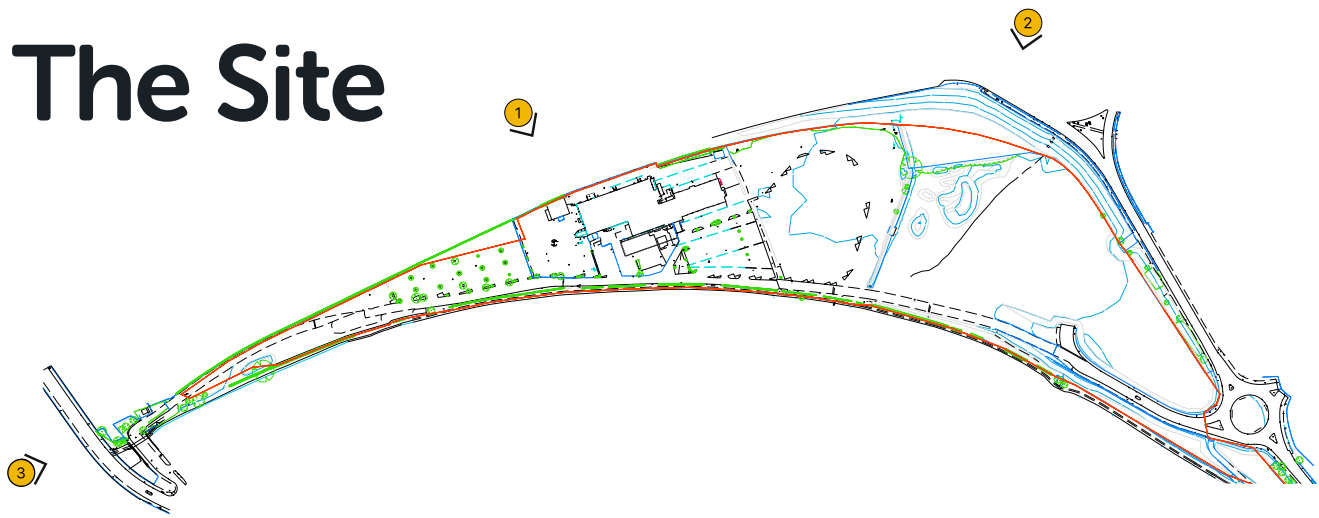


# The Site



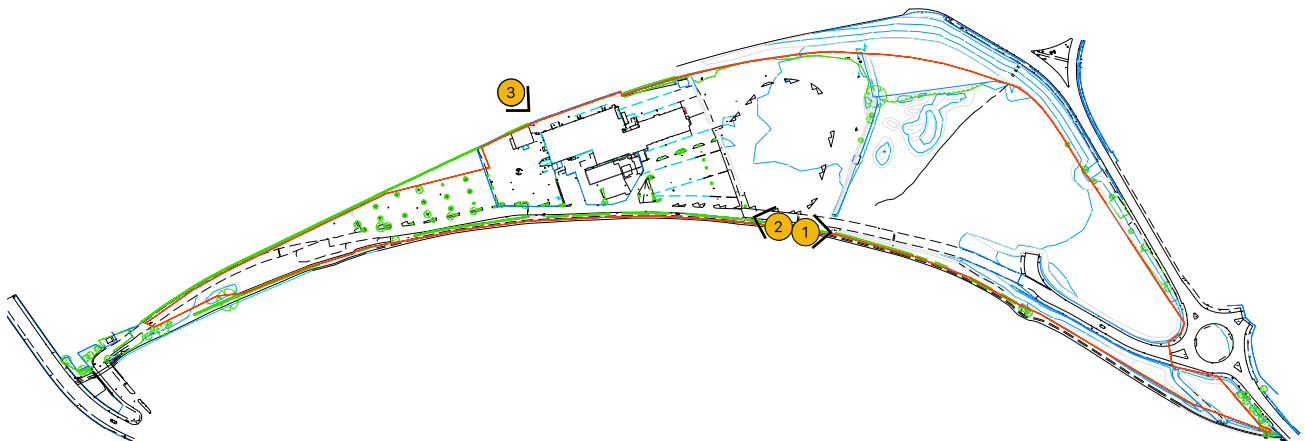
The proposal site measures 21 acres (8.4 hectares). The site is currently partly occupied by the 5 Storey Botany Bay Cotton Mill and has surface car parking

in the immediate vicinity. Other than this area, the site sits largely unused and overgrown. The site is next to other industrial developments to the

North and West and is bounded by the Leeds and Liverpool Canal to the South. To the East is farmland.



Existing Aerial Views



Existing Site Views



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# Site Context



## Vehicular Connections

The site is bounded by the M61, A674 and B6228 (Blackburn Brow). Access to the site is currently located via the A674 to the East and Blackburn Brow to the West

## Public Transport Connections

The closest railway station to the site is Chorley Station which is approximately 2.4 km (1.5 miles) away. The nearest bus stop sits close to the entrance of the site, just slight south-west National Cycle Network Routes 55 (which runs from Hindley up to Preston) runs along the canal directly adjacent to the site and is ideal for commuters to the site using the cycle to work scheme.



