

JD Sports Campus Hub

Design and Access Statement
May 2022



CUNDALL



Eddisons

AVID

SPACE INVADER

11302-AEW-XX-XX-RP-A-0500-S2-P01

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Introduction

Introduction

JD Group

JD Group are a FTSE 100 company with more than 60,000 employees across 29 countries. Their Bury headquarters is currently operating out of three buildings on the Pilsworth Road site where they employ around 1,300 people, making them one of the largest employers in Bury.

The business is seeking to work with their employees to improve staff retention and have undertaken a series of internal reviews to understand the steps the business needs to take to achieve this.

Coupled with the Covid-19 pandemic, this has seen a shift towards more flexible ways of working with the introduction of flexi-time and working from home. In addition to these measures, JD recognise the need to update and improve on the benefits that the business provides for employees. First and foremost is the provision of childcare for employees with very young children to alleviate pressures on new parents and improve issues around annual leave over school holidays. Other requirements include an improved food and beverage offer on site, gym and recreation facilities, training environments and collaborative working spaces.

Refurbishment of the existing office space is already underway to bring the working environment in line with contemporary standards and the direction of the business moving forward. This includes new fit-out of offices, meeting rooms, kitchenettes and ancillary spaces.

In December 2021, JD Group commissioned the design team to design and develop a new facility on the former A-Plant site to accommodate these requirements and allow the business to remain in Bury. The new facility will consist of a new amenity / office building which will act as a Hub for the campus, a new crèche, external sports facilities, landscape and parking.



Introduction

Application Summary

This is a hybrid application seeking:

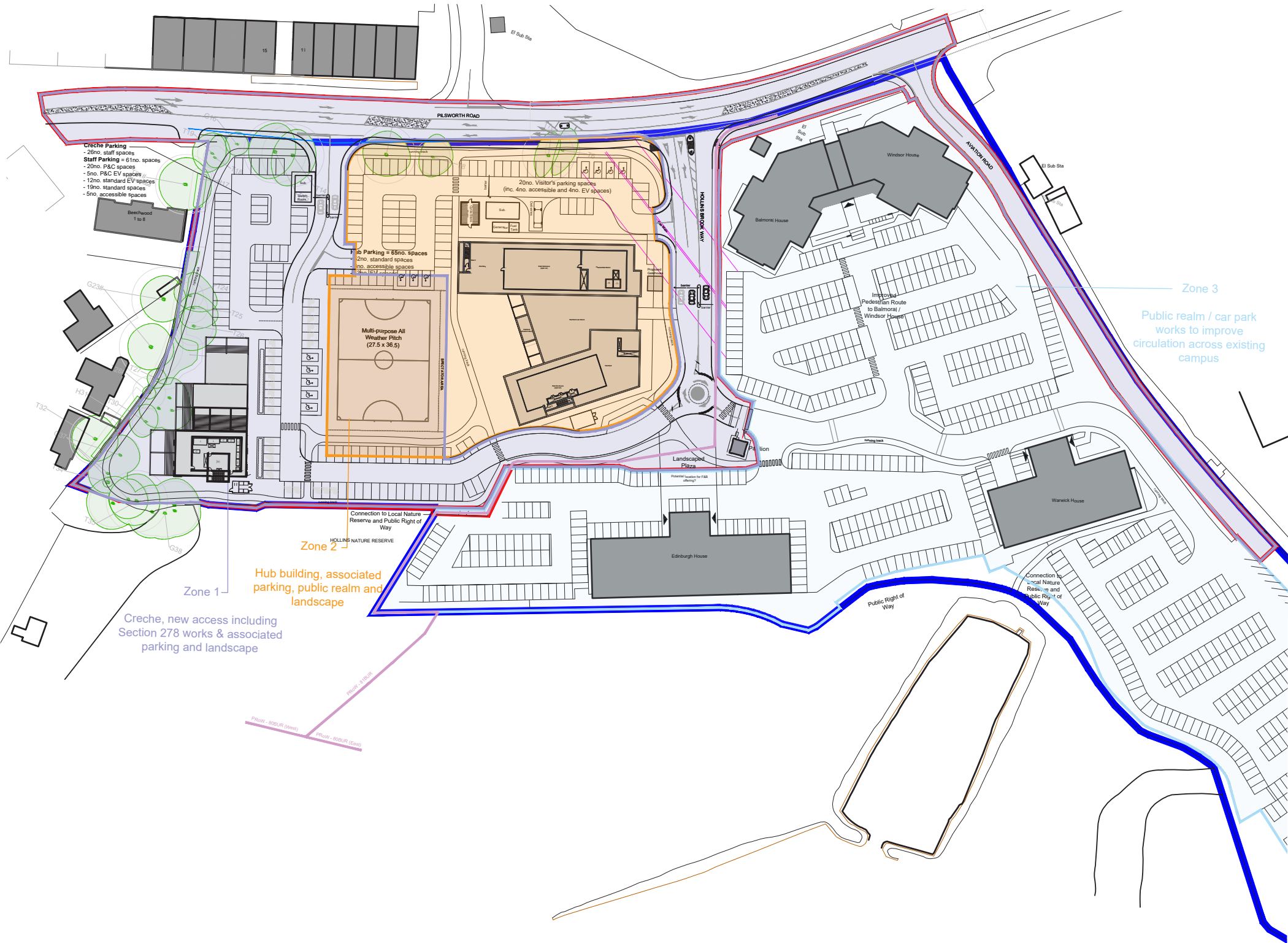
- full permission for Zone 1 (new crèche building, associated landscape, parking and infrastructure, Section 278 works and the widening of Hollins Brook Way)
- outline permission for Zone 2 (new hub building providing amenity and office uses, associated landscape, parking, infrastructure and 5-aside pitch)

Zone 3 does not form part of the application as the works are limited to site improvements not requiring planning permission. It is included in this document with the intention of demonstrating the wider masterplan for the campus.

The Design and Access Statement

The following statement sets out:

- + The site context
- + The design aspects of the proposal
- + The access and operational aspects of the proposal



Zoning Masterplan

Introduction

Drawings & Supporting Documents

This Design and Access Statement should be read in conjunction with the submitted drawings prepared by AEW Architects and the supporting technical documents from the wider design team.

