

Design And Access Statement



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Context

Location

The site is located in the South Shields, coming off Garwood St. The surrounding area is both industrial and residential with residential appearing East of the site and industrial appearing on it's other 3 sides.

Site Description

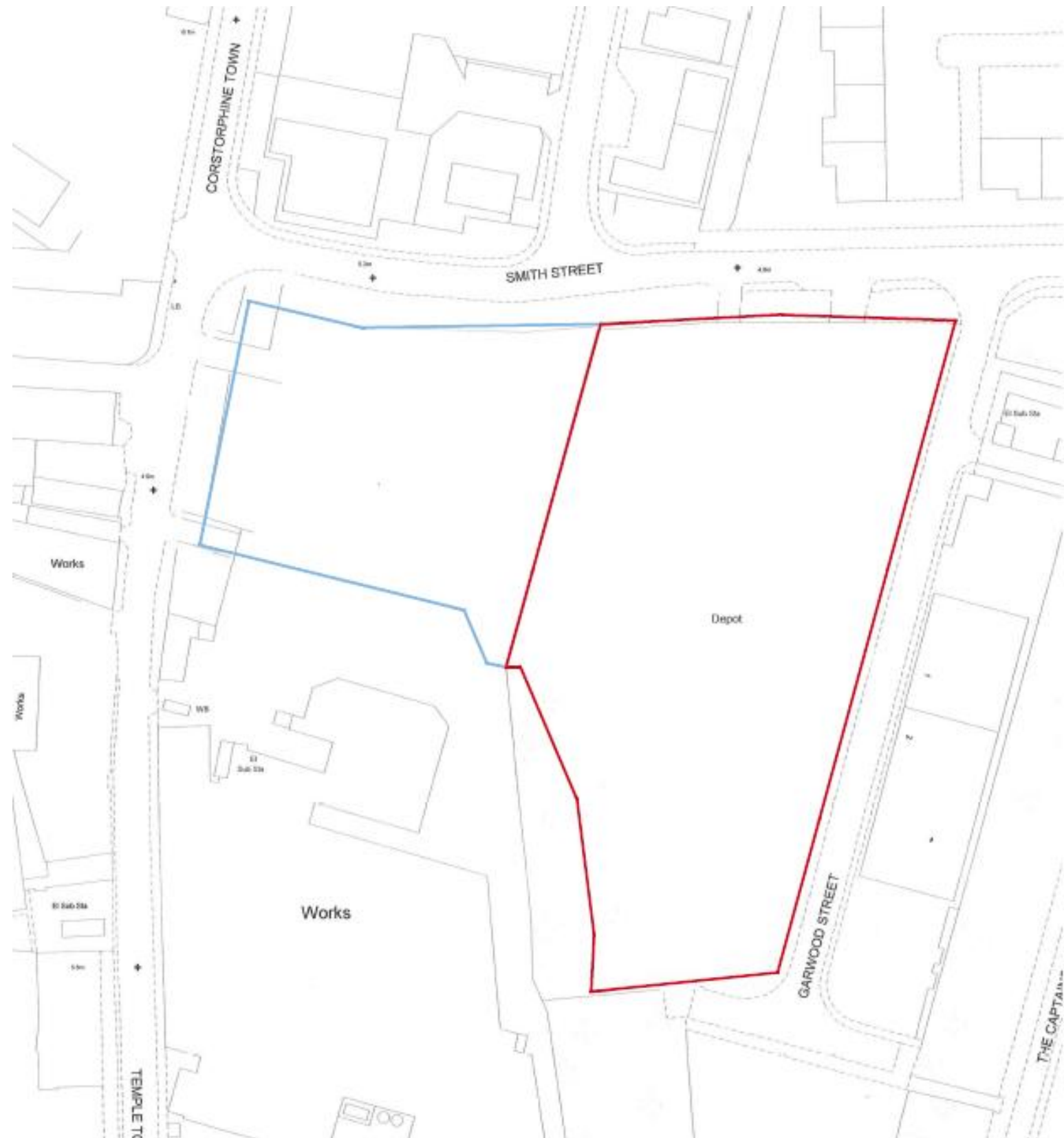
- North - A small industrial estate just past Smith St
- East - A residential estate
- South - A larger residential estate
- West – A few industrial lots leading up to the River Tyne.

As is to be expected, the sun rises to the east, describes an arc across the south of the site and then sets to the west.

The prevailing wind comes from the Northwest of the site

Existing Site Development

The site is a mainly hard earth ground bordered by trees, plants and shrubbery.



