Monopile Manufacturing Facility & UK Headquarters (HQ)

Southbank Teesworks

Design & Access Statement

31st March 2022
V3

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Contents

1.0 Introduction

This design and access statement has been prepared by Ashton Smith Associates on behalf of SeAH for their proposed new Monopile Manufacturing facility and office development on land at the South Tees, Redcar, which is currently being remediated and prepared for development by the landowner Teesworks.

The scheme consists of a new Monopile Manufacturing Facility together with on site headquarters offices, additional ancillary buildings, ground level staff and visitor carpark, associated service yards and roads and supporting ancillary storage areas. The site has been designated for industrial use and, as such, is prepared and ready to be redeveloped to create a new, high quality, modern building.

The new proposal will be carefully designed to fit in with its surroundings, planned future development across neighbouring properties on the industrial/business park and seeks to minimise its impact on the local visual amenities of the broader site.

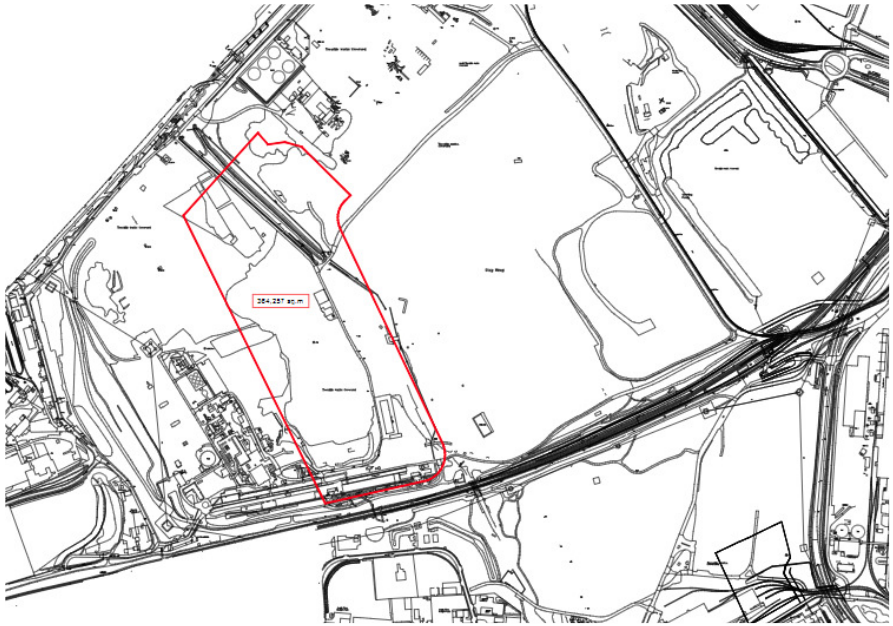
The proposed development will deliver a manufacturing facility of 1,004,532 sqft (93,324 sqm) (GEA). The main office building will be 41,688 sqft (3,873 sqm) GEA. Other buildings are identified later in this document.