Architectural Drawings for Approval:

- 11302-AEW-XX-SI-DR-A-0500-S2-P03_Location Plan
- 11302-AEW-XX-SI-DR-A-0501-S2-P02_Proposed Zoning Plan
- 11302-AEW-XX-SI-DR-A-0502-S2-P02_Existing Site Plan
- 11302-AEW-XX-SI-DR-A-0503-S2-P02_Constraints Plan
- 11302-AEW-XX-SI-DR-A-0504-S2-P03_Proposed Site Plan
- 11302-AEW-XX-SI-DR-A-0505-S2-P02_Proposed Boundary Treatment Plan
- 11302-AEW-XX-SI-DR-A-0506-S2-P01_Proposed Site Sections
- 11302-AEW-XX-SI-DR-A-0510-S2-P02_Proposed Parameters Plan
- 11302-AEW-02-00-DR-A-0520-S2-P04_Creche - Proposed Ground Floor Plan
- 11302-AEW-02-01-DR-A-0521-S2-P04_Creche - Proposed First Floor Plan
- 11302-AEW-02-RF-DR-A-0522-S2-P03_Creche - Proposed Roof Plan
- 11302-AEW-02-XX-DR-A-0530-S2-P03_Creche - Proposed North West Elevation
- 11302-AEW-02-XX-DR-A-0531-S2-P03_Creche - Proposed North East Elevation
- 11302-AEW-02-XX-DR-A-0532-S2-P03_Creche - Proposed South East Elevation
- 11302-AEW-02-XX-DR-A-0533-S2-P03_Creche - Proposed South West Elevation
- 11302-AEW-02-XX-DR-A-0540-S2-P03_Creche - Proposed Section AA
- 11302-AEW-02-XX-DR-A-0541-S2-P03_Creche - Proposed Section BB

Architectural Drawings for Illustration:

- 11302-AEW-XX-SI-DR-A-0511-S2-P03_Proposed Masterplan (Illustrative)
- 11302-AEW-XX-SI-DR-A-0512-S2-P01_Proposed Site Sections (Illustrative)
- 11302-AEW-01-00-DR-A-0570-S2-P01_Hub - Proposed Ground Floor Plan
- 11302-AEW-01-01-DR-A-0571-S2-P01_Hub - Proposed First Floor Plan
- 11302-AEW-01-02-DR-A-0572-S2-P01_Hub - Proposed Second Floor Plan
- 11302-AEW-01-03-DR-A-0573-S2-P01_Hub - Proposed Third Floor Plan
- 11302-AEW-01-RF-DR-A-0574-S2-P01_Hub - Proposed Roof Plan
- 11302-AEW-01-XX-VF-A-0501-S2-P01_Illustrative 3D Views (Zone 1)
- 11302-AEW-02-XX-VF-A-0502-S2-P01_Illustrative 3D Views (Zone 2)
- 11302-AEW-02-XX-VF-A-0003-S2-P02_Creche CGI

Introduction

Planning Application Process

A pre-application document was submitted to Bury Council on 1st March 2022. At that time the design was at RIBA stage 1.

A formal pre-application meeting was held with BMBC on 5th May 2022, and was attended by:

- the case officer
- highways officer
- client
- key members of the design team - project manager, architect, planning consultant, highways engineer and sustainability consultant

During this meeting, the principles of the application were discussed, including the hybrid approach, highways, sustainability, required information and the design itself.

Some concerns were raised over the proposed highways works and the impact on Pilsworth Road. This has been reviewed in more detail and the design has been developed in response. This is explored in further detail in the transport assessment and highways documentation.



The background is a solid yellow color. On the left side, there is a white stepped geometric shape resembling a staircase or a series of nested rectangles. On the right side, there are two white curved lines: a large semi-circle and a smaller quarter-circle, both centered towards the right edge of the frame.

Site Context

Site Context

Wider Context

The JD site is an established business park located on the outskirts of Bury town centre, in between Pilsworth and Hollins. The site is well connected to the motorway and wider road network; 0.5 miles to J3 of the M66 and 1 miles to the A56 Manchester Road. Both routes offer easy access to Bury town centre, Prestwich, Whitefield and the wider North West. The metrolink offers public transport into Manchester City Centre from each of these nodes and can be accessed by bus (although it is recognised that public transport to the site is infrequent and poor).

The site is a former industrial site known as ‘A-Plant.’ It sits to the West of the remaining JD campus, overlooking Hollins Vale Nature Reserve to the South and fronting Pilsworth Road to the North. Development of the ‘A-plant’ site presents an exciting opportunity to complete the campus.

Location of JD Campus



Site Context

Immediate Context

There are three existing office buildings on the JD campus, immediately adjacent to the A-plant site. The surrounding buildings are brick built and range from three to four storeys in height with traditional pitched roofs. These are all occupied by JD and house a range of departments. Refurbishment is taking place in each of these buildings to bring them up to contemporary office standards:

- Balmoral / Windsor House
- Edinburgh House
- Warwick House

To the Western boundary, there are several residential properties which are screened by dense vegetation. Beechwood is a two storey apartment block with a traditional pitched roof. The other properties are bungalows, also with pitched roofs.

The southern edge of the site is split between a direct relationship with Hollins Vale Nature Reserve, and the wider JD campus. The Nature Reserve is characterised by mature trees, grassland and ‘The Cut’ and ‘The Bottleneck’ water bodies which are remnants of the old mill use on the site. These are now widely recognised as local angling sites.

A public right of way runs through the site connecting Pilsworth Road and the nature reserve. This dedicated walking route is popular with anglers and walkers for recreation and provides and opportunity to create a direct link for JD employees into the nature reserve as a potential walking route for staff at lunchtimes.

- 1 | View from Pilsworth Road (West)
- 2 | View of main access point
- 3 | View looking down Hollins Brook Way
- 4 | View down Aviation Road

Site photograph locations



Site Context

Existing Site Photos



1 |



2 |



3 |



4 |

- 1 | View from Pilsworth Road (West)
- 2 | View from Pilsworth Road (East)
- 3 | View looking down Hollins Brook Way
- 4 | View down Aviation Road