Existing Adjacent Development

Jumbo Jim Soft Play

The Jumbo Jim Soft Play has a low pitched roof and it's height doesn't exceed the corresponding tree line.

Penguin Limited

The Penguin Limited Building has a low pitched roof and it's height doesn't exceed the corresponding tree line.

Residential Buildings

The residential estates in proximity to the site consist of detached and semi attached houses.

Structural Timber Systems

Structural Timber Systems has a flat roof and is approximately 2 stories high.

Ground Levels

The site is predominately flat given that it covers a large area with it's highest point being 2 metres above it's lowest point



Jumbo Jim Soft Play



Penguin Limited



Residential Buildings



Structural Timber Systems

Layout

Site Constraints

Existing site constraints, none of which can be built on or disturbed, are as follows:

Site borders which are marked by plants and shrubbery.

A site entry too close to the Smith st and Garwood st junction

Additionally, the design team have sought to avoid the following constraints if possible:

An embankment southward of the site

A site entry via Smith St

Minimal entries to site

Building Use Constraints

The building has a specialist end use and this imposes further constraints upon the design:

Site space constrains the design as for every 50sqm of building, 1 parking space must be assigned.

There must be amicable room for vans to be able to service the buildings and turn around to exit the site.

A large unit will need a sufficient service yard.

Sustainability Statement

The proposed buildings have been designed with sustainability in mind from the outset. Implementing energy-efficient practices will assist in reducing energy usage and potential emissions.

New Mechanical and Electrical elements will be individually controlled and zoned where appropriate Recycled materials will be specified for some construction materials and products and cladding materials will be selected with long life coatings.

All specified insulation values exceed those required by the Building Regulations.

Statement of Community Involvement

Due to the area of the site & buildings, the development is classed as “major” in planning terms, however:

The site:

- Is brownfield.
- A minimum of 65 m from the nearest residential property.
- Is fully screened from these properties by trees, dense planting, and other buildings.
- Has no public rights of way across or through it.
- Has no current community use (for recreation or otherwise).
- Is fully fenced / secure with no public access.

The proposed buildings:

- Are in keeping with the surrounding built fabric.
- Are appropriate in scale to the site and built fabric.

The local community will be consulted in the normal statutory way via the posting of public notices and other means as part of the planning application process.

Building Location

Distances to other buildings are as follows (and all approximate):