2.0 Context

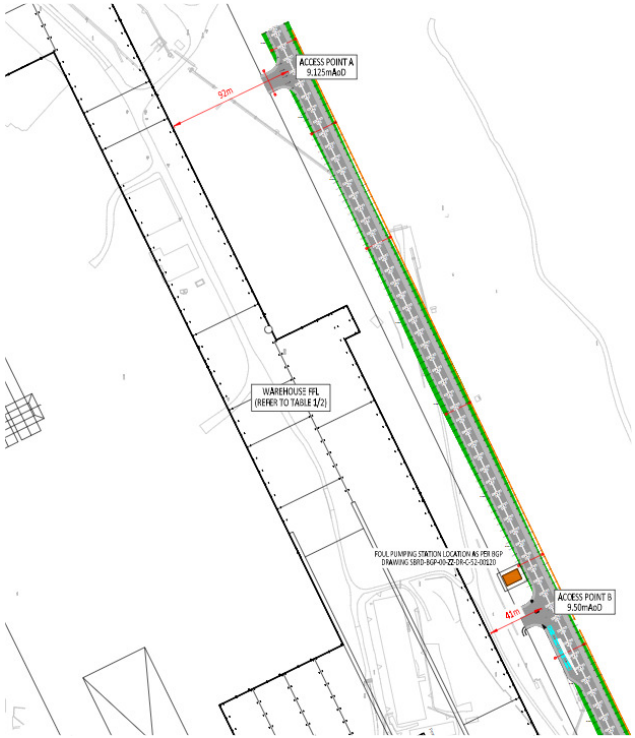
2.1 Site Location

The proposed site will be served by two access points along the Eastern boundary of the site. The existing road infrastructure provides good access to the proposed access points, one access point will serve HGV traffic and further North along the road is a dedicated car access junction.

The site will also be connected to the North of the plot, to quayside activities supported by an access route known as the hinterland, which traverses the Northern boundary of the site and leads directly to the new quay being constructed.



Proposed plot outlined in red



Eastern access road providing access into the proposed plot

The development approach includes the following key aspects:

- Units located at a suitable distance from the adjoining roadways to reduce visual, noise and light impact on neighbouring properties.
- Service yards shielded from neighbouring properties.
- All serving, deliveries, staff and emergency service vehicles to access the site from the access road off site.

3.0 Development Proposals

3.1 Introduction

The development has been designed to meet the design principles set out above. It will provide a modern, high-quality building in a well landscaped setting.

3.2 Amount

The scale of the building is carefully balanced to ensure there is an appropriate amount of external access, circulation, parking and loading areas to support the operation of the facility.

The proposed developed site is approximately 36.42 hectares.

Project areas schedule:

SOUTH BANK PLOT - SeAH - STAT BOX

SITE AREA	364239 m^2 / 36.42Ha / 90.005 Acres	
SITE DENSITY	TBC%	
	GROSS INTERNAL AREA (GIA)	GROSS EXTERNAL AREA (GEA)
MAIN FACILITY AREA	92424 m^2 / 994843 sq.ft	93324 m^2 / 1004532 sq.ft
POWER STATION No. 1	1188 m^2 / 12787 sq.ft	1261 m^2 / 13563 sq.ft
POWER STATION No. 2	996 m^2 / 10720 sq.ft	1064 m^2 / 11452 sq.ft
MAINTENANCE STATION	771 m^2 / 8298 sq.ft plus 388m2 (4176sqft) Mezz	814 m^2 / 8761 sq.ft plus 428m2 (4607sqft) Mezz
WELDING CONSUMABLES	578 m^2 / 6221 sq.ft	614 m^2 / 6609 sq.ft
RTC & PAINT MIXING FIRST FLOOR	869 m^2 / 9353 sq.ft	929 m^2 / 9999 sq.ft
WAREHOUSE + ANCILLARY BUILDINGS TOTAL AREA	97214 m^2 / 1046402 sq.ft	98434 m^2 / 1059534 sq.ft
THREE STOREY OFFICE AREA	3678m^2 / 39589 sq.ft	3873m^2 / 41688 sq.ft
WORKERS ROOM	2450m^2 / 26371sq.ft	2566m^2 / 27620 sq.ft
GATEHOUSE 1	29m^2 / 312sq.ft	31m^2 / 333 sq.ft
GATEHOUSE 2	29m^2 / 312sq.ft	31m^2 / 333 sq.ft
GATEHOUSE 3	29m^2 / 312sq.ft	31m^2 / 333 sq.ft
TOTAL AREA	103429 m^2 / 1113300 sq.ft	104966 m^2 / 1129844 sq.ft
CAR PARKING	545 (Including 10 no. Disabled & 10 no. EV Parking)	
CYCLE PARKING	20no. Bicycles	

3.3 Layout

The development has been designed to provide a modern, high quality setting giving high regard to material longevity and a high specification in use throughout. The site will be landscaped throughout peripheral areas of the plot to offer a high-quality site environment to those who work in and around the development.

The proposed development is to create a new manufacturing and assembly facility supported by a standalone headquarters 3 storey office building, separate welfare and workers 2 storey building, 2no. 2 storey power station facilities, welding and repair / maintenance building, additional external storage areas, and ground level staff and visitors carparking.