Site Context

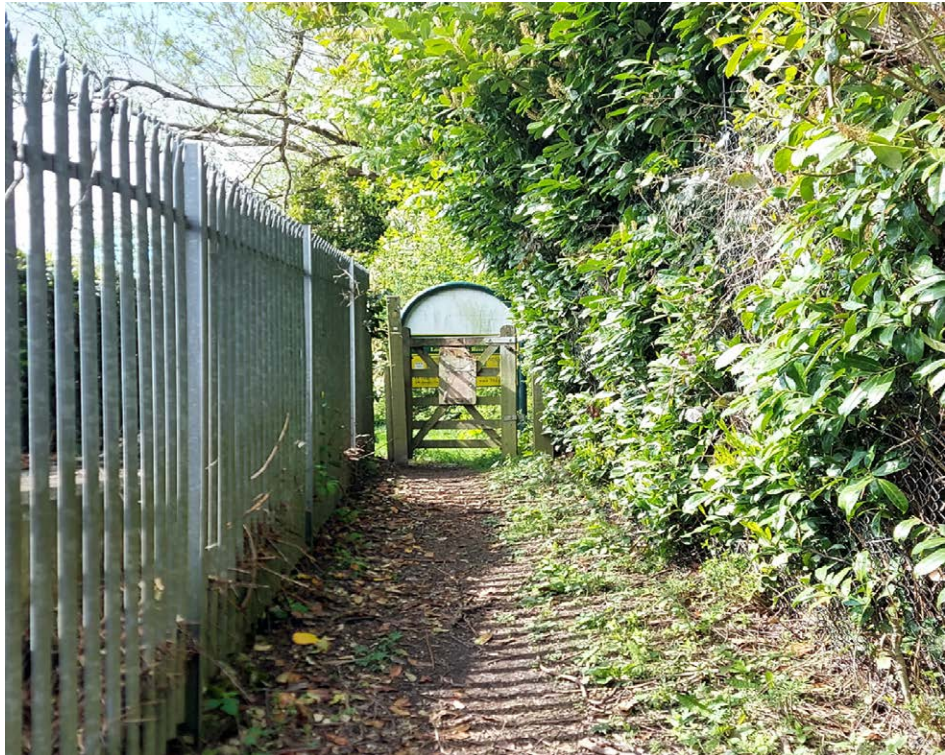
Existing Site Photos



5 |



6 |



7 |



8 |

- 5 | View across Campus
- 6 | View across A-Plant site
- 7 | View along public right of way
- 8 | View towards Nature Reserve

Site Context

Site Constraints

There are a number of opportunities and constraints across the site which have informed the approach taken to developing the masterplan.

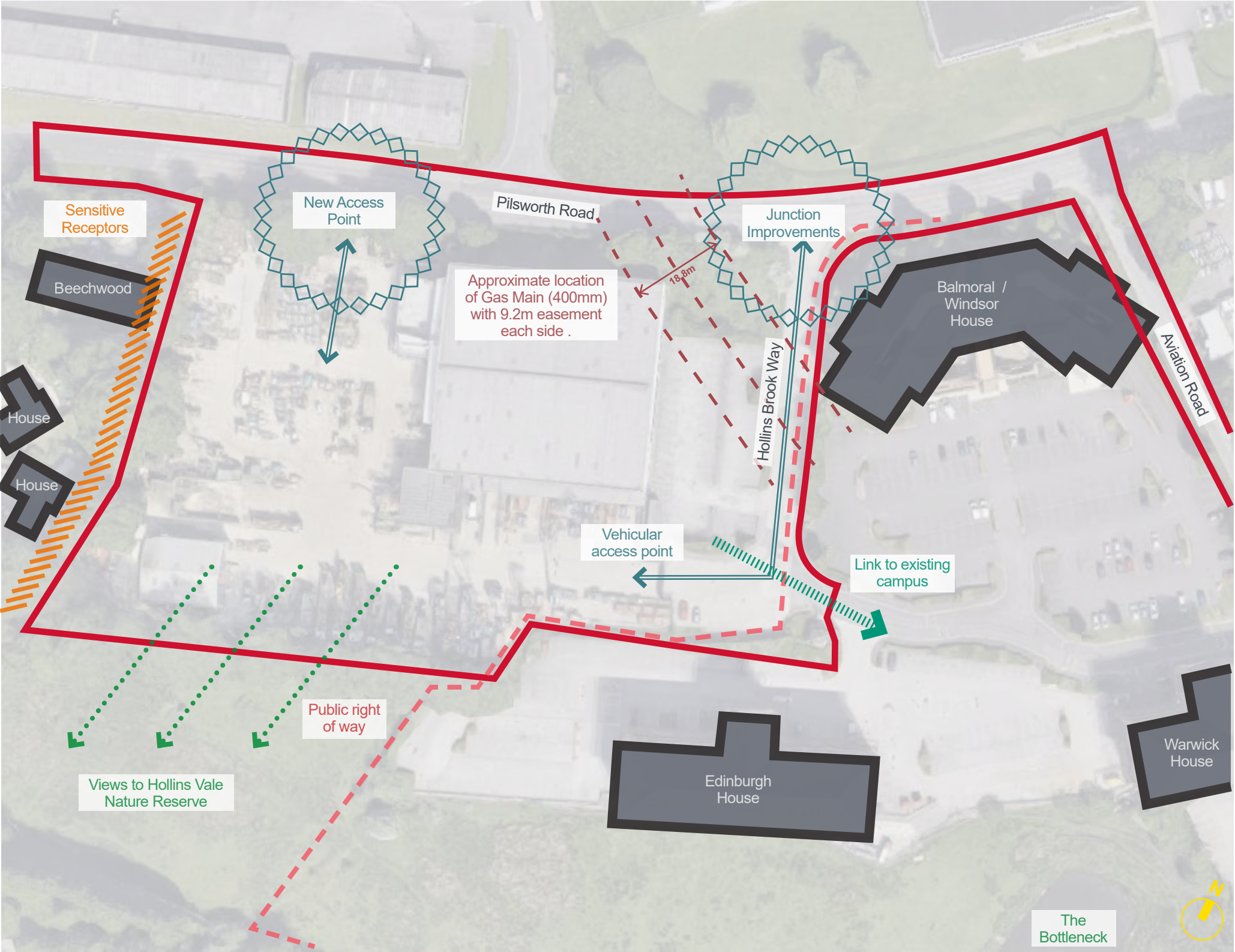
The main constraints are:

- the existing gas main to the North East corner of the site
- the existing residential properties to the West being sensitive receptors to light and noise
- the existing trees along the boundaries of the site
- the existing access point into the site and across to the rest of the campus

The main opportunities are:

- the views to Hollins Vale Nature Reserve
- the accessibility off Pilsworth Road
- the connection across to the rest of the campus
- the existing trees providing screening along the boundaries of the site

