

Eton Business Park

Design and Access Statement

Planning Application July 2024

Introduction

Purpose of the Report

This document is in support of a planning application for the construction of 17No small light industrial units on a vacant site adjacent to the existing business park.

These are aimed at start-up businesses offering an affordable rent on an established site.

Clients Background

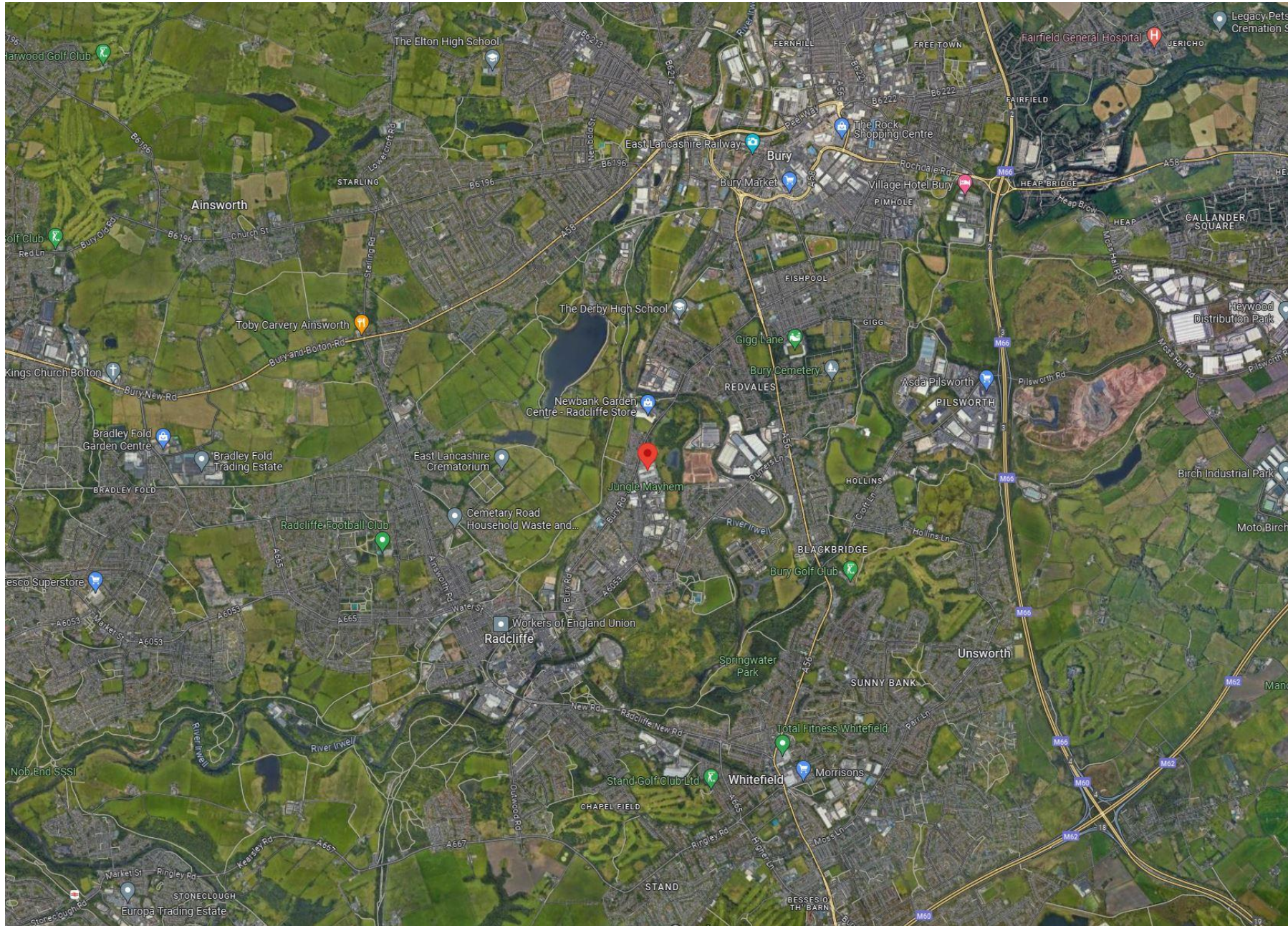
Hamilton Heath are based in Bury and are multi-let industrial specialist within the North West.

Eton Business Park is one of their original developments and has provided a facility for local businesses for over a decade.

01

The Site





1.01 Site Location

The site is located along Bury Road at an approximate mid-point between Bury and Radcliffe town centres.

Accessed from Eton Hill Road, the area is predominantly industrial/commercial to the east with residential properties to the west.