North - 30 m

East - 15 m

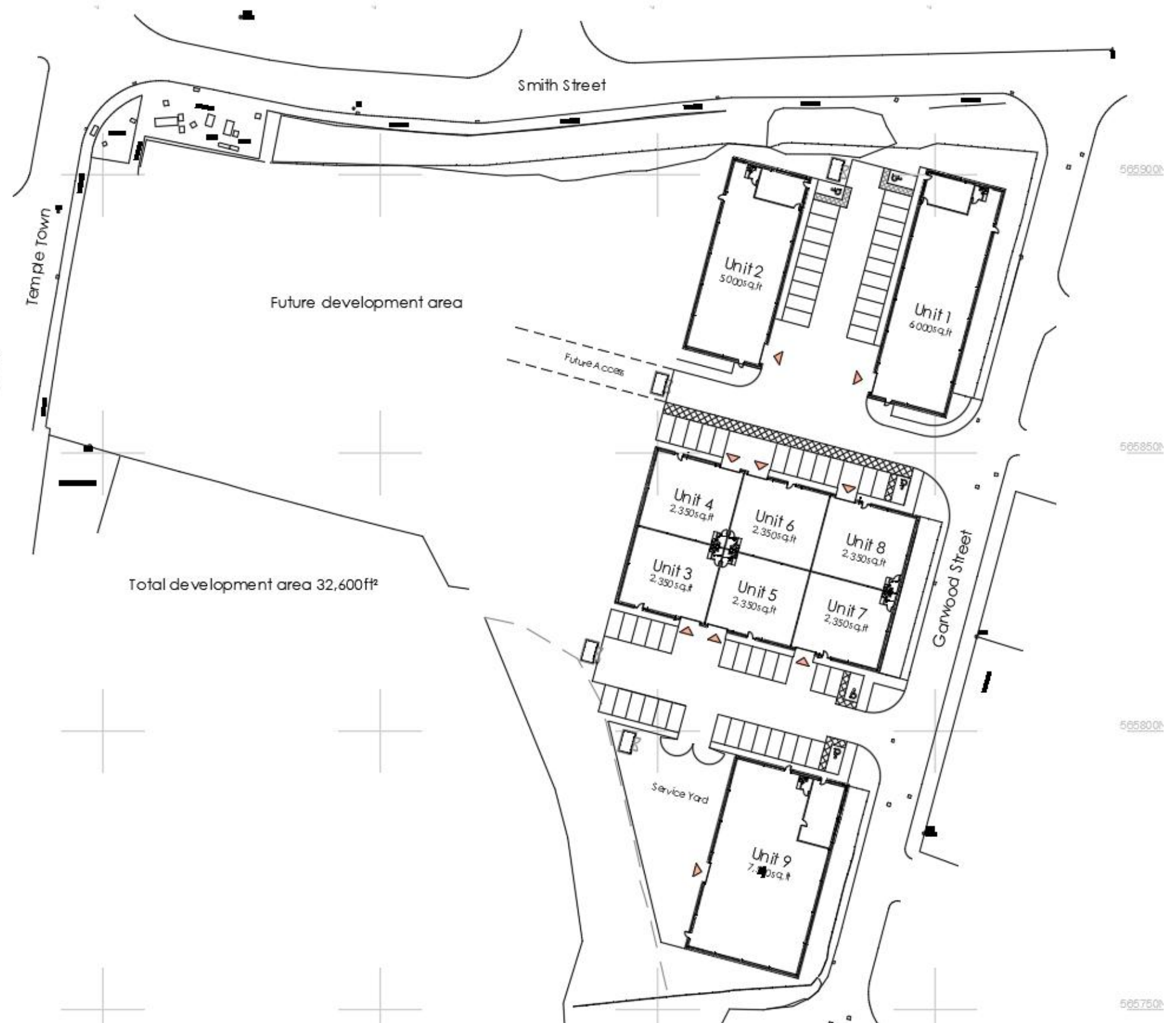
South - 25 m

West - 65 m

Building Orientation

The shape of each unit will be rectangular as this is an easier shape to be able to assign the internal layout, such as designated office space.

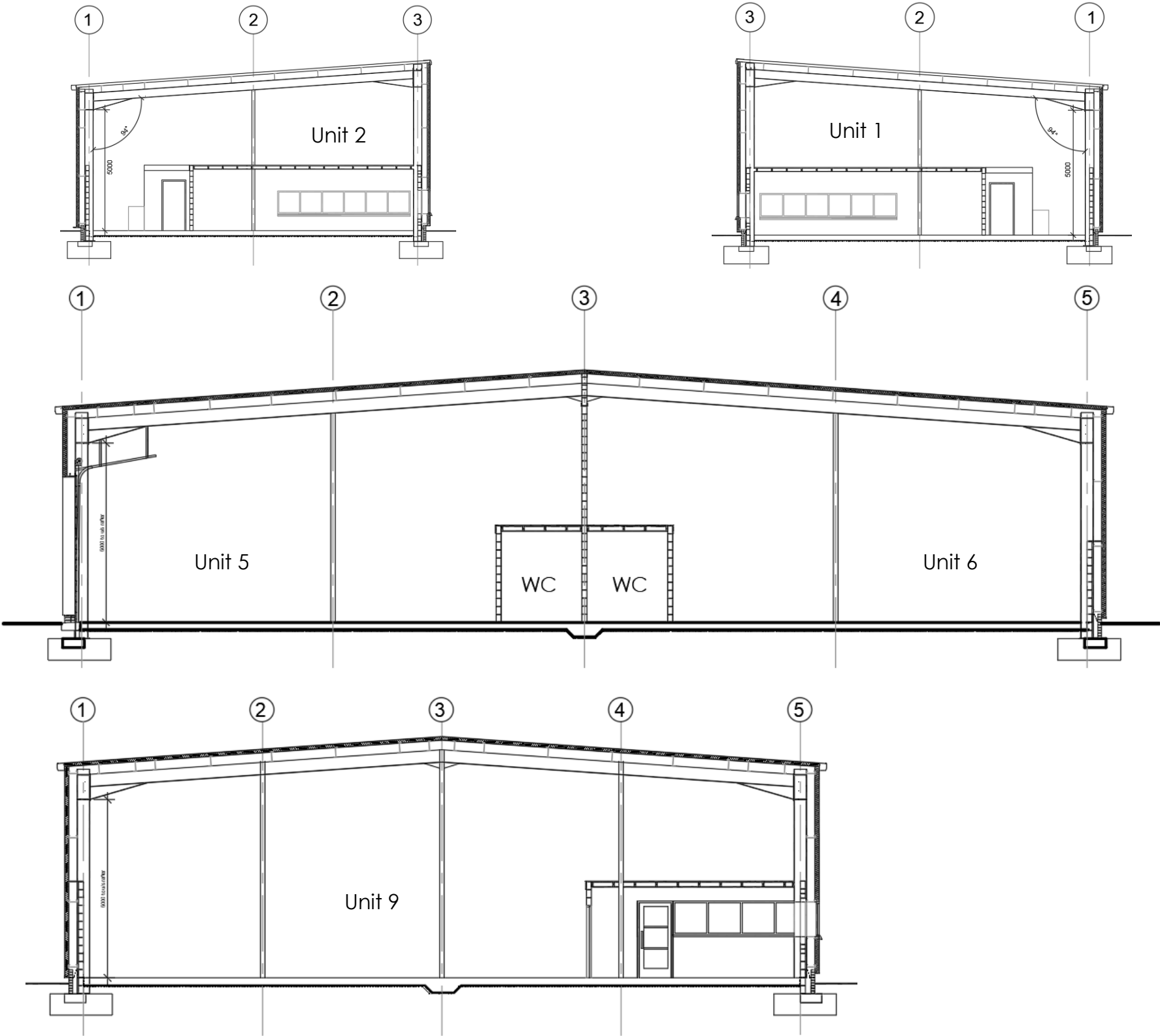
Additionally, the orientation of each unit will be perpendicular with the Garwood Street Road much like the adjacent buildings on Garwood Street.