Site constraints diagram





Design Statement - Outline Application

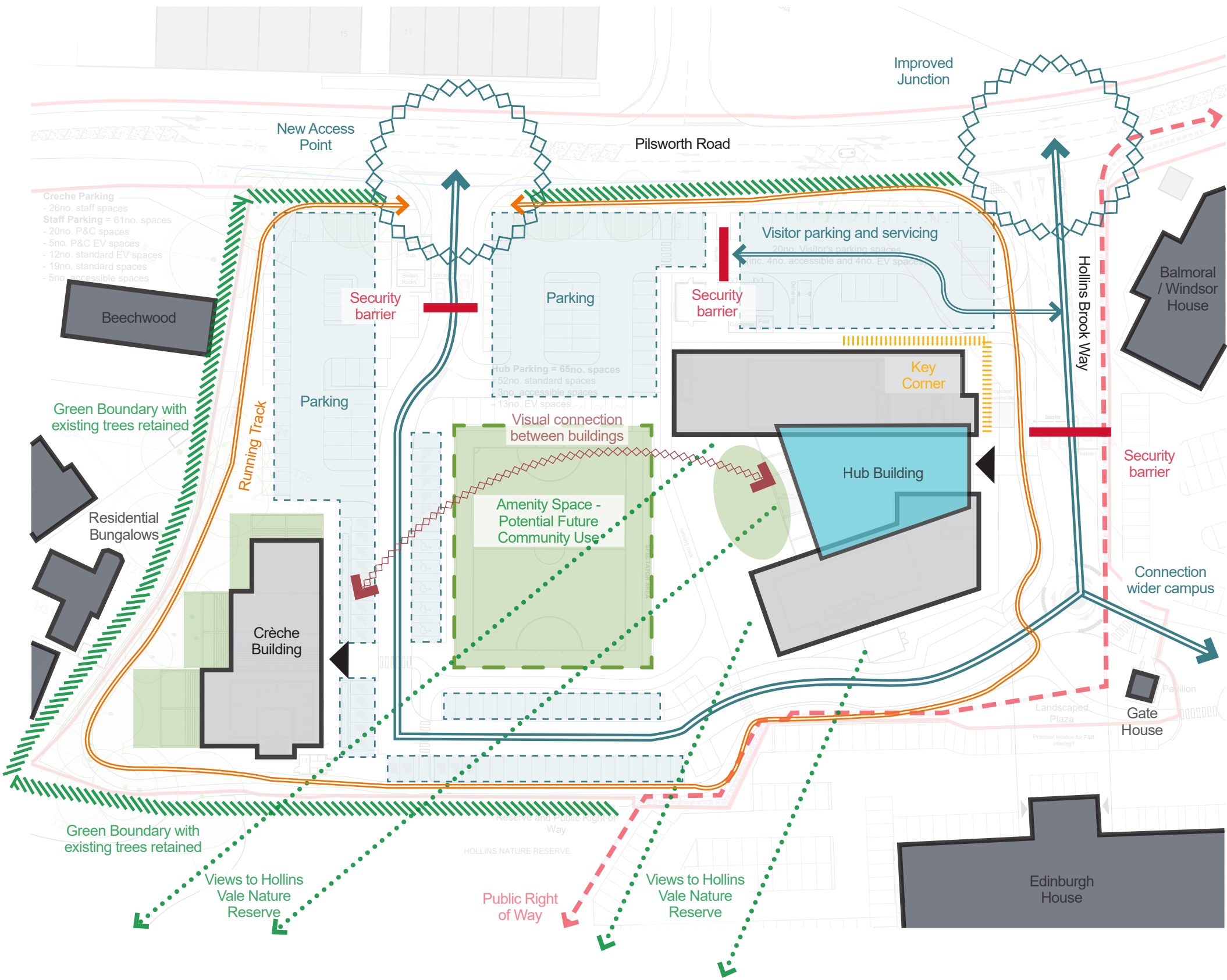
Design Statement - Outline Application

Site Arrangement

The site has been arranged in response to the opportunities and constraints demonstrated previously, and in response to the client brief.

The key concepts are:

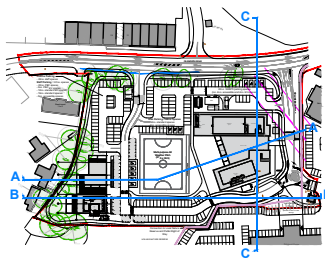
- hub building located centrally on campus, anchored on the corner as you enter the site
- strong visual and pedestrian connection between hub and crèche buildings
- amenity space located between two buildings as 'green link'
- improved vehicle access via Hollins Brook Way and new access onto Pilsworth Road
- internal road infrastructure improves flow around site and creates servicing route
- retention of existing trees where possible to maintain 'green' borders and screen development from existing houses
- buildings situated to take advantage of views over nature reserve
- public right of way maintained through site and running track introduced around the site
- parking located behind secure barriers to prevent unauthorised access onto the site
- visitor parking located in front of secure line to allow unimpeded access for visitors



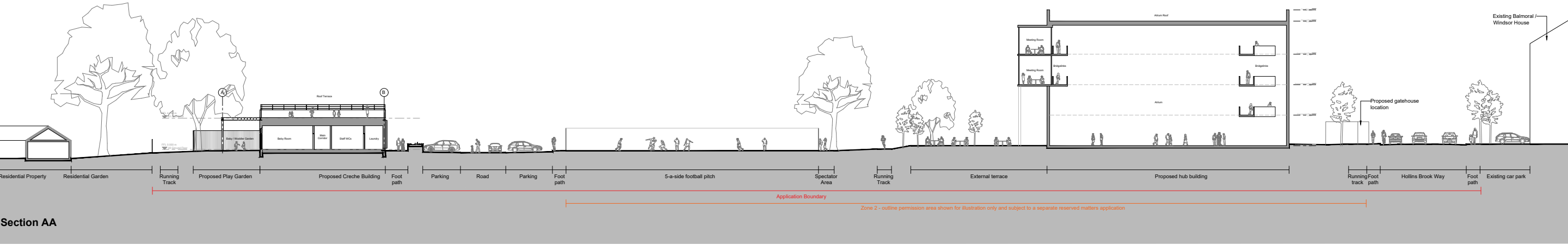
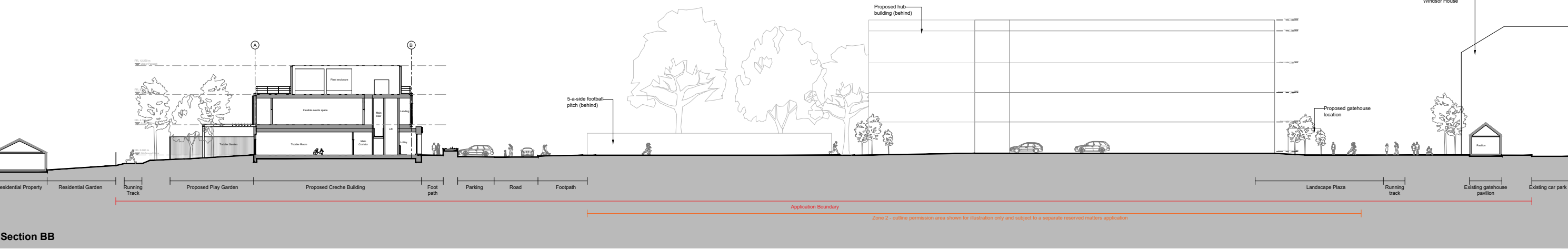
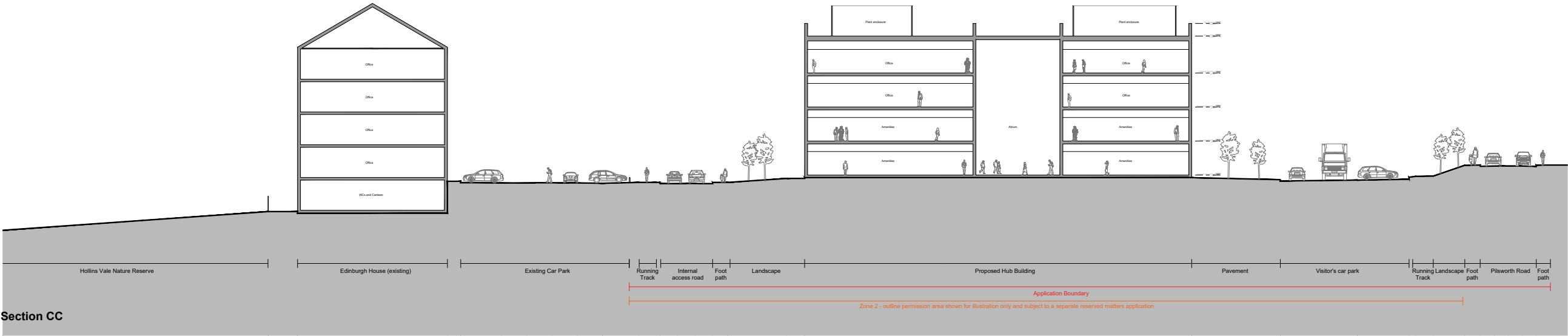
Site arrangement diagram

