



Design and Access Statement

Proposed Window Insertions to Existing Industrial Building

Applicant: Chadwicks of Bury

Address: Villiers Street, Bury, BL9 6BS

Prepared by: FORM Ideas Studio Ltd

Date: 14th July 2026

1. Introduction

This Design and Access Statement has been prepared in support of a planning application for minor external alterations to an existing light industrial building occupied by Chadwicks of Bury, located at Villiers Street, Bury, BL9 6BS.

Chadwicks of Bury manufacture lids and packaging for the food industry. The application relates to one of their existing light industrial buildings, where a mezzanine deck has previously been installed to accommodate office staff.

The wider project involves the refurbishment and fit-out of the existing mezzanine office space to improve the internal working environment. The planning application is required as the proposed works include the insertion of Seven new windows into the existing metal clad building envelope.

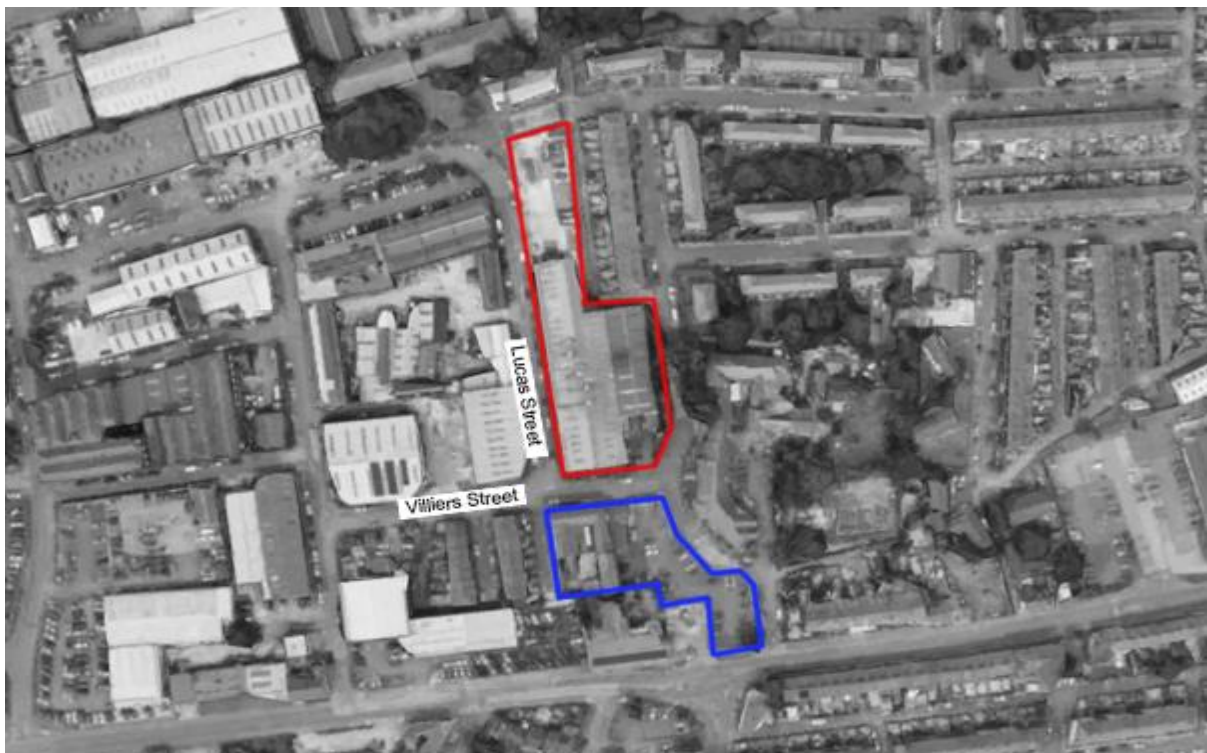
The proposed windows will improve natural light, outlook and amenity for staff using the existing office accommodation. The works do not alter the established use of the building, its overall scale, site access, parking, servicing or loading arrangements.



2. Site Context

The application site is located within an established industrial and commercial area on Villiers Street, Bury. The surrounding context is characterised by light industrial buildings, warehouse units, trade counter premises, administration buildings and associated yard, parking and loading areas.

The application building is positioned within the wider Chadwicks of Bury site and forms part of the company's existing operational premises. The building is industrial in character, with a metal clad external envelope and a functional appearance that is consistent with the surrounding area.



The south and west elevations face towards the public highway and look towards other industrial and commercial buildings. To the west, the neighbouring Howarth Timber building is industrial and commercial in character, with low-level brickwork, high-level metal profile cladding and a pitched roof form.

To the south of the application building is a three-storey building also owned by Chadwicks of Bury, which operates as the main administration building. This building forms an important visual reference for the proposed works, particularly in relation to the use of punched window openings, perimeter flashings and metal cladding.



