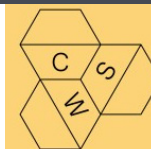


JD Sports Campus Hub

Design and Access Statement
September 2024



CUNDALL



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AVID

SPACE INVADER

13247-AEW-XX-XX-RP-A-0500-S2-P06
28/08/2024

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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.

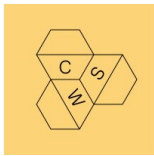
The business is seeking to work with their employees to improve staff retention and have undertaken a series of internal reviews to understand the steps the business needs to take to achieve this.

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. The 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 office building which will act as a Hub for the campus and associated landscape and amenity spaces.

The development is split across two pahses. Phase 1 includes the car park amenity and highways improvement works. This document outlines the phase 2 proposals.



Introduction

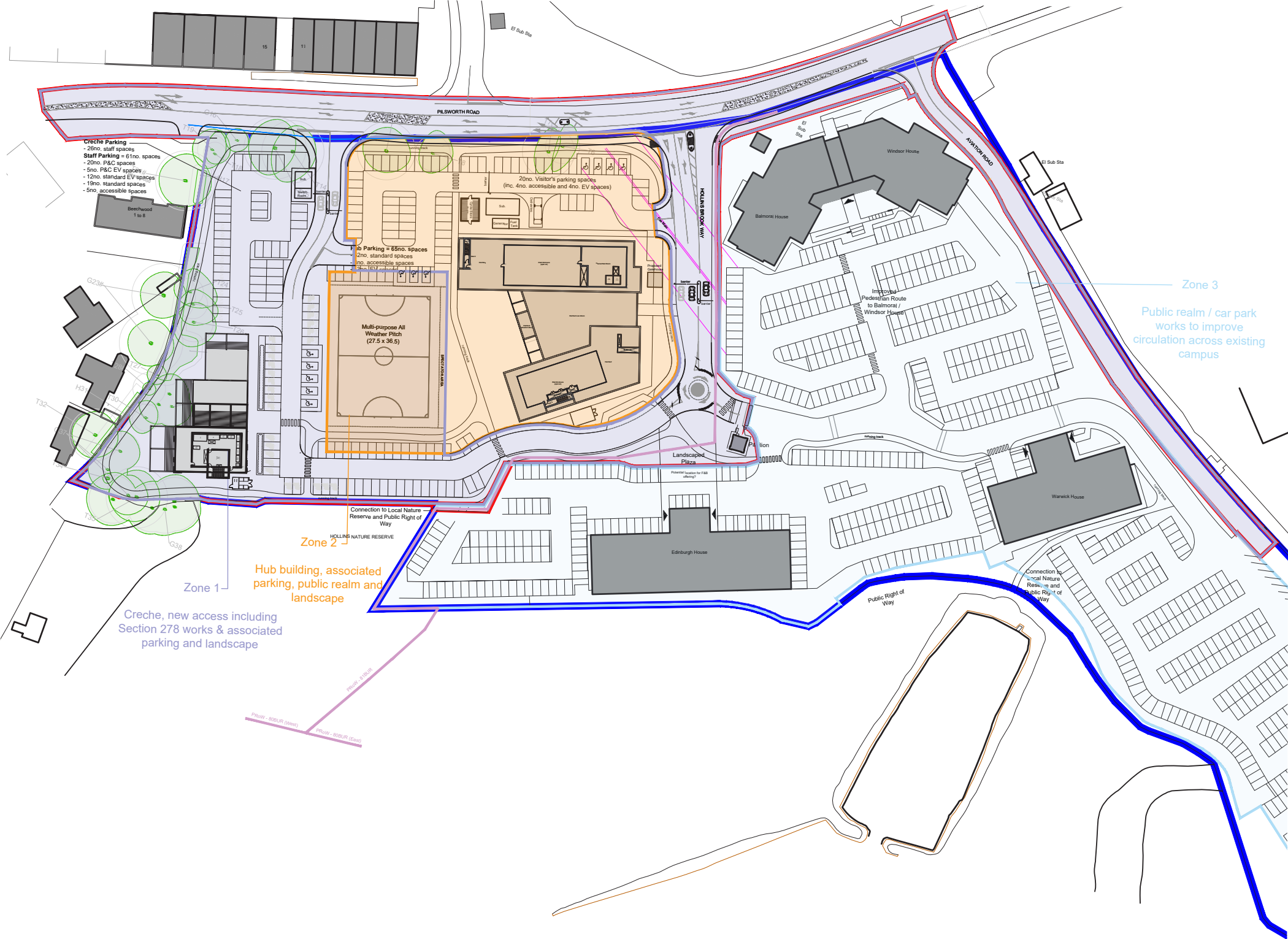
Application Summary

A hybrid application (planning ref: 68530) was approved by BMBC on 18/04/2023. This approval granted full permission for Phase 1 of the project and outline approval for Phase 2 comprising of a commercial building (Use Class E) car parking and internal site roads and a multi-purpose all-weather sports pitch (including reserved matters of means of access and scale included for determination).

This application seeks approval for the reserved matters relating to Zone 2, shaded orange on the adjacent plan.

This document sets out the following:

- + 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:

- 13247-AEW-XX-SI-DR-A-0500-P01_Location Plan
- 13247-AEW-XX-SI-DR-A-0501-P03_Existing Siteplan
- 13247-AEW-XX-SI-DR-A-0502-P08_Proposed Siteplan
- 13247-AEW-XX-SI-DR-A-0503-P03_Proposed Boundary Treatment Plan
- 13247-AEW-XX-SI-DR-A-0504-P01_Proposed Entrance Gateway - Hollins Brook Way
- 13247-AEW-XX-SI-DR-A-0505-P01_Proposed Entrance Gateway - Visitors Entrance
- 13247-AEW-SI-XX-DR-A-0540-P04_External Enclosure - Sub-station, Fuel Tank, Generator & Cycle Store

- 13247-AEW-01-00-DR-A-0510-P07_GA Plan - Ground Floor
- 13247-AEW-01-01-DR-A-0511-P07_GA Plan - First Floor
- 13247-AEW-01-02-DR-A-0512-P06_GA Plan - Second Floor
- 13247-AEW-01-RF-DR-A-0514-P06_GA Plan - Roof Level

- 13247-AEW-01-XX-DR-A-0520-P05_GA Elevations Sheet 1
- 13247-AEW-01-XX-DR-A-0521-P05_GA Elevations Sheet 2

- 13247-AEW-01-XX-DR-A-0530-P03_GA Sections AA, BB
- 13247-AEW-01-XX-DR-A-0531-P03_GA Sections CC, DD

- 13247-AEW-B1-XX-DR-A-0560-S2-P02-Aerial Perspective 01
- 13247-AEW-B1-XX-DR-A-0561-S2-P02-Aerial Perspective 02

- 13247-AEW-01-XX-VF-A-0001-P02_Hub CGI (for illustration only)



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

Site photograph locations of phase 1 recently completed works



Aerial view of site pre-completed phase 1 works

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 photograph locations of phase 1 recently completed works

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 photograph locations of phase 1 recently completed works