Design Statement - Outline Application

Indicative Site Sections



Keyplan

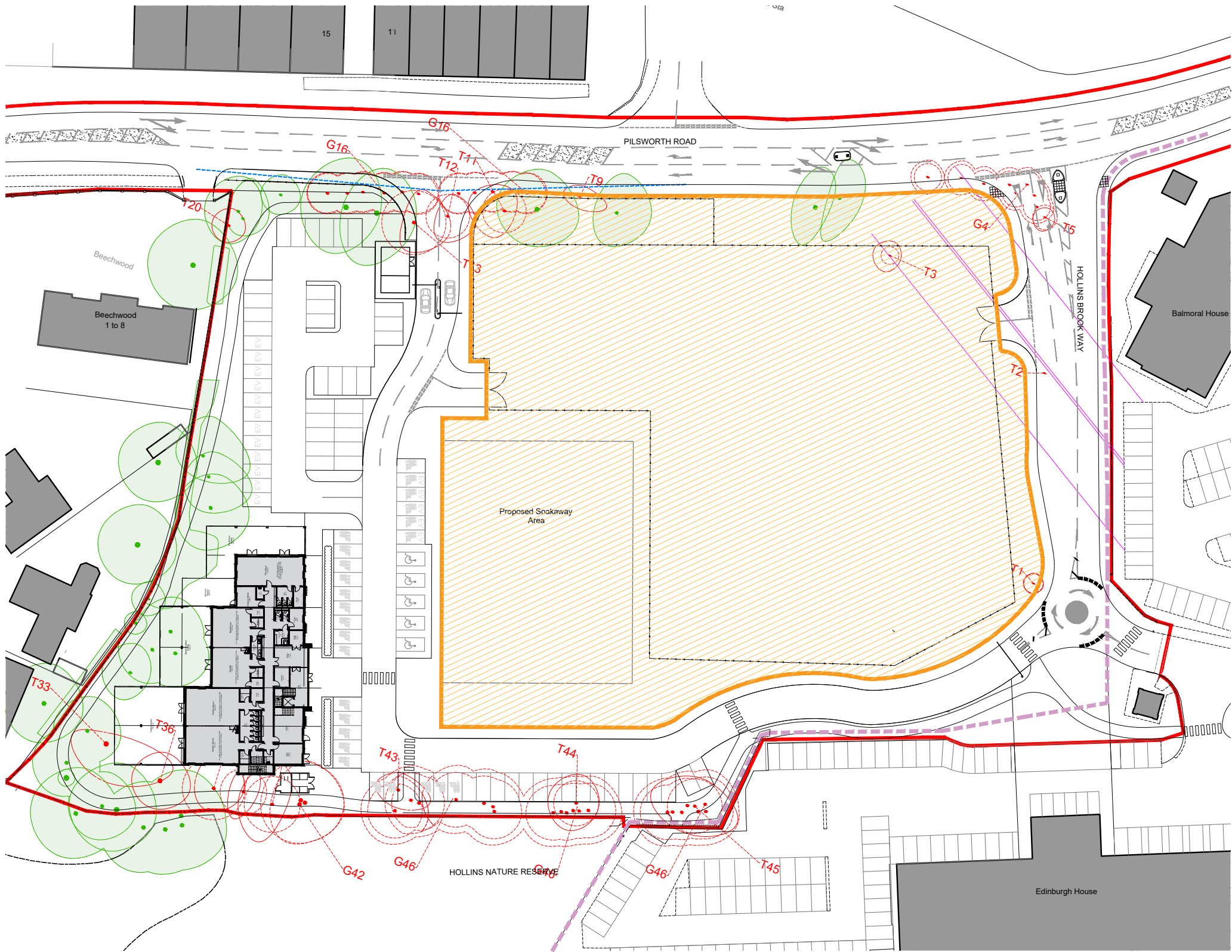


Design Statement - Outline Application

Use & Quantum

The parameters plan sets out the maximum height, quantum and uses for the zone 2 development. This is the area shown hatched in orange on the adjacent drawing.

- The application seeks permission for:
- 7,130 sqm office space (use class B1) and amenity space (use class E)
 - 21.0 m maximum height



Parameters Plan

Hub Building

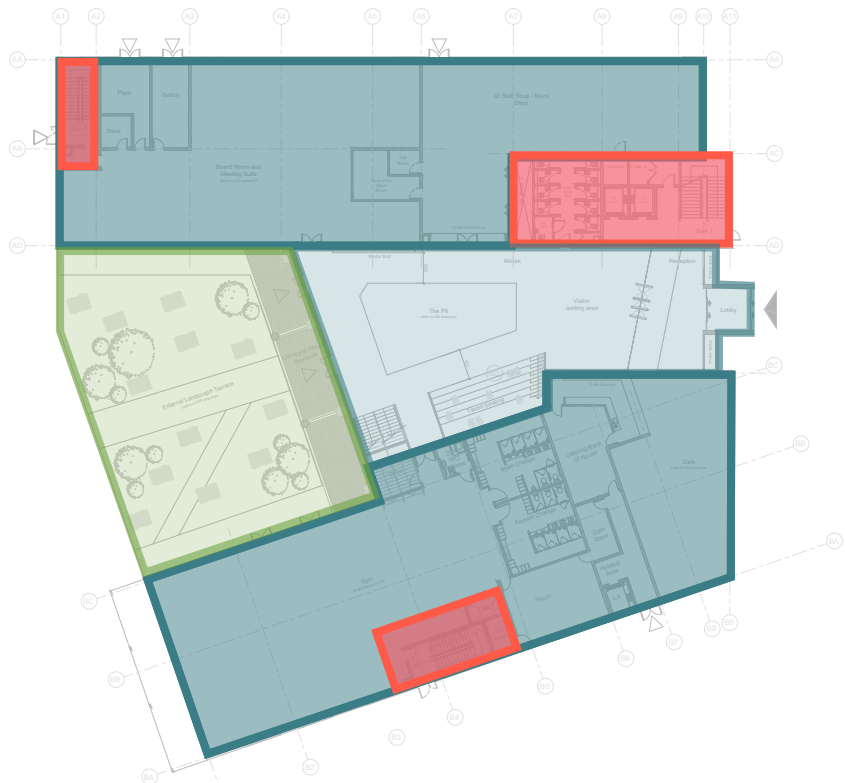
Design Statement - Hub Building

Indicative Internal Arrangement

The internal arrangement for the hub building is intended to provide a range of amenity uses at ground and first floor for existing employees on the wider campus, meeting spaces for external visitors and employees, and high quality office space at the upper floors.

