

DESIGN AND ACCESS STATEMENT

for

Re-roofing unit 3 to insulated metal cladding; new external silos and biomass installation with hoppers and flues to existing production building

at

Faith in Nature

Miller Street

Higher Ainsworth

Radcliffe

M26 4AF

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1. **General**

This statement has been prepared to accompany an application for full planning permission to Bury Metropolitan Borough Council for the re-roofing of unit 3; new external silos and biomass installation with hoppers and flues to existing production building.

The statement should be read in conjunction with the following drawings by Campbell Driver Partnership:

- 20.173.001 OS plan
- 20.173.002 Existing Site Plan
- 20.173.005 Proposed Site Plan
- 20.173.003.001 Existing Floor Plan
- 20.173.003.003 Proposed Ground Floor Plan
- 20.173.003.004 Proposed First Floor Plan
- 20.173.003.005 Proposed Elevations

And the following supporting documents from others:

Silo and Hopper Details by Treco Green Heat:

- FIN-106.1-UNITS 2&3
- FIN-106.2-UNITS 1&3A
- FIN-106.3-UNIT 2
- FIN-106.4-UNIT 4
- FIN-106.5-UNIT 5

2. **Site Location**

The site is located on Miller Street, along Higher Ainsworth Road in Radcliffe, Bury. Drawing 20.173.001 indicates the entire site area in blue with the application site highlighted in red.

3. **Existing Use**

The existing site is a redevelopment of one of the main manufacturing sites for Faith in Nature. The application site has been used as an industrial site for 50+ years being developed at different stages over the years to expand on-site warehousing facilities.

4. **Proposed Use**

The proposal is to re-roof the existing roof covering of unit 3 from slate to insulated metal cladding; new external silos and biomass installation with hoppers and flues to the existing production building. See drawing 20.173.005 for the positions of the external biomass hoppers.

5. **Company History & Goals**

Faith in Nature is a manufacturer of natural and sustainable hair and beauty products. Founded in 1974 the company has been based in Radcliffe for the past 40 years and wishes to expand in the area following recent growth. The company wishes to provide much needed employment and development to a site in need of redevelopment and regeneration.

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6. **Amount**

There will be no gain or loss of floor space within this application.

7. **Layout**

The existing floor space of the industrial warehouse will be used as additional production area and office space. See drawings 20.173.003.003 and 20.173.003.004 for proposed floor plans.

8. **Appearance**

The roof to unit 3 will be re-roofed with new metal insulated cladding.
See drawing 20.173.003.005 for proposed elevations.

9. **Landscaping**

There are no landscaping proposals which form part of this application other than the making good of existing concrete / tarmac disturbed by the extension works.

10. **Access**

Pedestrian and vehicular access to and from site will remain unaltered.

11. **Sustainability**

Faith in Nature is committed to ensuring the development employs best practice sustainable design principles. This will be achieved through the prioritisation of passive design principles including:

- Maximising levels of insulation to the roof fabric
- Biomass heating system to the manufacturing building

In addition, particularly consideration will be given to the use of efficient lighting systems and heating and cooling provisions to ensure the most carbon and cost-efficient system possible with energy efficient solutions/renewable energy sources.