

DESIGN ACCESS & PLANNING STATEMENT

Issue No.101 April 2025

Document ref: DAPS.01-FOIL

Francis Haigh Associates
Planning and Design Consultants.

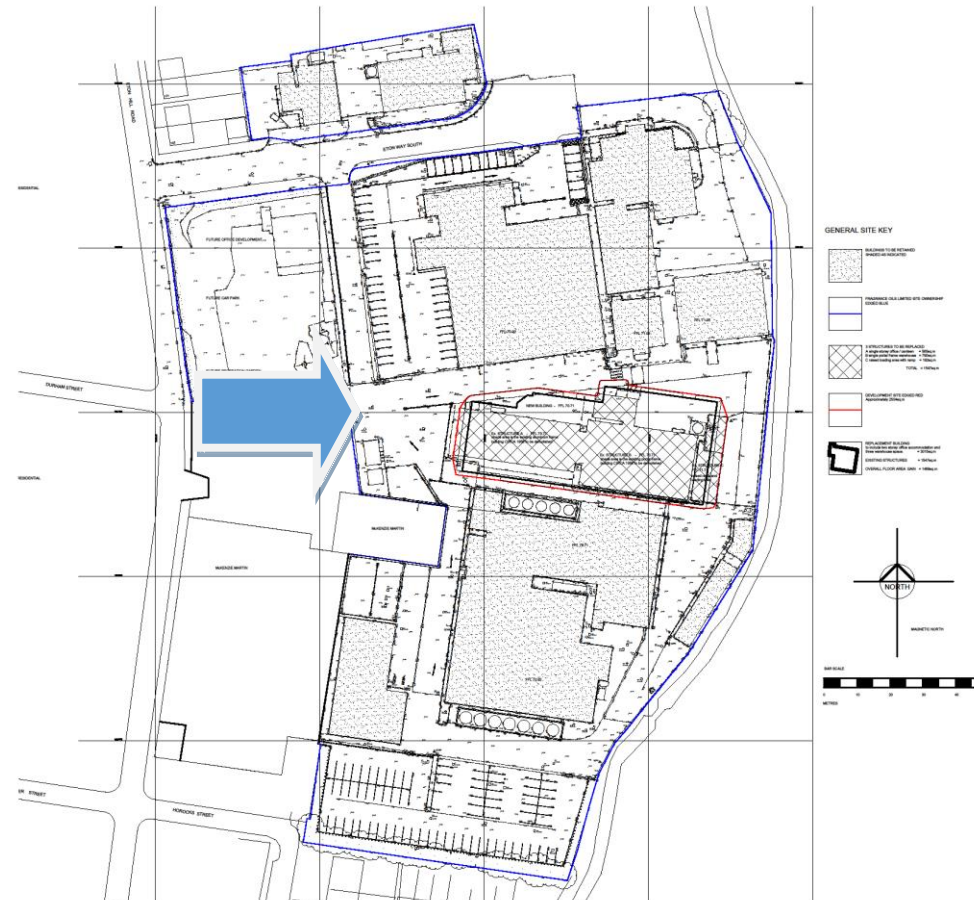
Fragrance Oils Limited, Eton Hill Road, Eton Way South, Radcliffe, Bury M26 2FR

Design and Access Statement

TO ACCOMPANY the PLANNING APPLICATION for the Redevelopment of Existing Facilities known as the BT