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# Design Proposal



REF	Units	Use	Total block area
Block A	1	Retail	181sqm / 1948sqft
Block B	4	Retail	484sqm / 5209sqft
Block C	8	B1-B8	2082sqm / 22410sqft
Block D	6	B1-B8	1602sqm / 17243sqft
Block E	1	B1-B8	12996sqm / 139887sqft
Block F	1	B1-B8	4738sqm / 50999sqft
Block G	1	B1-B8	3631sqm / 39083sqft
Block H	1	B1-B8	1497sqm / 16113sqft
Block I	4	B1-B8	1696sqm / 18255sqft
Block J	2	B1-B8	452sqm / 4865sqft
Block K	2	B1-B8	452sqm / 4865sqft
Block L	2	B1-B8	390sqm / 4197sqft
Area Total			<b>30201sqm / 325,080sqft</b>

The proposal is for the development of a business park made up of 12 main blocks of development (Blocks A – L) which will comprise a number of different sized units for employment and commercial uses.

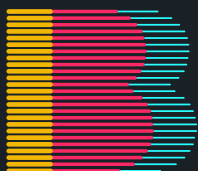
The blocks of development will be used for light and general industry and warehousing and commercial uses in the form of retail, cafes and food and

drink uses although the vast majority of the proposed floorspace is for light and general industry and warehousing - only a small proportion of the overall floorspace is envisaged to be occupied by commercial operators.

The proposal will be accessed through the existing access road into site off the existing roundabout on the A674.

Overall, the proposal will deliver:

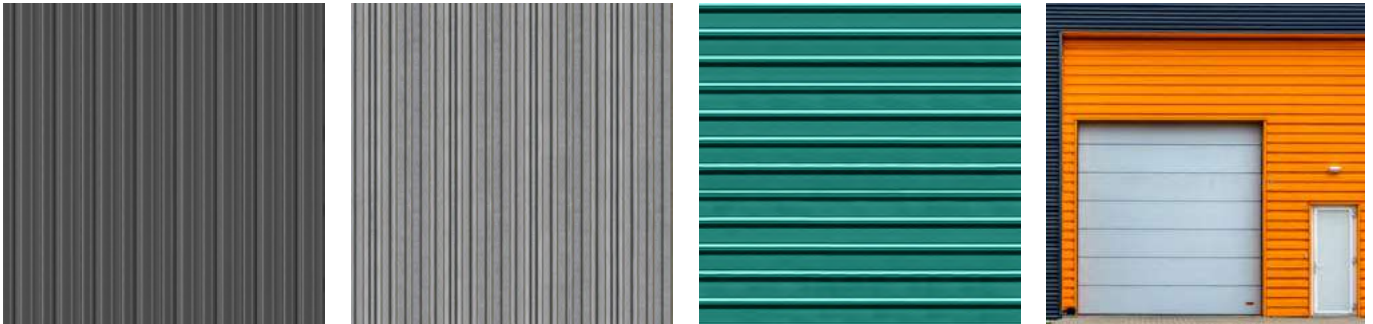
- Approximately 30,201 sqm (GIA) of total floorspace.
- Approximately 29,536 sq m (GIA) of employment floorspace.
- Approximately 665 sqm (GIA) of commercial floorspace.



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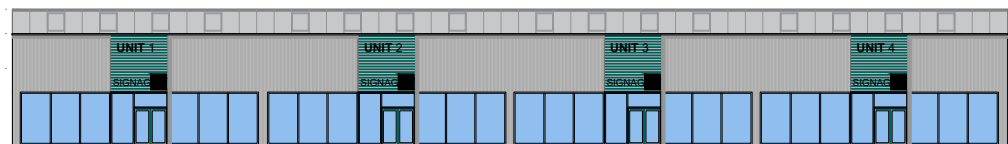


# Design

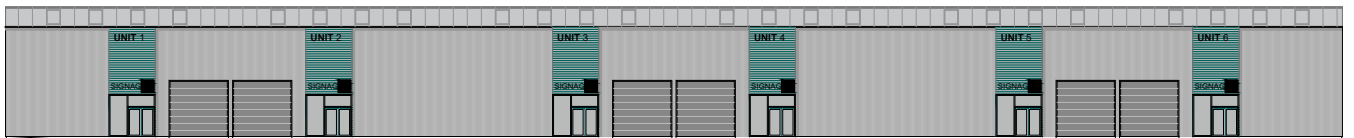


Precedent Image

The materials chosen are designed to create a uniform but unique aesthetic across the site with contrasting cladding colours to distinguish unit entrances and differentiate between the main body of the buildings and the service delivery points. Accent colours will be chosen to match the site branding strategy.



Typical retail unit elevation



Typical Industrial Unit Elevation



Illustrative CGI



# The Team



## **FI Real Estate Management**

FIREM was established almost 40 years ago and is a specialist property investment, property management and property development company operating through the UK in all sectors.

The business currently owns and manages over 10M sq ft of commercial property and is involved in promoting several major development projects, many for mixed uses, but most in the employment and commercial sectors. The business knows all the problems, pitfalls and requirements that can either enhance or erode value in the property sector and it is this experience that makes its approach so different to other similar organisations and which has brought it continuing success over the years it has been operating.

The business is analytical, farsighted, decisive and creative and there are few situations that phase, confound or defeat it when it comes to commercial real estate in any sector in the UK.



## **MCAU**

MCAU are a multi-faceted design consultancy who operate within the traditional boundaries of architecture and urbanism. MCAU have in depth experience across all sectors and all forms of residential, commercial and heritage buildings.



## **JFP**

JFP is a newly created niche planning consultancy set up by John Francis that acts for mainly private sector clients operating in the field of property development including major mixed use, commercial, retail and residential developments throughout the UK from its base in the North West



**BOTANY BAY**  
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