

DESIGN AND ACCESS STATEMENT

for

Demolition of 2No. small additions to the existing industrial building and the development of an infill warehouse unit at the former Ashworth site, Higher Ainsworth Street, Radcliffe.

At

Faith in Nature

Former Ashworth Site

Higher Ainsworth Street

Radcliffe

Bury

Manchester

M26 4AF

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campbell driver partnership is registered in england and wales: no. 4434701

1. **General**

This statement accompanies a full plans submission to Bury Council for full planning permission for the extension of an existing factory and warehouse building.

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

20.173.001A OS plan

20.173.002A Existing Site Plan

20.173.003C Demolition plan

20.173.004C Demolition images

20.173.005F Proposed site plan

20.173.007A Site topographical survey

20.173.006.001A Existing plan

20.173.006.002B Proposed plan

20.173.006.003B Proposed elevations

20.173.006.004A Existing elevations

And the following supporting documents from others:

Extended Phase 1 Habitat Survey & Daytime Bat Survey

Frazer Ashworth – Coal Report

Frazer Ashworth – Environmental Report

2. **Site Location**

The site is located on Miller Street, along Higher Ainsworth Street, in Radcliffe, Bury. Drawing 20.173.001A indicates the entire site area in red.

3. **Use**

Existing

The site is currently vacant having been formally occupied by Frazer Ashworth building supplies. The site has been used as an industrial site for 50+ years being developed at different stages over the years.

4. **Proposed Use**

The proposed use for the site is as a manufacturing, storage and distribution centre for Faith in Nature.

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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 area following recent growth. The company wishes to provide much needed employment and development to a site in need of redevelopment and regeneration.

6. **Amount**

The below summarises the loss and gain of floor space relevant to the proposed development:

Demolition: 238m²

New floor space: 906m²

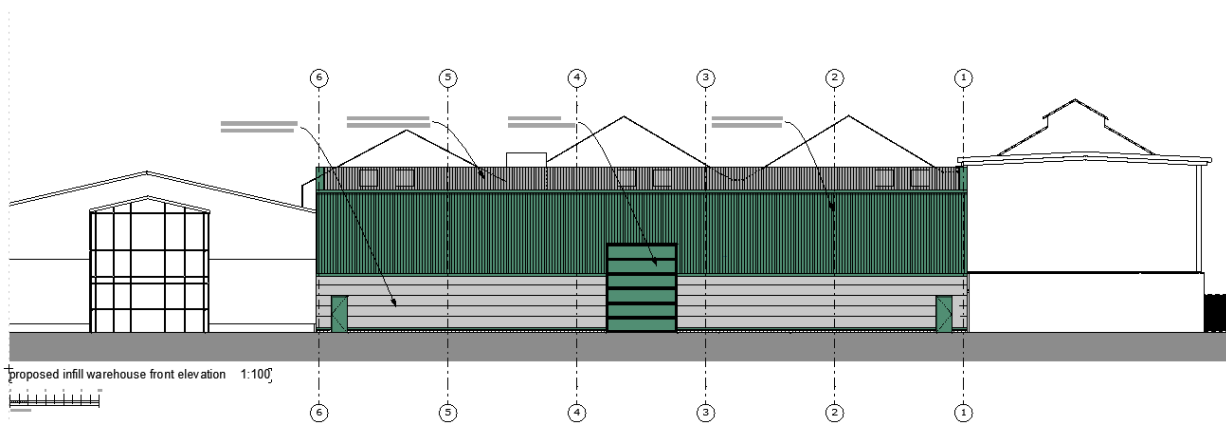
Total increase in floor space: 668m²

7. **Proposal & Layout**

The existing layout of the of the numerous industrial buildings to the northeast of the site forms a courtyard between units 2, 3 & 3a (as labelled on drawing 20.173.002A), with a small office building Unit 1 within this courtyard. The proposal is to remove this small unit 1 office building and infill the courtyard with a warehouse building to provide additional storage space for the manufacturing facility.

8. **Appearance**

The new extension will look to mirror the sites industrial use whilst referencing the company's brand colours with the use of heritage green and grey cladding. The only visible elevation will have a split of cladding types with flat panel horizontal grey cladding up to a height of 3.150m with a vertically profiled heritage green cladding above up to eaves height. The elevation will include 2 No personnel escape doors at either side of the infill warehouse with a central 4x5m roller shutter door.



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9. **Scale**

The scale of the proposed extension is dictated by the existing factory and office buildings that will surround it. The height of the extension is approximately 9250mm above external ground level making it approximately 3000mm lower than the existing factory building connected to it to the south.

10. **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.

11. **Access**

Level pedestrian access will be provided for the new personnel escape doors. Pedestrian and vehicular access to the site will remain will remain unaltered.

12. **Sustainable Design Principles**

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 external fabric of the new extension
- Optimising levels of air tightness with the new structure
- Increased levels of natural light through the use of large roof light windows
- Good practice junction detailing to reduce thermal bridging

In addition, particular 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.

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