The detailed design of this building will be applied for under a reserved matters application but the plans adjacent give an idea of the split of floorplates between office and amenity use.

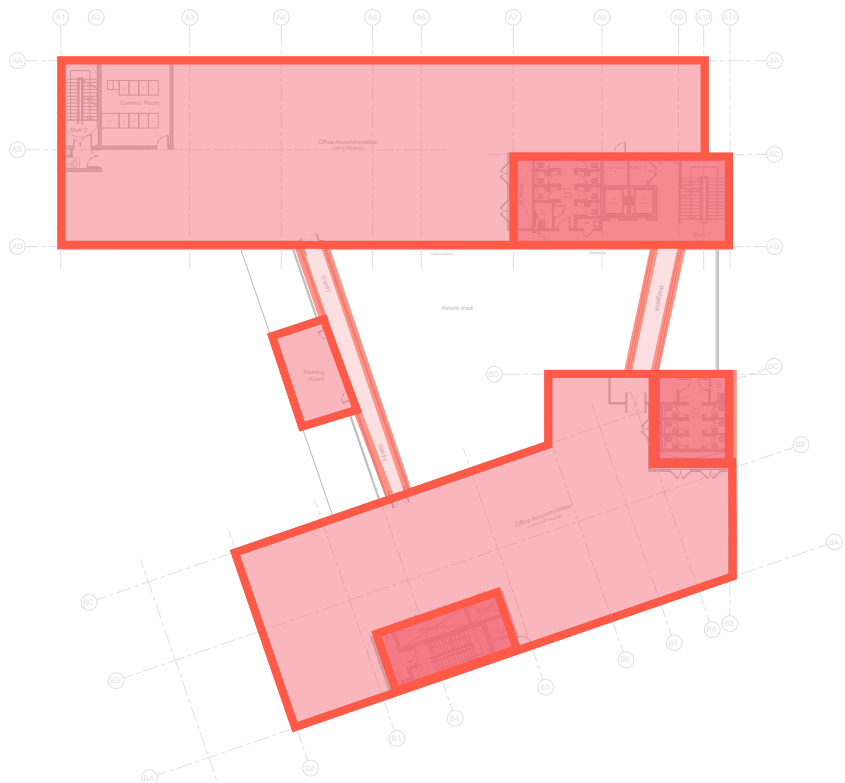
The 3D views on the following pages are purely indicative and the external appearance of the hub building will be subject to further detailed design and will be applied for under a reserved matters application.



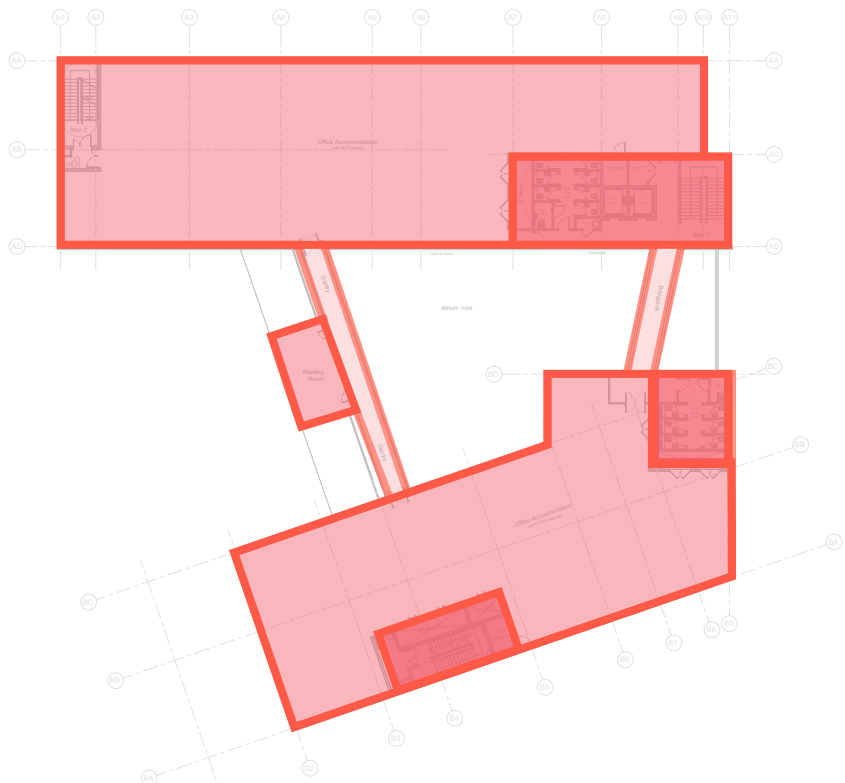
Ground floor plan



First floor plan



Second floor plan



Third floor plan

Key

- amenity space
- atrium / circulation space
- office space
- office circulation
- circulation core / WCs
- external terrace

