



## RJG ARCHITECTURE

**Design and Access Statement – Woolfold Trading Estate, Bury**

**Prepared by RJG Architecture Ltd – 28<sup>th</sup> November 2025**

### **Introduction**

This statement has been prepared for and on behalf of our client to support the variation of condition application for change in materials and approval of the proposed drainage plan set out in conditions 2, 3 & 5 of the approved planning application – 68995.

The application will also cover the Places for Everyone Joint Development Plan policies JP-S2: Carbon and Energy and JP-C2: Digital Connectivity which have come into force following the original approval, along with revised plans illustrating the change in materials and drainage plans and calculations.

### **Places for Everyone Joint Development Plan policy JP-S2: Carbon and Energy**

The building will be built using blockwork with insulation which complies with Part L building regulations to ensure that there is sufficient insulation to avoid excessive heat loss within the building. The external walls will be clad using anthracite grey external clad using Kingspan Quadcore AWP LEC wall panels (or suitable equivalent) to ensure that the building is energy efficient. Internal and external lighting installed will be LED and again energy efficient. There is also provision within the car park for alternative modes of transport with the provision of a bike store. The location of the site is also close by to a number of public EV charging stations within 1.5 miles of the units. EV points can be installed on each unit, this would be subject to the occupier entering into a separate maintenance and installation agreement for the individual units.

#### Kingspan specification for external wall cladding

QuadCore AWP LEC Wall Panel is part our Lower Embodied Carbon solutions. QuadCore AWP LEC has an LCA (LifeCycle Assessment) that shows a 21% reduction in embodied carbon (measured by the Global Warming Potential 'GWP' kgCO<sub>2</sub>e) between life cycle modules A1 – A3, and a 17% reduction in embodied carbon between life cycle modules A – C. The reduction percentage is created by using a 100mm thickness panel and comparing standard QuadCore with QuadCore LEC to the EN15804-A2:2019 standard

## Places for Everyone Joint Development Plan policy JP-C2: Digital Connectivity

The units will be connected to suitable full fibre internet to be maintained and paid for by the occupiers of the units to ensure that this complies with the digital connectivity policy. The surrounding area has good 5G coverage for all networks ensuring that this offers a good level of mobile phone connectivity across all networks.

BL8 1SG Mobile Signal Result

|            |         | Voice | 3G | 4G | 5G         |                                  |
|------------|---------|-------|----|----|------------|----------------------------------|
| Three      | Indoor  | ✓     | ✗  | ✓  | 5G<br>AREA | <a href="#">See Coverage Map</a> |
|            | Outdoor | ✓     | ✗  | ✓  |            |                                  |
| Vodafone   | Indoor  | ✓     | ✗  | ✓  | 5G<br>AREA | <a href="#">See Coverage Map</a> |
|            | Outdoor | ✓     | ✗  | ✓  |            |                                  |
| EE         | Indoor  | ✓     | ✗  | ✓  | 5G<br>AREA | <a href="#">See Coverage Map</a> |
|            | Outdoor | ✓     | ✗  | ✓  |            |                                  |
| Smarty     | Indoor  | ✓     | ✗  | ✓  | 5G<br>AREA | <a href="#">See Coverage Map</a> |
|            | Outdoor | ✓     | ✗  | ✓  |            |                                  |
| Lebara     | Indoor  | ✓     | ✗  | ✓  | 5G<br>AREA | <a href="#">See Coverage Map</a> |
|            | Outdoor | ✓     | ✗  | ✓  |            |                                  |
| Voxi       | Indoor  | ✓     | ✗  | ✓  | 5G<br>AREA | <a href="#">See Coverage Map</a> |
|            | Outdoor | ✓     | ✗  | ✓  |            |                                  |
| ID Mobile  | Indoor  | ✓     | ✗  | ✓  | 5G<br>AREA | <a href="#">See Coverage Map</a> |
|            | Outdoor | ✓     | ✗  | ✓  |            |                                  |
| Talkmobile | Indoor  | ✓     | ✗  | ✓  | 5G<br>AREA | <a href="#">See Coverage Map</a> |
|            | Outdoor | ✓     | ✗  | ✓  |            |                                  |
| Asda       | Indoor  | ✓     | ✗  | ✓  | 5G<br>AREA | <a href="#">See Coverage Map</a> |
|            | Outdoor | ✓     | ✗  | ✓  |            |                                  |
| O2         | Indoor  | ✓     | ✓  | ✓  | 5G<br>AREA | <a href="#">See Coverage Map</a> |
|            | Outdoor | ✓     | ✓  | ✓  |            |                                  |
| Lycamobile | Indoor  | ✓     | ✗  | ✓  | 5G<br>AREA | <a href="#">See Coverage Map</a> |
|            | Outdoor | ✓     | ✗  | ✓  |            |                                  |

✓ Good coverage  
 ○ You may experience problems  
 ✗ No coverage  
 5G AREA Some 5G availability

There is a frequent bus route which operates a number of services with a stop outside the industrial estate to offer a choice of transport to the area whilst also complying with Policy JP-S2 to contribute to lower carbon emissions by using public transport.