The main offices are designed to accommodate around 80 permanent staff at any one time, including a mixture of open plan and cellular office content, together with meeting rooms, stores and welfare facilities. The main offices will be located to the northern end of the site close to the main entrance.

The development will have minimal impact on surrounding communities and residential areas and support's the Council's vision for safe on-site parking, pedestrian routes into the development, cycle parking facilities and safe vehicle routes throughout.

The movement of car traffic is carefully configured to avoid critical crossover and interfaces with commercial vehicles. Separate access points for cars and commercial vehicles are provided.

The main yard area for the delivery and despatch of goods is predominantly located to the North of the unit and storage areas along the Western side.

3.4 Manufacturing Facility

The overall building design is configured to accommodate the client's manufacturing and assembly functions within the new building. The layout has been carefully developed to achieve a configuration that satisfies the operational requirements of the client.

The objective has been to ensure each space is interconnected efficiently and safely, and productivity is maximised, together with achieving all disciplines under one roof.

The proposal is to provide a single use site capable of handling the client requirements within a single unit, with shared facilities, parking, access and workspace.

The interior spaces will generally be open plan with localised subdivision for key activities.

The proposed footprint of the facility is rectangular, measuring 810m long x 207m wide. The facility is configured and shaped in a unique manner to provide the optimum layout for the internal operational processes. The finished floor level of the facility will be approximately 10.00m AOD and is generally at level on all sides.

3.5 Main office building

The office block has been designed to provide key clerical, meeting, and training spaces together with staff welfare and breakout spaces throughout.

The elevational treatment of the offices has been sensitively created to offer a visually interesting and vibrant scheme, using modern materials, profiles, banding and colours.

The office main entrance is designed to afford direct access from the staff and visitor carpark, with level approach, and generous circulation spaces.

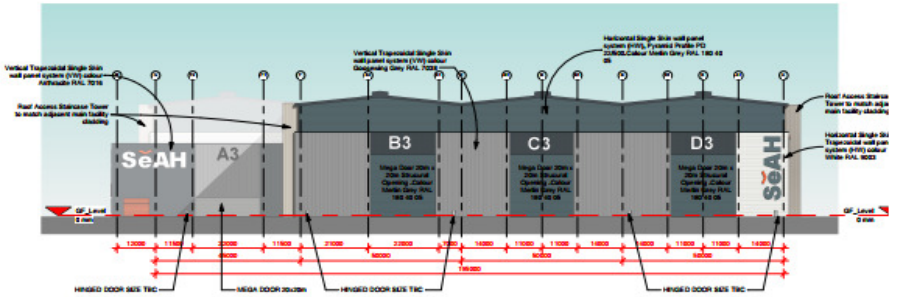
The entrance is partially covered by feature entrance façade treatment to offer protection from the elements, combined with an array of full height curtain walling and feature brise soleil, to provide a high-quality finish and look for visitors arriving to the site.

4.0 Elevational treatment

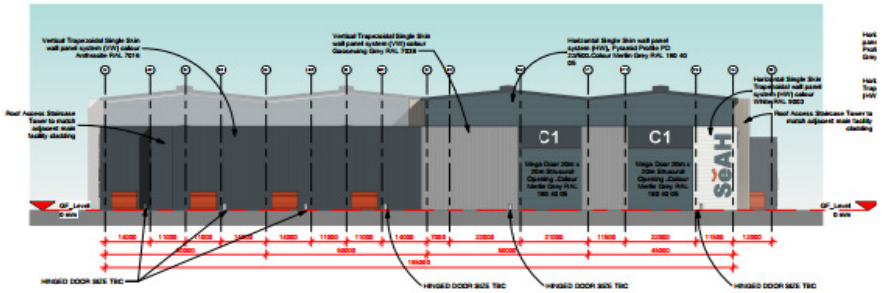
The proposed development is in keeping with other similar sized and styled industrial and institutional buildings in the area.