Site Layout

Grid Reference: 379505, 408170



CONTENTS

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1 INTRODUCTION

Purpose of this Design and Access Statement

Site history and Location

The Site Context and its Surroundings

2 THE DESIGN PROCESS and CONSIDERATIONS

Assessment

Social Factors

Economic Factors

Security

Flood Risk Assessment

Ecology Assessment

3 NATIONAL and LOCAL PLANNING POLICIES

The NPPF

Local Policy References

Wildlife Protection and Conservation

4 THE PROPOSED DEVELOPMENT

The Proposed Development

Site Levels

Layout and Scale

External Finishes

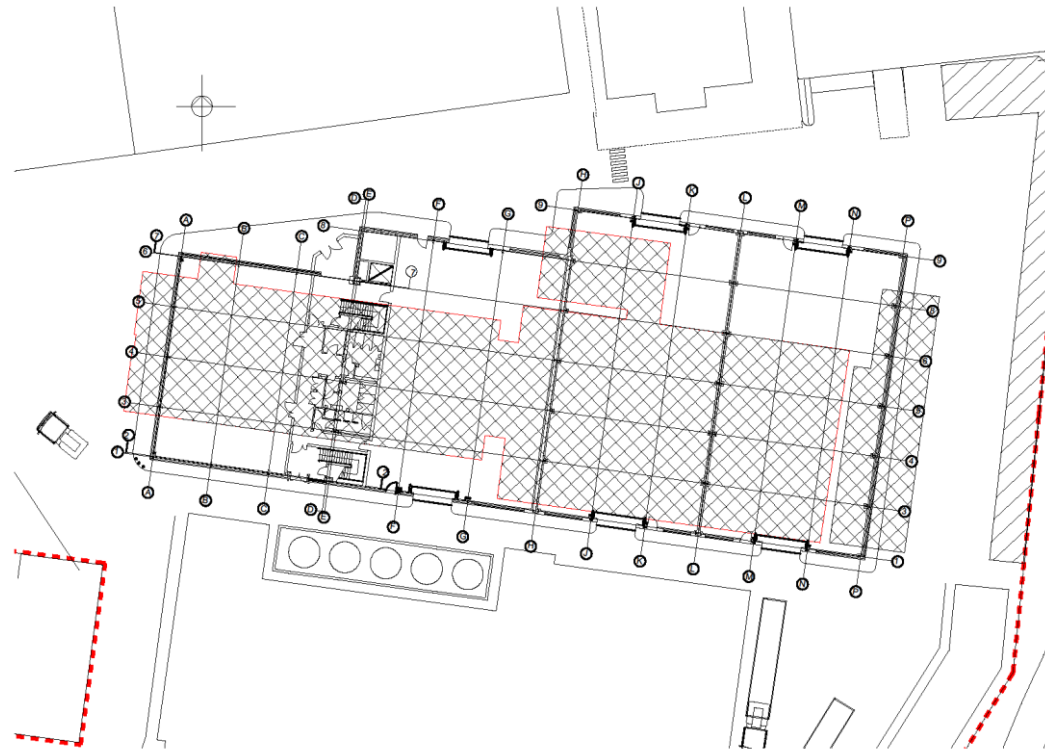
Secure by Design

Renewable Energy

Part M Access

Local Facilities

5 CONCLUSIONS



Project Layout

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1 INTRODUCTION

The Purpose of this Design and Access Statement

Section 42 of the 2004 Act inserts a new section 327A into the 1990 Act, which prohibits, among other things, a local planning authority from entertaining a planning application unless it is accompanied by a design and access statement, where required. The provisions came into force on 10th August 2006.

Circular 1/2006, provides guidance on preparing a design and access statement stating that: 'A Design and Access Statement is a short report accompanying and supporting a planning application to illustrate the process that has led to the development proposal, and to explain the proposal in a structured way. Circular 1/2006 also recommends applicants follow an "assessment - involvement -evaluation" process in the preparation of a planning application This statement is prepared to accompany and support a planning application, Fragrance Oils Limited, to develop and renew buildings on a section of the plant that has the same class uses. We intend to demonstrate the development will be in line with the NPPF and local policies and will give full consideration and satisfy the requirements of access and integration with the existing buildings.

SITE HISTORY and LOCATION

The application site known locally and by Fragrance Oils Limited staff as the BT buildings to be developed as it was previously the main office to the Radcliff BT depot before it was purchased by Fragrance Oils Limited in 1979. Located centrally in the Eton Hill Industrial Estate, the main access to the development site is via a private road off Eton Way South, Lane, which is turn is served from Eton Hill Road Radcliff. The existing development comprises of a single storey building of sectional aluminium prefabricated construction used for offices, canteen, workshop, and training rooms all linked to a portal frame warehousing area, this site uses pre-dates the time of purchase although a loading ramp was added in the early 1980's.

THE SITE CONTEXT and its SURROUNDINGS

To put the application site in context with its surroundings, the application site is an integral part of the office and distribution needs of the company, located at the manufacturing plant of Fragrance Oils Limited off Eton Way South in Radcliffe near Bury. All existing building surrounding this development are part of the manufacturing plant, the area surrounding the proposals is devoid of any landscaping and is presently used as open storage and loading. As can be seen from the site plan at the beginning of this statement, the development site is in a central location of the main body of their site, surrounded by similar buildings in the plant, there is no public access to this site



2 THE DESIGN PROCESS and CONSIDERATIONS

Assessment: The proposed development is an industrial design within an industrial setting and will seamlessly blend into its surroundings without being obvious or different, the scale and height of the building will complement the existing surrounding buildings. The development will transform a large area of unused hardstanding into a vibrant working environment.

Social Factors: The proposed development is in a central location within the existing plant, there is no access for the public, therefore the development will not have an adverse effect on the public. The general design and open office space make the new buildings fully compliant with Part M of the Approved Documents and the Disability Discrimination Act.