Design Statement - Hub Building
Indicative Massing



Design Statement - Hub Building
Indicative Massing



Design Statement - Hub Building

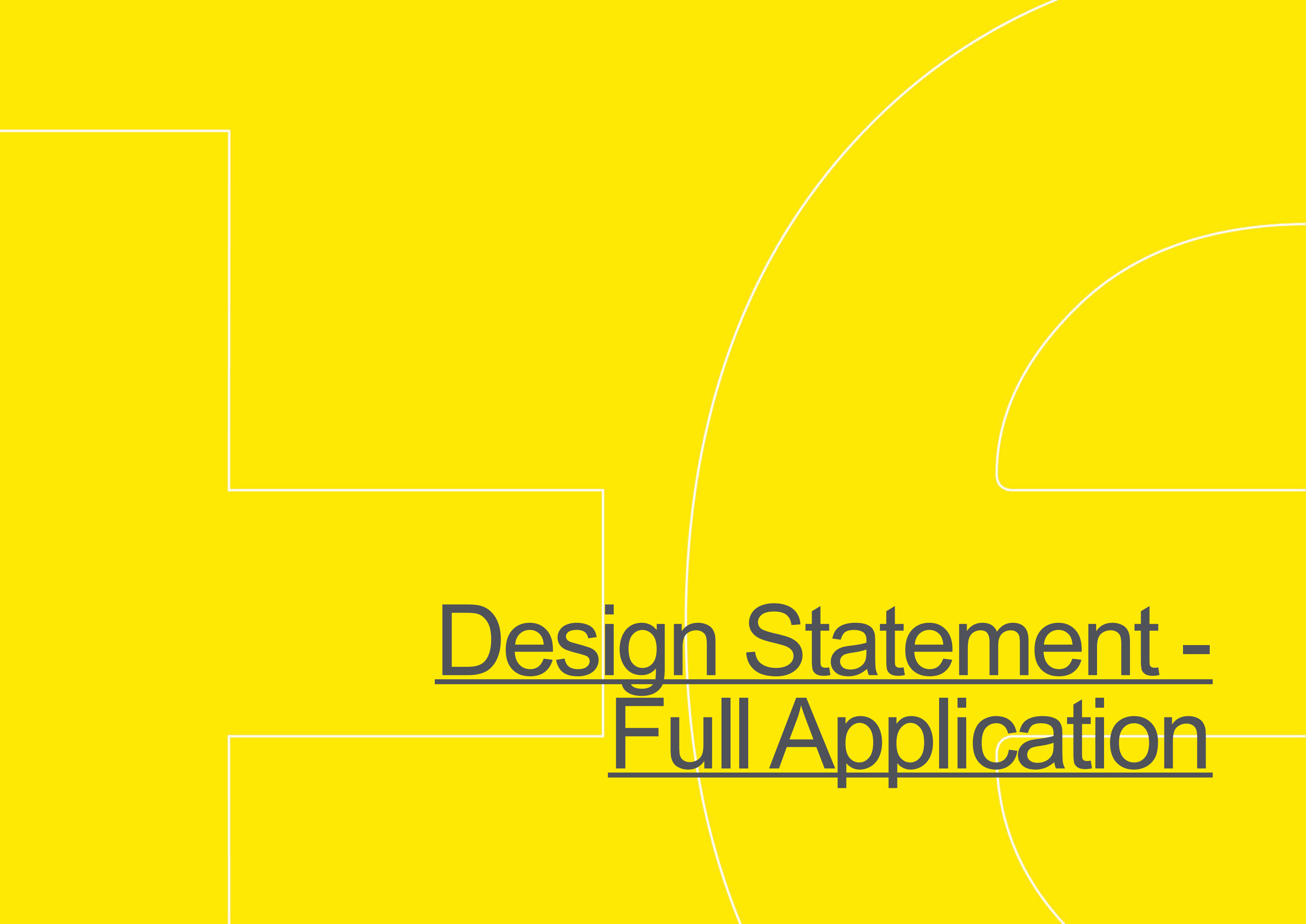
Indicative Massing



Design Statement - Hub Building

Indicative Massing



The background is a solid yellow color. It features several white geometric elements: a large, thin white arc on the right side, a smaller white arc below it, and a white stepped line on the left side that resembles a staircase or a series of connected horizontal and vertical segments.

Design Statement - Full Application

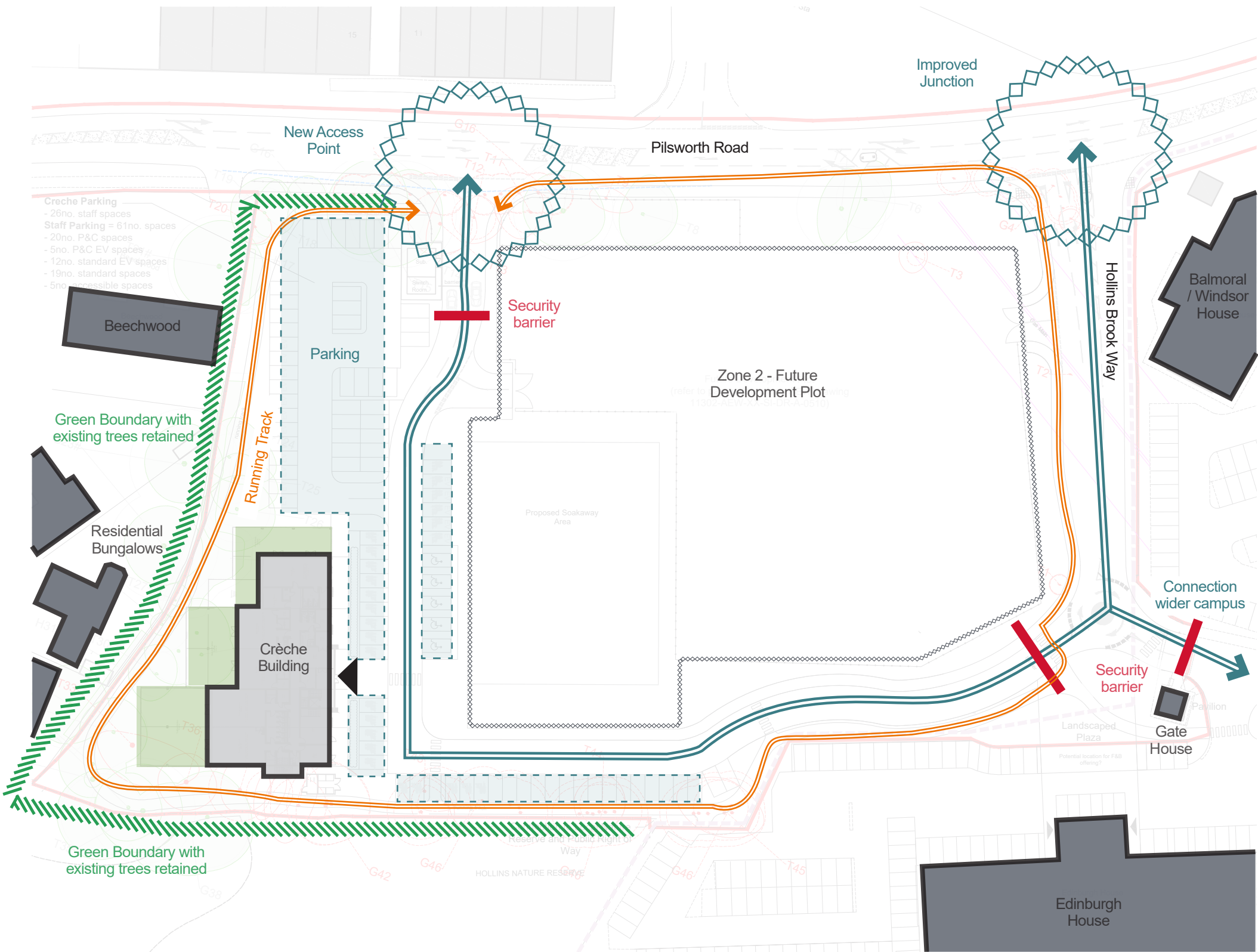
Design Statement - Full Application

Site Arrangement

The Zone 1 site has been arranged to allow the crèche building to be constructed prior to the main hub building. This allows the crèche to get up and running sooner, and allows the hub building to be constructed later without impeding the use of the rest of the campus in future.

