

TEESWORKS TRAINING FACILITY, Design and Access Statement



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01 | Introduction

This Design & Access Statement has been prepared by Pod Architects and forms part of a detailed application for proposed Training Facility building at Dorman Point, Teesworks.

The project represents a fantastic design opportunity to create a new facility that is 457m² to provide training space for the wider Teesworks development. The two storey building will include a reception, staff offices, staff room, two meeting rooms and three large training rooms.

Accompanying the building, will be new visitor parking facilities, bike storage, and external plant and bin storage.

This Design & Access Statement (DAS) provides sufficient detail to enable a clear understanding of the project to enable Redcar and Cleveland council to determine the detailed application. As such, this DAS sets out and highlights key design principles embodied within the proposals - showing why they are appropriate in terms of use and scale, and how they respond to local context and character.

The Need For A Design And Access Statement

Changes to the planning system effective since 10th August 2006 require that most planning applications should be accompanied by a DAS. Guidance sets out that any DAS should 'explain the design thinking behind a planning application' highlighting the various design principles and concepts that have informed proposals, outlining also how access has been dealt with and incorporated into proposals. This DAS has been prepared in accordance with the requirements of the DMPO and CLG guidance on information requests and validation (March 2010)

The National Planning Policy Framework (NPPF) sets out the Governments planning policies for England and how these are expected to be applied.





01 | Site Location

The site is located within the Dorman Point area of the wider Teesworks development. An industrial site that is looking to provide facilities for use classes B2 (General Industry), B8 (Storage or Distribution), and E (Office).

This heavily industrial area was previously Dorman Long's South Plant comprising of ten open hearth furnaces. The plant was still in use in 1966 and was supplementing the newer open hearth plant at Lackenby (built 1952).

The image across indicated the site before the remediation works work carried out.



02 | Site Context & Access

Vehicular Movement and Access

The site will be accessed via the new roundabout at the corner of Eston Road. Which will be providing access into the wider Teesworks site, as well as the locality at Dorman Point. This roundabout is located just off the A66, providing easy from Redcar, Teesside and the wider locality, which makes it an ideal location for Teesworks new training facility.

The site is located within the Teesworks development, which already benefits from great infrastructure. The new additional access roads will help link this aspect of the site with the wider Teesworks development.

Pedestrian Movement

The proposed building will connect into the new pedestrian/cycleway that is being brought forward as part of the new access road.

The proposal sees a internal footpath network that safely allows the users to park vehicles and safely enter the building.

Parking

The development sees 36 parking spaces being provided. Including two disabled and electric vehicle charging points. Accessed from a single point of the eastern link road.

There is an additional provision for bike parking located next to the building.

Noise Constraints

The site is located within a heavily industrial area, consideration will be made to ensure the best internal conditions for the occupiers.

Topography

The building proposal is sitting within a remediated site. The provided site will be of a predominantly flat topography. Considerations from the design team have been made to ensure that proposed finish floor level will be matched in with the road levels. the land will then be sloped away from the building back towards the redline boundary, omitting the need for any retaining walls.

Landscape Features

The scheme will look to incorporate landscape features to the entranceway, to provide a welcoming environment for the Dorman Point site within Teesworks development.



02 | Appearance and Character

The Requirement For The Training Facility - A Design Led Approach

The new facility will be contemporary in design, that's in keeping with the recently completed Gatehouse at Redcar, and the wider Teesworks brand. The contemporary building will provide development with three large open plan training rooms, that will allow the occupiers the flexibility to deliver a wide variety of functions.

The design team assembled for this project has extensive experience in their field of expertise. There is a close working relationship between team members with a solutions-based ethos geared towards effective delivery of an exemplar scheme.

There is an understanding that the design solution proposed needs to be considered to the local aesthetics of Redcar industrial zones. Any proposal should be able to be viewed as a complimentary addition to the local area.

Design Appearance

The material palette used for the proposed scheme have been selected to be consistent with a contemporary architectural response that's in keeping with the industrial setting.

In order to provide a well built addition to Teesworks Industrial zone the material choice of predominately grey cladding panels to the first floor, with a contrasting black cladding panel to the ground floor. These simple gestures will create an impactful building that's on brand with the Teesworks Development.

The simple recessed entranceway has provides covered access as well as breaking up a long linear facade. Carefully designed to provide depth and shadow, as well as marking the entrance to the building.

A key design decision was to make the training facility two storeys, to allow the building presence on the entrance to the wider Dorman Point site.

All in all, the rich material choices and the play of the facades depth will encapsulate the desire from the design team for a well considered designed proposal. This is demonstrated in the following images of the Teesworks training facility.