The east elevation looks over an existing car park and loading bay area, with associated outbuildings located within the same ownership as the application site. The eastern boundary is formed by a palisade fence and gated access. This provides an open aspect to the elevation, although views are partially screened from the highway and neighbouring properties by existing boundary treatment, mature trees and bushes.



The relationship with the residential property beyond the eastern boundary has been considered as part of the proposal. The proposed works are minor in scale and are directly associated with the existing office accommodation within the building.



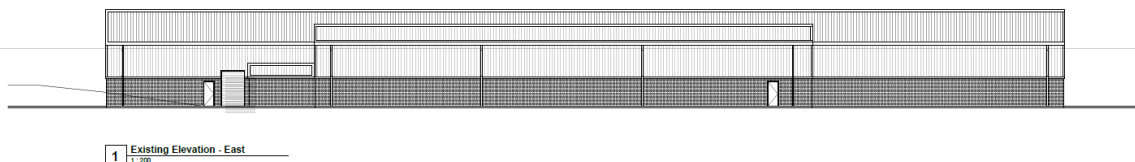
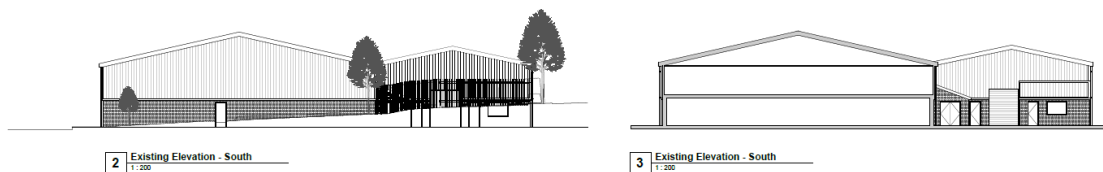
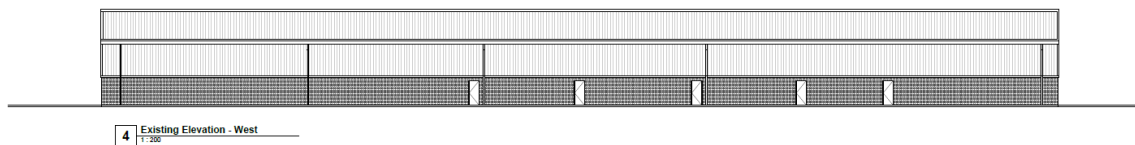
3. Existing Building and Fabric

The existing building is a light industrial / metal clad building that forms part of the wider Chadwicks of Bury premises. The building is utilitarian in appearance and reflects the wider industrial character of the area.

Internally, a mezzanine deck has previously been erected to provide office accommodation for staff. The mezzanine office space currently forms part of the operational use of the building, but the internal environment would benefit from improved natural light, outlook and general amenity.

The proposed window insertions are intended to support the refurbishment of this existing office space. The works will allow the interior to be improved while maintaining the industrial character of the existing building.

The existing fabric is formed predominantly from metal profile cladding. The proposed openings will be formed carefully within the existing elevations and finished with perimeter flashings to provide a robust and coordinated external appearance.



4. Surrounding Typologies and Design Precedent

The design approach has been informed by the existing built context and the established architectural language within the Chadwicks of Bury site.

The surrounding area includes a number of industrial and commercial buildings with metal cladding, brickwork, pitched roof forms and punched window openings. This provides a clear industrial context for the proposed works.

The main Chadwicks administration building to the south of the application building provides the key design precedent. Its principal elevation is formed in soft yellow and green box-section metal profile cladding, with punched window openings and warm grey flashings forming a full perimeter detail to each glazing aperture.

The proposed window insertions seek to draw reference from this established detail. The intention is not to introduce a new or unrelated architectural language, but to use a simple, robust and familiar industrial detail that already exists within the Chadwicks site.

The use of punched window openings within the existing metal clad elevation is considered appropriate for the host building and its setting.