The key concepts are:

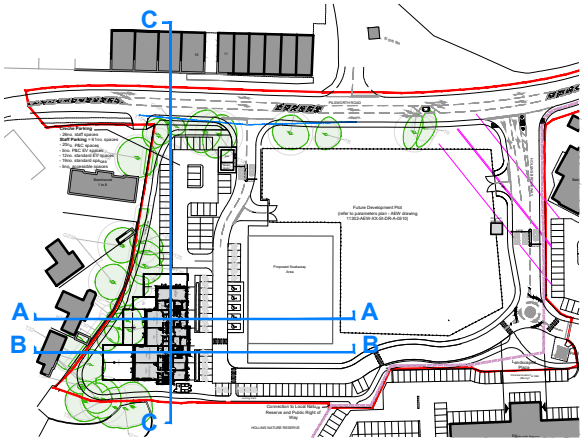
- carry out the highways and internal infrastructure works to facilitate the wider masterplan
- internal road infrastructure improves flow around site and creates servicing route
- introduce the pedestrian connections from the main campus to the crèche building
- retention of existing trees where possible to maintain 'green' borders and screen development from existing houses
- public right of way maintained through site and running track introduced around the site
- running track partially introduced to provide pedestrian loop around the site (to be extended and completed in zone 2)
- soakaway drainage area on future plot of 5-a-side pitch



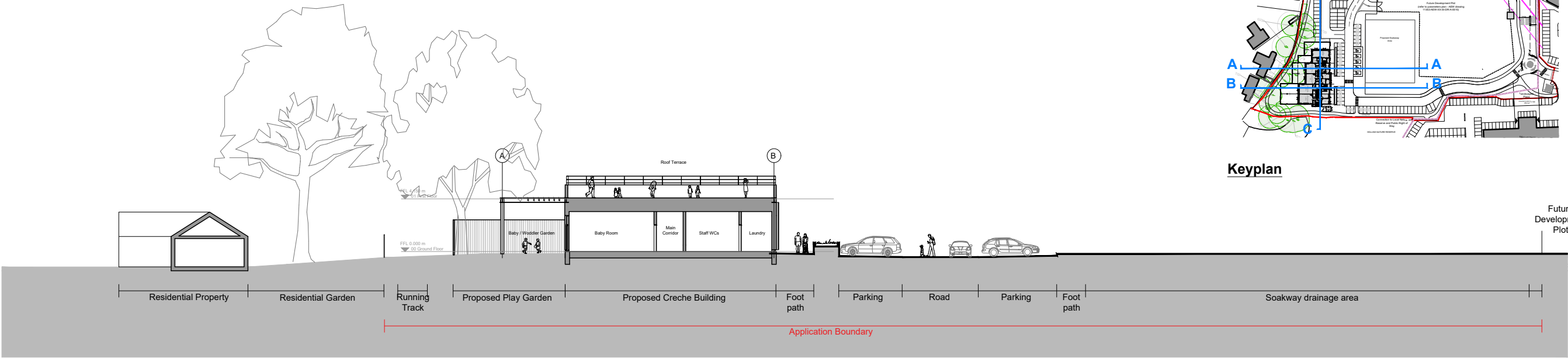
Site Arrangement Plan

Design Statement - Full Application

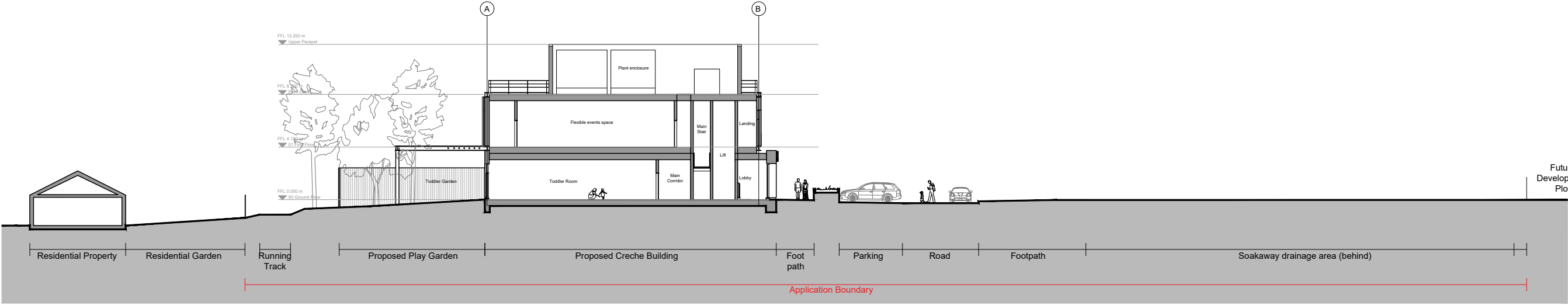
Proposed Site Sections



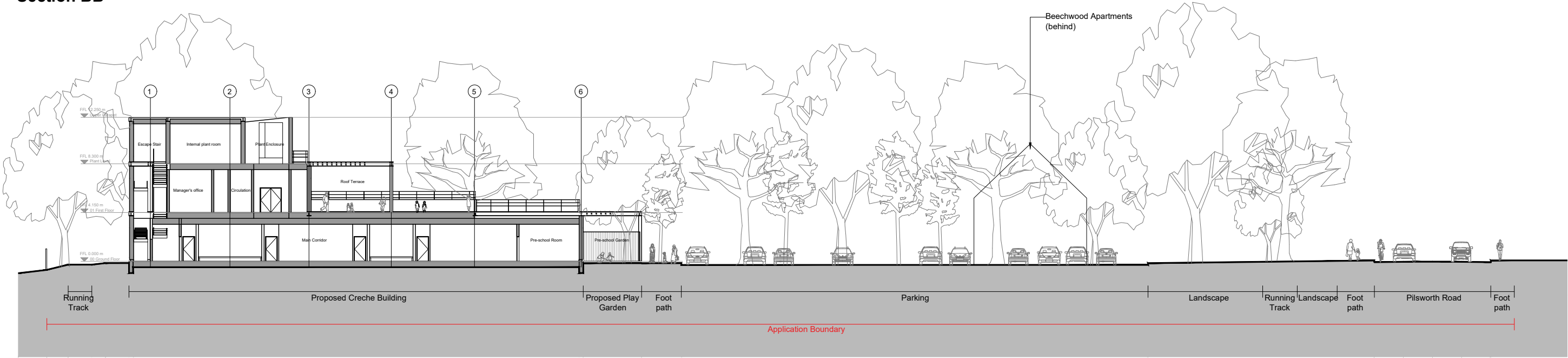
Keyplan



Section AA



Section BB



Design Statement - Landscape

Landscape & Ecology Strategy

CWS are developing the landscape strategy for the scheme and this is detailed in a separate landscape plan and strategy document. The adjacent diagram shows the overarching conceptual strategy for the site.