1.02 Site Location

The location is on the edge of an open green finger space to the north with fully developed areas to the south and west.

The site of the application is a triangular left-over space to the north-east of the site, which has previously had planning for both residential and industrial uses.

Existing mature landscaping provides a visual boundary to the north.

1.03 Site Context Photographs



1.03 Site Context

The area along Bury Road has a suburban feel with mature trees and grass verges.

The existing development and landscaping obstruct any views of the proposed site from the existing highways to the west and south.

From within the complex, the area is accessed directly from an open yard to the rear of the existing units.



02

Site Analysis





2.01 Site as Existing

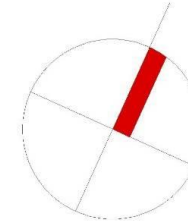
To the north-east boundary there is a line of trees and a hedgerow, which are described in the Ecology report by Elton Ecology.

Japanese knotweed is present in site a method statement for its removal also forms a part of the planning application.

The open yard to the west is occupied by Tottington Motors who specialise in camper van sales and hire. which received planning consent 05.09.2018.

The combined site received a planning consent for 18no industrial units 01.03.2017, prior to the external yard application.

Visually the site is screened from open view by the existing development along Bury Road and Eton Hill Road.



2.02 Site Plan as Proposed

The proposed layout opposite indicates the position for the proposed 17No small units, which are to be located along the south and west boundaries of the site, with an open yard area. The parking spaces to the north and east will be enclosed by the existing trees and hedgerow along the boundary.

Each unit will have a single dedicated parking space and are designed to accommodate vehicles up to a large van size.

Hamilton Heath Estates
Eton Business Park
Radcliffe
Eton Hill Road
Bury

Site Plan as Proposed SK01

work to figured dimensions

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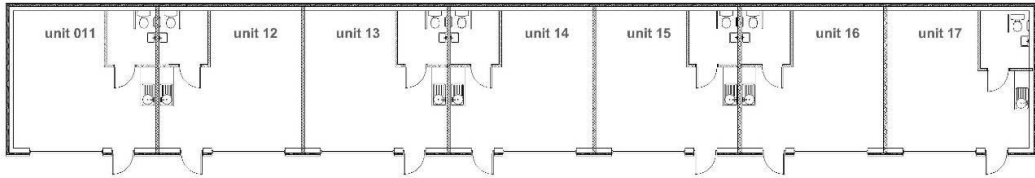
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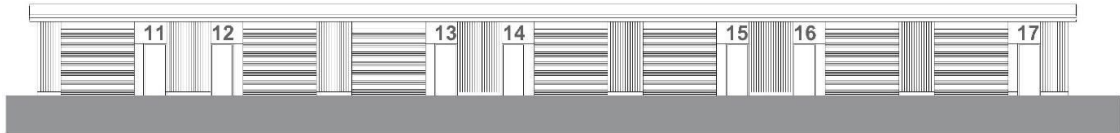
03

Design

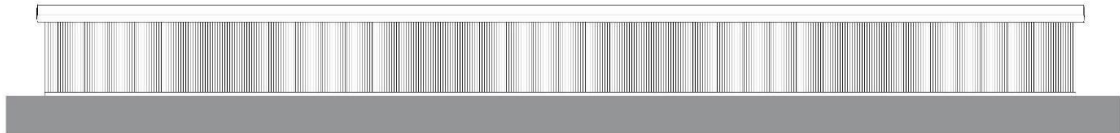




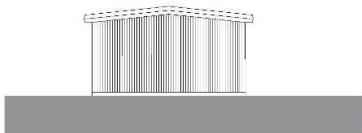
plans as proposed block A



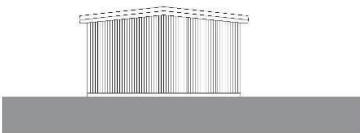
front elevation as proposed



rear elevation as proposed



side elevation as proposed



side elevation as proposed

3.01 Unit Layout and Design

These small units are targeted at businesses, who have small space requirements and are looking at affordable rents, for which there is an apparent pent-up demand.

Externally they have been designed to fit in with the existing units on the site



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Plans as Proposed Block B

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04

Additional Information



4.01 Carbon and Energy Statement

The units are designed in accordance with 2022 Part L Building Regulations as non-heated to minimise energy demand.

LED lighting and miser flush urinals will be installed to reduce energy wastage.



4.02 Digital Connectivity Statement

The units are designed for storage and light industrial use, will not be supplied with direct internet connection unless requested by the prospective tenants.

If technically feasible financially they will be able to connect to local high quality digital infrastructure.

The units are designed to facilitate this with ducting and draw wires provided.