5. Proposed Works

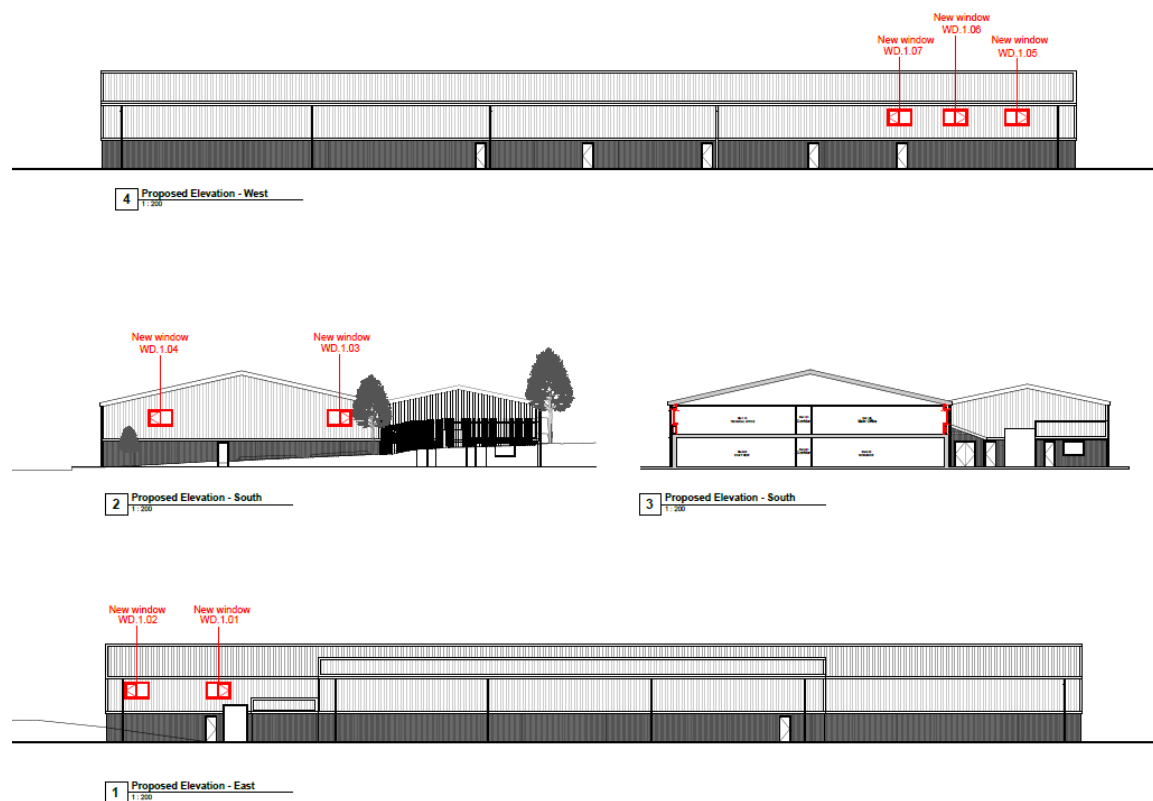
The proposal comprises the insertion of seven new windows into the existing building envelope.

The new windows are proposed to serve the existing mezzanine office accommodation and will improve natural light, outlook and amenity for staff. The works are directly associated with the wider internal refurbishment and fit-out of the office space.

The proposed windows will be formed as punched openings within the existing metal clad elevations. Each window opening will be finished with a perimeter flashing detail, taking reference from the existing Chadwicks administration building.

The works are modest in scale and do not result in any increase in floor area. There is no change proposed to the established use of the building, site access, car parking, servicing, loading or operational arrangements.

The proposed development is therefore limited to external alterations required to support the improvement of the existing office accommodation.