The details of the proposed materials are indicated on the submitted drawings. Form, size and heights of the facility satisfies the functional parameters of the proposed building.

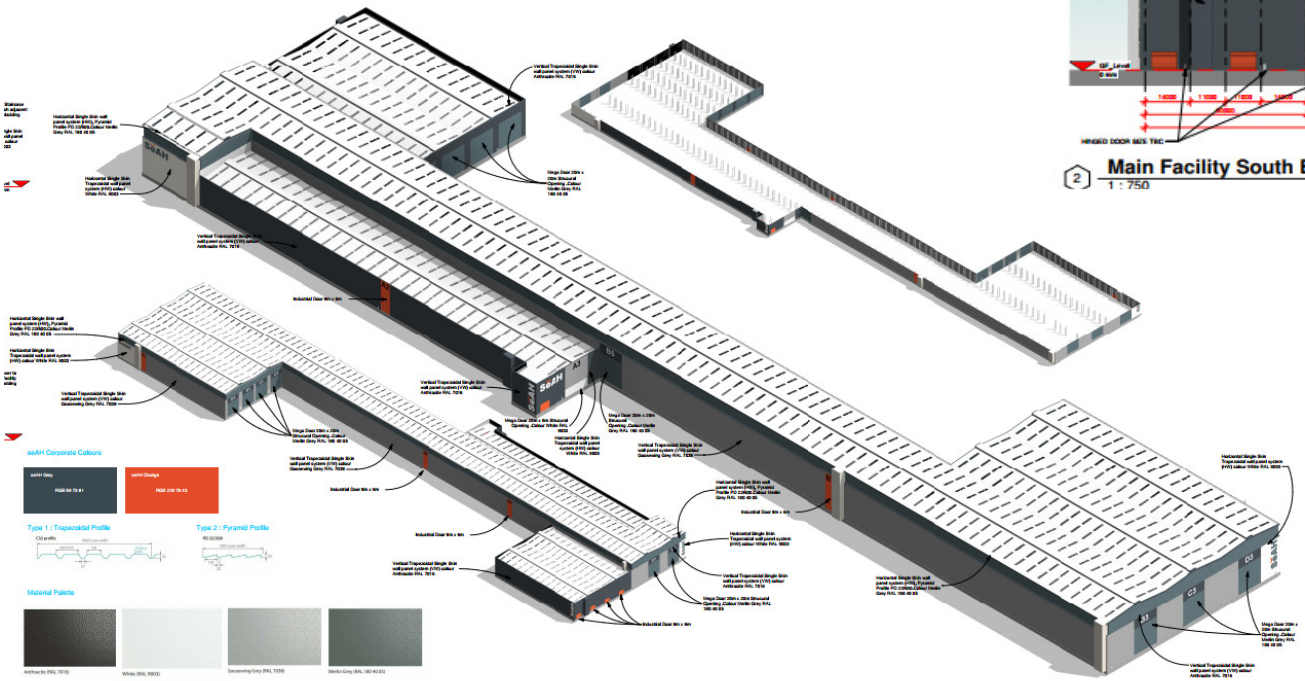
The main facility will radiate a clean and functional design aesthetic, featuring dynamic and active roof lines and a main entrance that is captivating, emphasized with striking brise soleil and full height curtain walling.



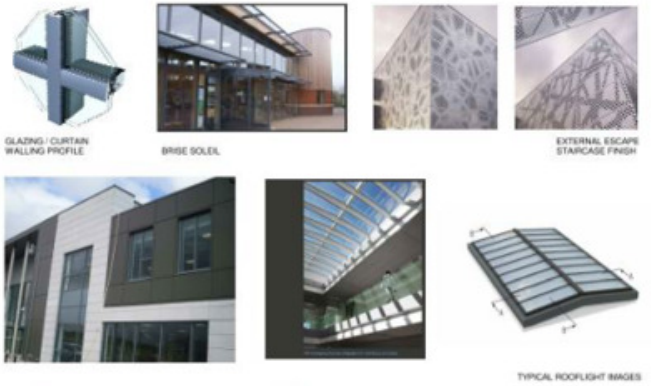
3 **Main Facility North Elevation**
1 : 750



