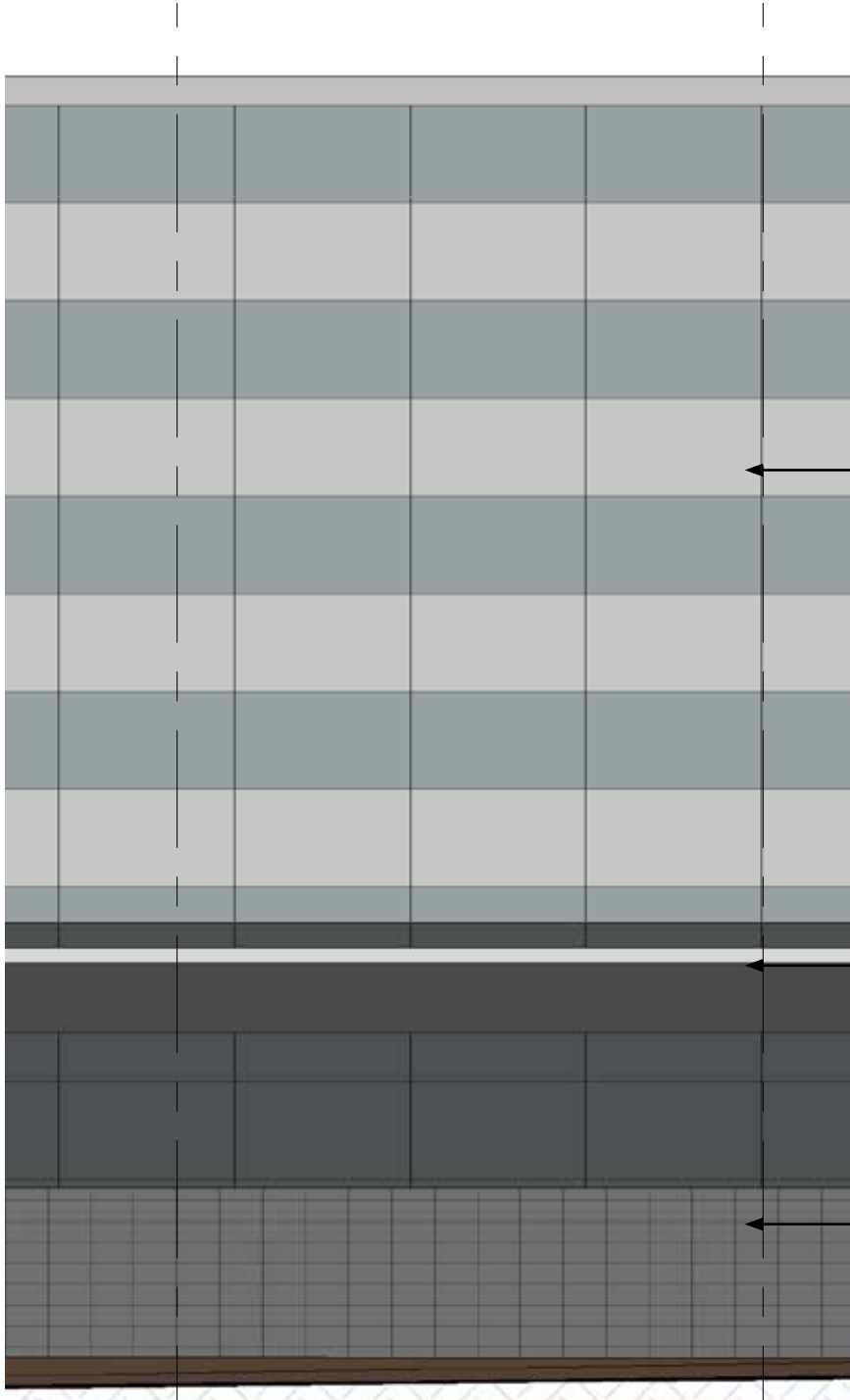
Materials

The chosen materials are intended to be complimentary to the area and existing building. The development will be predominantly variations of grey kingspan micro rib finished cladding to match the existing grey cladding that is on all 3 sides of the existing building. The upper portion will have a horizontal variation of grey cladding, creating some dimension to the design. The lower portions of the building will be clad in a darker grey clad. We plan to wrap the kingspan cladding across to the exposed side of the existing building so there is consistency.

Material samples have been acquired and can be seen upon request.



Existing North Facade



Proposed Facade Materials

Kingspan Quad Core Wall Panel
Micro Rib Profile
Grey Colour to match the existing
warehouse cladding colour.

Kingspan Quad Core Wall Panel
Micro Rib Profile - Colour Dark Grey.

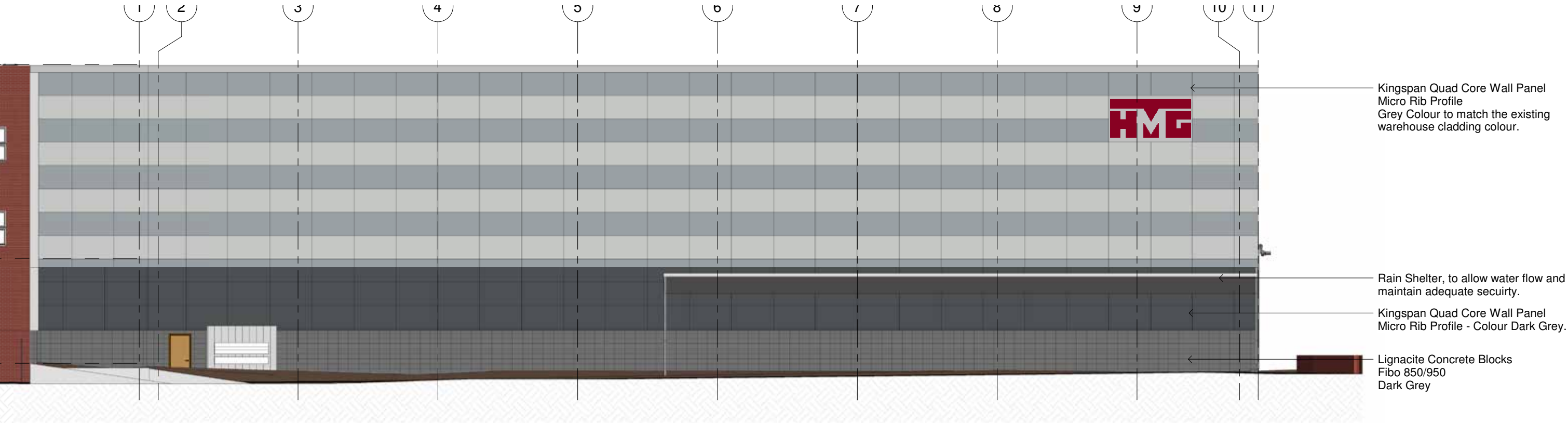
Lignacite Concrete Blocks
Fibo 850/950
Dark Grey

Building Heights

The brick facade of the existing building adjacent to Collyhurst road sits higher than the existing roof. As this facade is street facing the design matches the height of the brick parapet. This would allow for a consistent front facade creating a visually cleaner street front.



Proposed Street Front 3D View



Proposed Front Elevation View

SKETCH 3D VIEWS
Collyhurst Road, South Facing



Proposed View



Existing View

SKETCH 3D VIEWS
Collyhurst Road, North Facing



Proposed View



Existing View

Manchester
5th Floor
31 Dale Street
Manchester
M1 1EY
+44 (0) 161 831 7300

Southampton
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Southampton
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