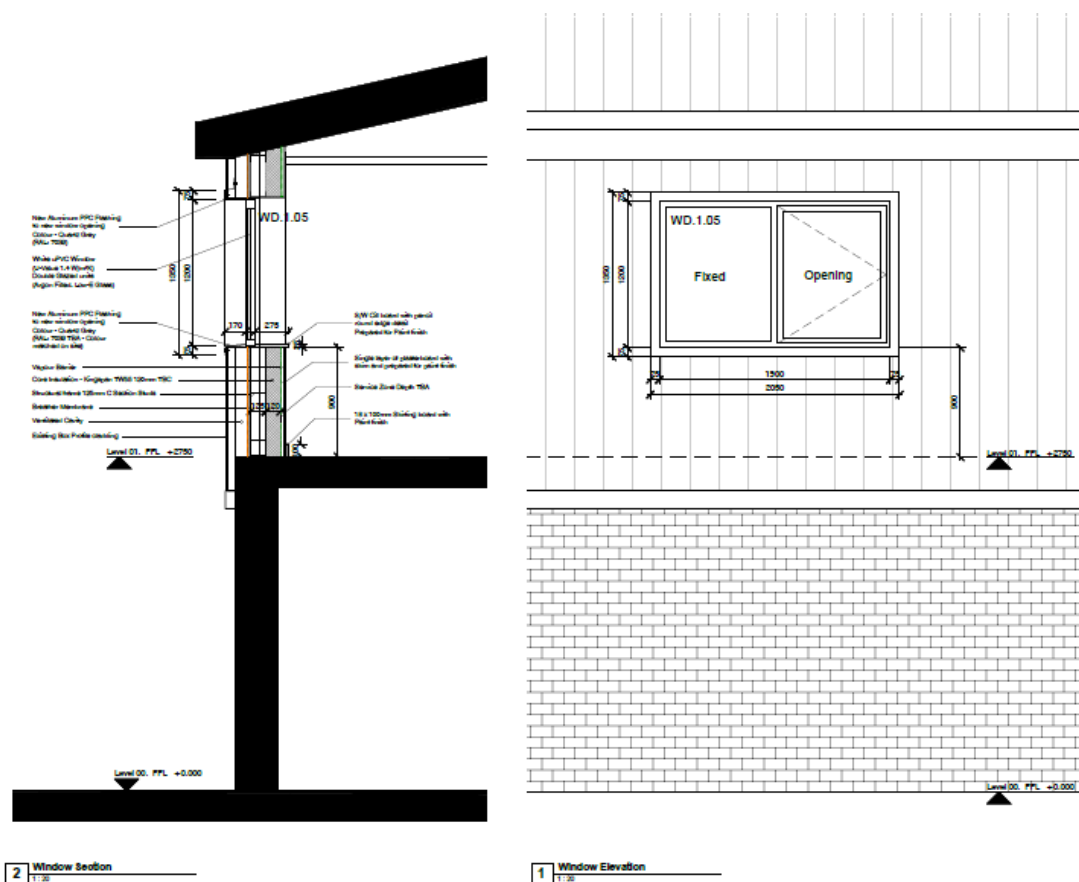
6. Appearance and Materials

The proposed appearance is intentionally simple, functional and appropriate for the existing industrial setting.

The window openings will be detailed to sit comfortably within the existing metal clad building envelope. The use of perimeter flashings will provide a neat and coordinated finish around each aperture and will help integrate the new openings into the existing façade.

The proposed detailing will take reference from the adjacent Chadwicks administration building, where punched windows are framed by warm grey flashings within metal profile cladding. This approach will provide visual consistency across the site and ensure the works feel appropriate to the existing context.

The final window frame colour, flashing colour and material specification will be selected to complement the existing building and the wider Chadwicks site. The proposed materials will be robust, durable and suitable for an industrial environment.



7. Residential Amenity and Overlooking

The potential relationship with neighbouring properties, particularly to the east of the site, has been considered.

The east elevation looks primarily over the existing Chadwicks car park and loading bay area. These areas sit within the applicant's ownership and form part of the established operational site.

The boundary to the east includes palisade fencing, gated access, mature trees and bushes. These existing features provide a degree of visual screening between the application building and the residential property beyond the eastern boundary.

The proposed windows are associated with the existing mezzanine office accommodation and do not introduce a new use or a material intensification of the site. The proposal is limited to improving the quality of the existing internal working environment.



Given the existing industrial context, the location of the windows, the established site use and the existing boundary screening, the proposed works are considered to have a limited impact on neighbouring amenity.

8. Access

There are no changes proposed to the existing access arrangements.

The application does not alter the existing vehicular access, pedestrian access, car parking, servicing, loading or delivery arrangements. The works are limited to the insertion of new windows within the existing building envelope.

The internal refurbishment of the mezzanine office space will improve the quality of the working environment for staff, but it does not change the operational access strategy for the building or wider site.

9. Conclusion

The proposed development represents a modest and appropriate alteration to an existing industrial building at Chadwicks of Bury, Villiers Street, Bury, BL9 6BS.

The insertion of seven new windows will support the refurbishment of the existing mezzanine office accommodation and will improve natural light, outlook and amenity for staff.

The design has been informed by the existing Chadwicks administration building and the wider industrial character of the surrounding area. The proposed punched window openings and perimeter flashing detail will sit comfortably within the existing metal clad elevation and will provide a robust, functional and coordinated appearance.