2 **Main Facility South Elevation**
1 : 750



illustrations of the main offices building



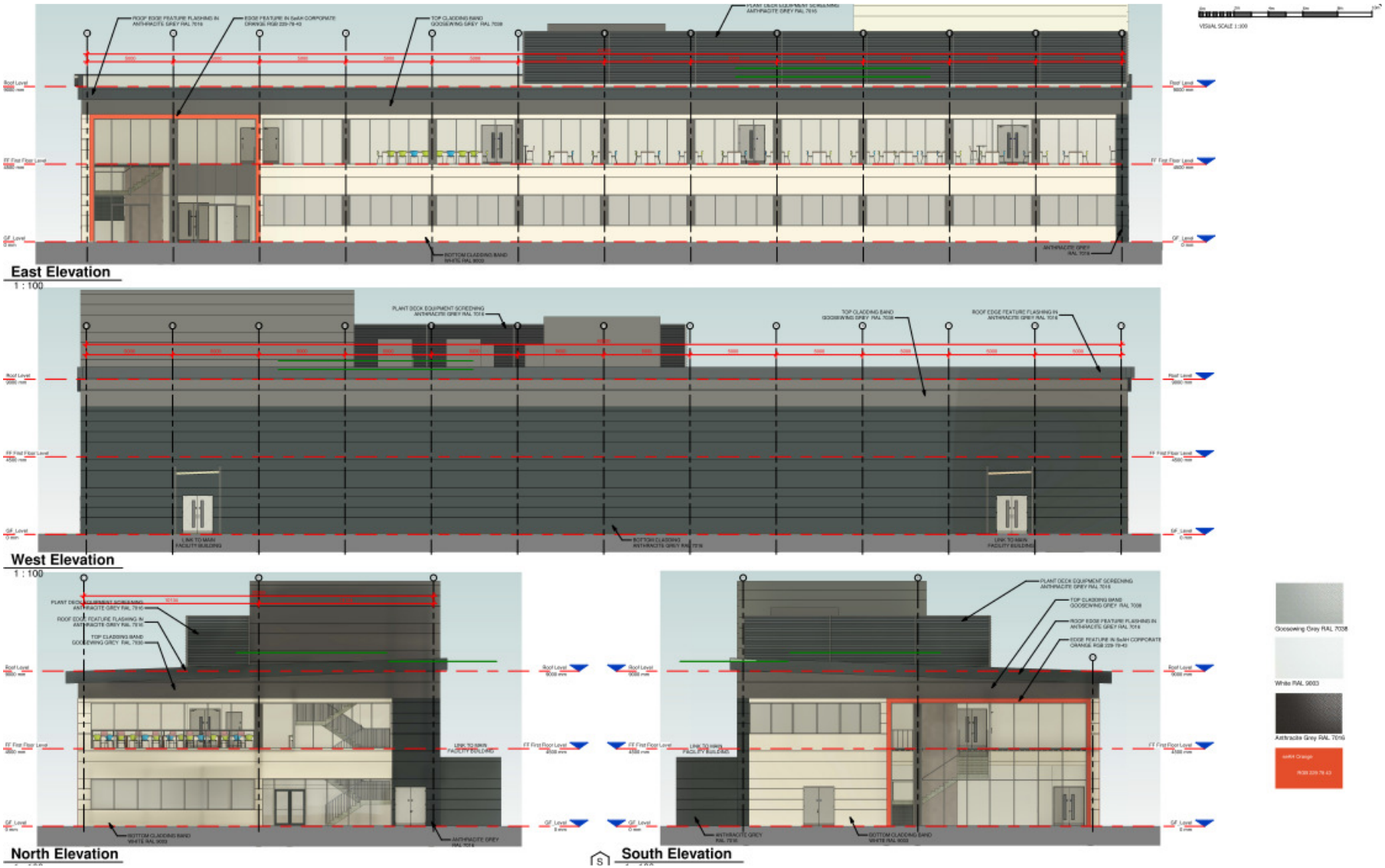
MAIN EXTERNAL MATERIALS / COLOURS

KINGSPAN MR CLADDING PANEL COLOUR: OFF WHITE

KINGSPAN MR CLADDING PANEL COLOUR: MONUMENT

BRONZE FEATURES TO FRONT AND REAR ELEVATIONS

Illustration of the workers building illustration



5.0 Landscape design

Introduction

The landscape has been designed to create a vibrant infrastructure for the development by incorporating trees, hedgerows, and shrub planting including native species of local provenance to respond to the location of the site and strengthen the ecological value of the proposals.