Economic Factors: It is considered the development will have a positive impact on local employment with no impact to the highway and transport network or service infrastructure. The company expect to increase staffing levels by fifteen personnel in both the office and in the warehouse storage area.

Security Factors: Security, means of escape and access for all are important considerations and have been covered in the design process

Flood Risk

Assessment: This site is classed with having a very low risk of flooding from rivers or sea, ground water and surface water discharge.

Ecology

Assessment: There is no grassland habitat or nesting facilities on this site due to the barren terrain

Coal Authority The only mining working near the development site in Radcliffe was the very small Stotts Colliery at Whitefield which ceased operations in 1902. Larger collieries such as the Ladyshore Colliery at Little Level are considered to far away to have any influence on the development.

3 NATIONAL and LOCAL PLANNING POLICY

National Planning Policy Framework (NPPF)

The NPPF states the three important considerations for sustainable development are, an economic role, a social role and an environmental role.

It is not my intention to comment on the individual local policies relating to this application as the planning officers are more aware of their implementation than the author however, I summarise the notable policies as:

Policy EV3A Design of new development

Policy EM1A Primary Employment area

Policy EV2 Protection and conservation of valuable wildlife - Wildlife and Countryside Act 1981 (amended).

4 THE PROPOSED DEVELOPMENT

The proposed buildings will sit on a footprint approximately 30% larger than the original buildings only by the fact the single storey will become two storeys and utilising the external storage space. It will enclose open storage areas which are presently considered a risk to personnel and possible uncontrolled spillage. The design incorporates providing a raised pedestrian / vehicle segregation for safety. All warehouse areas will include spillage containment measures and the use of translucent cladding will help to brighten the working environment. The design incorporates modern materials with brighter colours onto steel portal frames to create the large open spaces required for material storage and open office planning.

Layout and Scale

As indicated previously the increased floor area between the existing development is mainly incorporating an existing storage and distribution use under one

And increasing the office space by adding an additional floor the increase to the footprint is quite small

External Finishes

The building will incorporate a mixture of brickwork, curtain wall glazing, steel cladding and translucent cladding to create a vibrant modern appearance which incorporates energy saving measures to help with the carbon footprint. It must be noted that warehouse space caters for over half of the total floor is and this area will not require heating

Carbon Footprint, Renewable Energy and Clean Air Policies

The renewable energy and more efficient construction materials, heating methods and working practices will have a positive reduction on the Carbon Footprint from the site. Provisions will be made for the charging of electric vehicles once the need has been identified for example, electric charging for motor cars are easier to cater for than delivery vehicles. The company presently provides on-site secure cycle storage, and the proposals include a shower and personal changing area for staff who cycle to work.

Part M Access

The building by nature of its designed needs and use will be level and has low level vehicular ramped access. The entrance will be suitable for wheelchair access and dropped kerbs will be provided at all pedestrian crossings. A lift will be installed in the office area to ensure complete wheelchair access

Local Facilities.

Because development site is an enlargement of an existing facility the development will not have a negative impact on local facilities, all vehicle parking is secured on site and for pedestrian the bus routes cover both the A6053 and Bury Road. The company has also provided on-site parking facility for the larger delivery vehicles to ensure a negative impact on the surrounding residential community.



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This application is part of Fragrance Oils Limited programme of expansion and modernisation programme and providing sustainable energy efficient buildings and the renewal of the older building that have served their purpose for many years. The proposed development has a larger footprint than the existing buildings but will incorporate some present external operations creating a safer working environment for all company personnel. The surrounding building are in the main developments no taller than the existing or proposed buildings and the general uses of the building will not change

The building will comply to council EV3A as the new elevations incorporate an element of all the surrounding building but designed with modern cladding profile and fenestration. Sited within an existing industrial plant, the building will not be out of character by either the design or intended use of the building. There are no significant additional vehicle movements, except for additional staff movement, to affect the present transport and road network and little difference to the company's present delivery needs. There will be a greater contribution to the present working environment and the safety of the company employees.

The application ticks all the policy boxes to approve this application:

- 1 The development does not impact in any form on the local community or local transport networks
- 2 The development will blend invisibly with its surroundings
- 3 The development required no additional protection to the drainage system
- 4 The development is sustainable and will help reduce Carbon footprint of this site by means of the design, materials, and construction

As guided by the National Planning Policy Framework, "so that sustainable development is perused in a positive way, at the heart of the Framework is the presumption in favour of sustainable development. which should be approved without delay" we therefore ask for your support in approving this application.

FHaigh