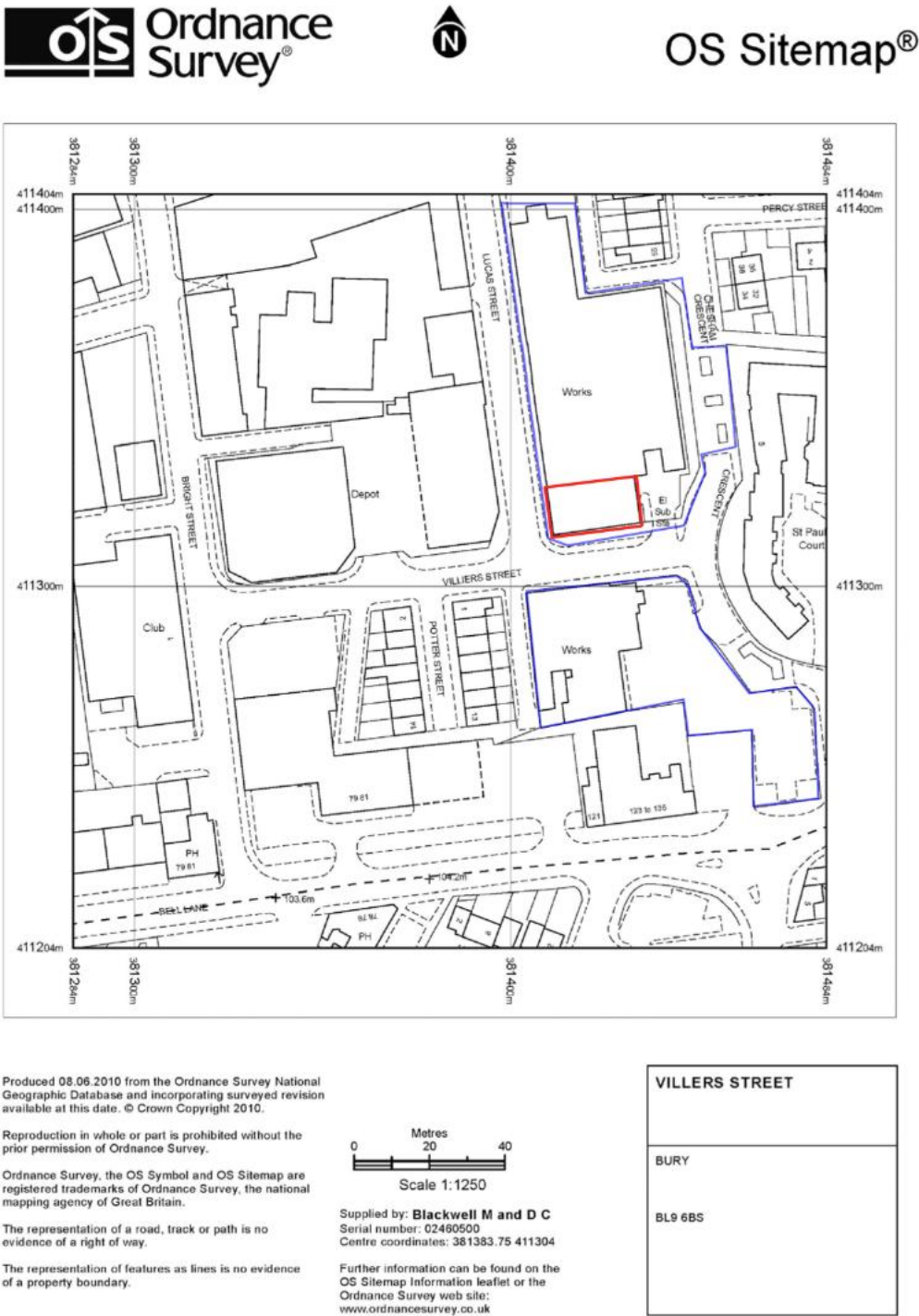
The proposal does not change the use, scale, access, parking, servicing or loading arrangements of the building. The works are considered to have limited visual impact on the wider area and are appropriate to the established industrial and commercial context.

For these reasons, the proposed development is considered acceptable and suitable for planning approval.