The intent is to undertake some localised tree planting as part of the landscape proposals, which will include planting semi mature and standard trees in varying species to enhance diversity of species on site and add to the visual amenity.

The landscape proposals will aim to achieve a number of design principles that include providing and maintaining a strong green framework around the site perimeter as a cohesive element that integrates with the proposed development within its setting, providing a quality and attractive environment for site users and the wider locality, and incorporating proposals that will benefit biodiversity in the long-term.

Ecology and biodiversity will also be considered by including in the planting palette a variety of native stock in the form of scrub mix shrubs, trees and wildlife beneficial species.

6.0 Energy and sustainability

The commitment for this development follows the main threads to sustainability:

- Careful use of materials to ensure conservation of energy,
- The energy demand of the development will be minimised by prioritising passive design measures.
- The office and welfare buildings will achieve a well-insulated envelope with good airtightness levels. High performance glazing will provide a positive energy balance, by maximising the use of natural daylight while minimising solar gain.
- Reduction of materials removed from the site; where possible, old concrete and brickwork will be crushed on site to form various grades of hard-core for use in the foundations and site fill.
- External materials and details requiring the minimum of maintenance will be incorporated.
- Durability and protection measures will be specified to ensure the longevity of the materials used in the building construction and avoid the need for replacement.
- All timber used in the development and during the construction process will be from a responsible or sustainable source, using certified Forest Stewardship Council (FSC) or Programme for the Endorsement of Forest Certification (PEFC) sources.
- The building will be constructed largely in steel and aluminium and can be recycled after demolition.

7.0 Access Statement

This section sets out how the proposed development has responded to its location and context in terms of access to and within the site.

The roads around the site provide sufficient capacity to accommodate the proposals. The design and construction of the scheme is proposed to achieve inclusive access to the site and buildings for people of all abilities for employees and visitors.

7.1 Car Parking

The proposed car park has a capacity of 545 car parking spaces currently with 10 parking spaces suitable for access by people with disabilities including wheelchair users located close to the main entrance. 20 bicycle spaces and 5 PTW spaces are also provided. There are 10 spaces designated as electric vehicle charge parking bays as part of the sustainability strategy. The approach to the principal entrance from the point of access into the site and from the accessible parking spaces will be installed level where require in accordance with Approved Document M recommendations.

7.2 Internal Access

Access into the main manufacturing facility accessibility will be limited due to the heavy duty and hazardous nature of the operations, however within the office and welfare buildings these will have suitable provision for access by all users.

The accessibility of the building alone cannot achieve compliance with the Equality Act 2010 and there are obligations on the tenant to achieve access for all users to the services, goods and facilities offered by the occupier and to make employment opportunities and vacancies available to people of all abilities.

This will include the provision of training in disability awareness and etiquette to all employees, development of policies, practices and procedures to prevent discrimination and provision of equipment to enable access to all services for people with disabilities.

7.3 Emergency Evacuation

Fire compartment walls, protected corridors/shafts, fire doors and permitted extended travel distances within the building will be designed to satisfy the requirements of the technical standards and meet any specific insurance driven standards.

8.0 Conclusion

This statement demonstrates that the design of the proposed development has been developed in the context of its setting and local environment. The planning application has been developed through analysis and with due regard given to the site's context. This Design is fit for purpose and furthermore, ensures the scheme successfully integrates into the site and its wider surroundings.

The development will be of a high quality, contemporary and coherent design and is fully in line with the site's context and the principles set by the approved DAS for the wider scheme.