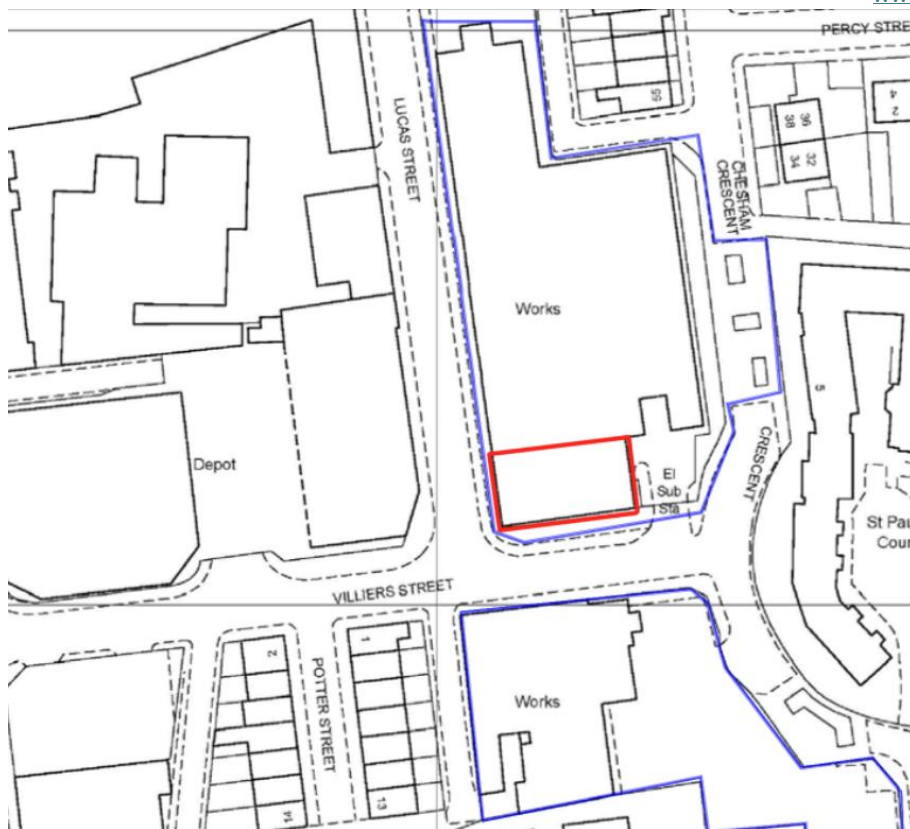
Application Appendix

Appendix A: Site Location and Context

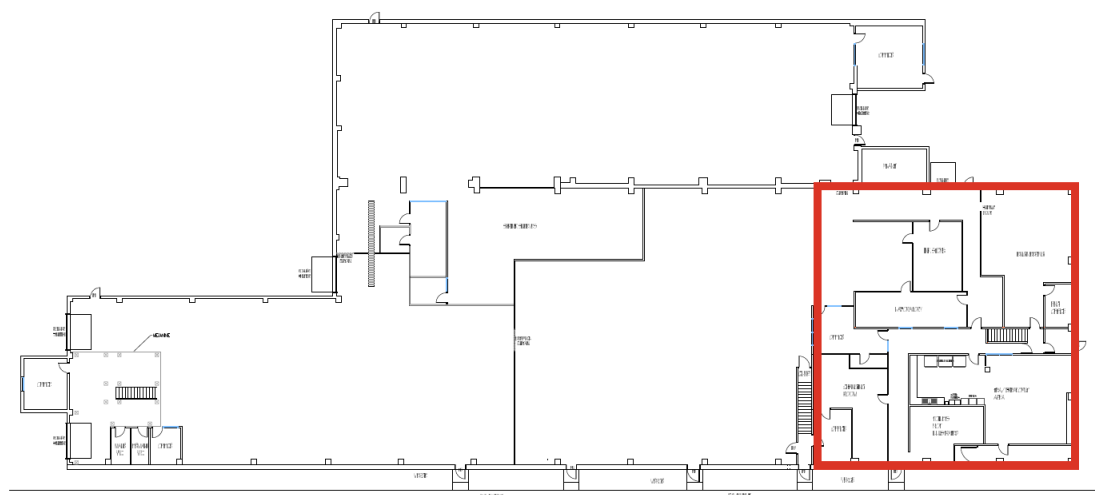
A01 Site Location Plan



A02 Existing Block Plan

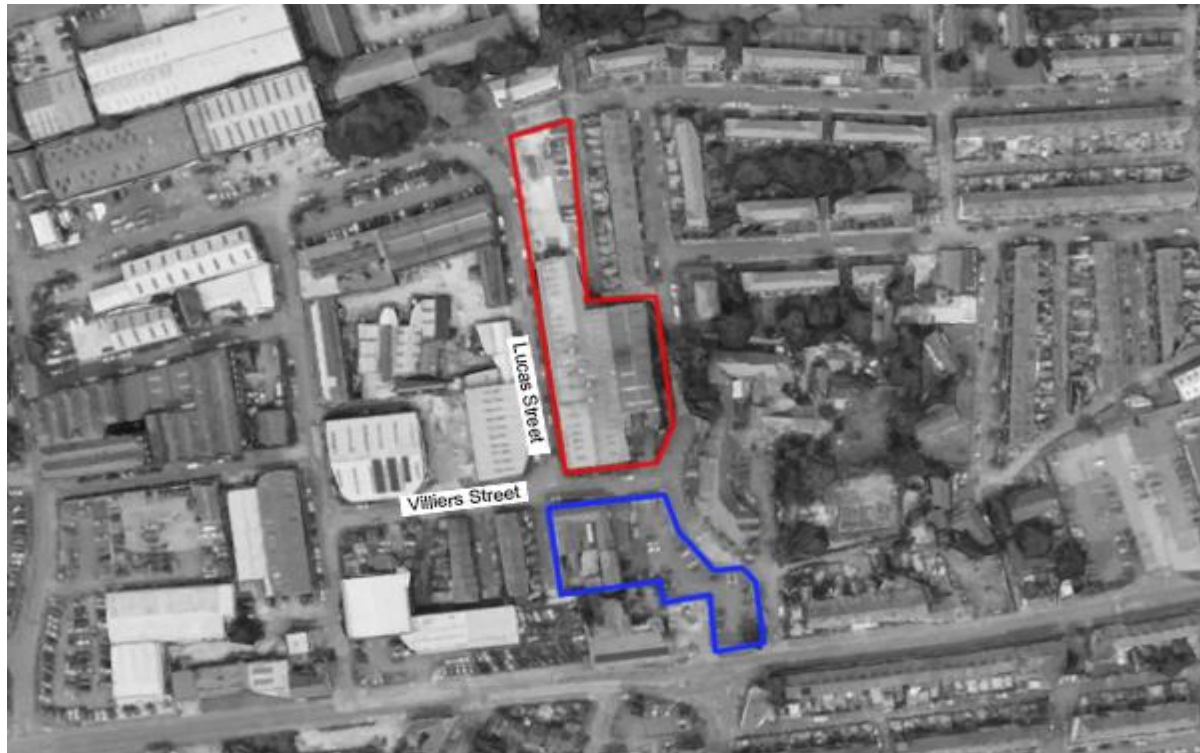


A03 Application Boundary Plan



A04 Site Context Plan

A05 Aerial View with Application Building Identified



Appendix B: Existing Site Photographs



B01 View from Villiers Street towards the application building



B02 Existing south elevation



B03 Existing west elevation



B04 Existing east elevation and car park / loading bay



B05 View towards Howarth Timber to the west



B06 View towards Chadwicks administration building to the south



B07 Eastern boundary fencing, trees and bushes

[illegible][illegible]

printshop mezzanine

store

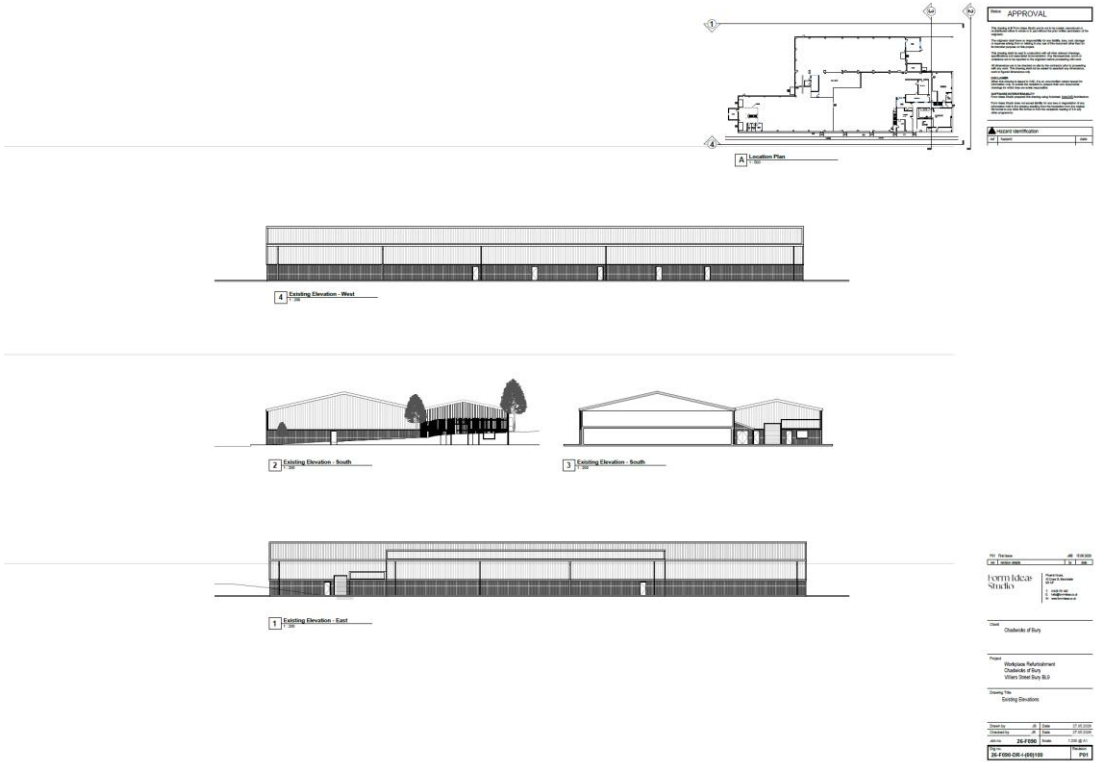
office
gross internal area
594.52 m2

store

store

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Company registered in England & Wales
(At address above) No. 113501568



C03 Existing Elevations

Appendix D: Precedent and Typology



D01 Chadwicks Administration Building, Existing Window Precedent



D02 Existing Punched Window Typology



D03 Existing Metal Cladding and Flashing Details

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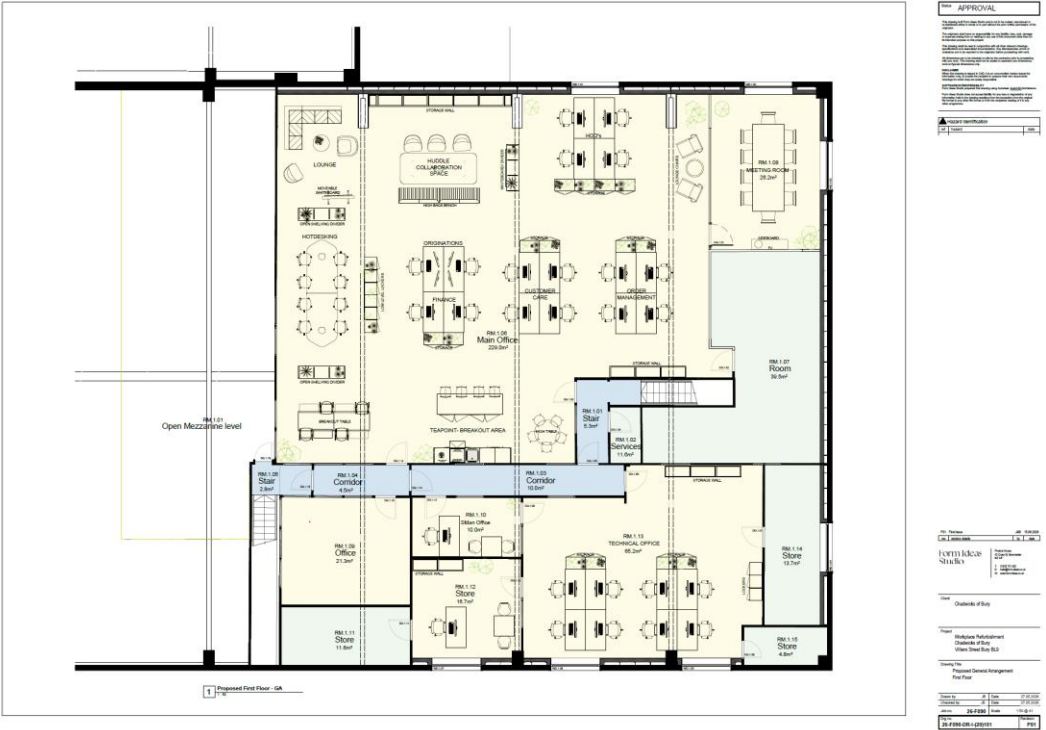


D04 Surrounding Industrial Building Typologies

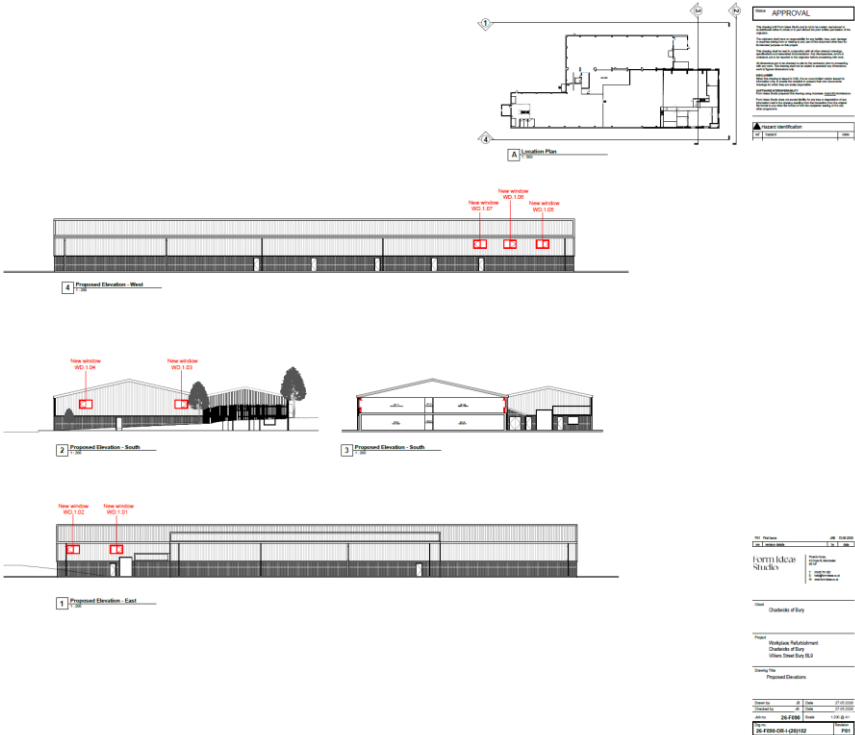


D05 Howarth Timber Context Photographs

Appendix E: Proposed Drawings



E01 Proposed Mezzanine Plan



E02 Proposed Elevations



E04 Proposed Window View

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E04 Proposed Window View