Scale

Building Height

The height of each unit are relative to each other with all having an exact measurement of 5 metres to the underside of the rafter and a roof pitch of 4°.



Building Footprint

Each building's footprint has been carefully considered with regards to the constraints such as site boundary, parking and landscaping. As a result, the buildings collectively take up no more than 3075 sq m.

Total Building Area (3075 sq m)



Landscaping

Existing Planting

The site is bordered by existing trees and shrubbery on all it's sides.

Proposed Planting

Additional landscaping will be provided primarily on building outskirts where the hardstanding is vacant as shown on the sketch to the right.

-  Proposed species rich seed mix
Species mix by sgreement with LPA
-  Proposed ground cover, locally native shrubs from
 - Geranium Sanguineum
 - Vaccinium Myrtillus
-  Proposed native mix hedgerow from
 - Crataegus Monogyna 60%
 - Prunus Spinosa 20%
 - Corylus Avellana 10%
 - Acer Campestre 5%
 - Ilex Aquifolium 5%
-  Existing Trees to be maintained
-  Existing Shrubs to be maintained
-  Proposed Trees locally native from
 - Betula Pendula
 - Prunus Avium
 - Sorbus Aucuparia

Total Landscaping Area (1760 sq m)



Appearance

External Facades

The new development will appear aesthetically similar to that of the surrounding industrial buildings with a focus on each buildings road side appearance.

Composite steel panels (Sapphire Blue, Merlin Grey & Metallic Silver)

Corrugated vertical steel cladding (Metallic Silver)

Half round steel cladding (Metallic Silver)

Red Brick

Profiled galvanised built-up roof cladding (Goosewing Grey)

Context

The existing buildings in close proximity to the site are made up of materials such as:

Silver trapezoidal steel panels

Silver composite steel panels

Blue corrugated steel panel

Red Brick

Material

Each unit will have a combination of composite and as built systems.

The materiality of the proposed unit facades will be determined by whether they are road facing or facing back in towards the site.

Additionally, the materiality also won't stray too far from the immediate context.



Composite steel panel
- White



Corrugated steel panel
- Sapphire Blue



Brickwork - Red



Corrugated steel panel
- Baby Blue



Brickwork - Red

Building Elevations



Access

External Circulation

Vehicle and pedestrian access to the building will come via two new entrances into the side from Garwood St

Internal Circulation

TBC

Threshold

The threshold will not exceed 15mm in total and any upstand greater than 5mm will be chamfered or rounded.

Operation of the Main Entrance Door

The main entrance door will be a single door and is designated as the principle building entrance and stands as 1010 wide

The door will be fitted with a lock that will maintain security at the building perimeter and the building occupier will address access for employees and visitors with disabilities as part of their duties under the Disabilities Discrimination Act (DDA) and other employment legislation. The door will visually contrast with the surrounding walls and it will fail safe in the open position in the event of power failure or activation of the fire alarm.

Matwell

A matwell, level with the adjacent floor surface will be provided with entrance matting suitable for use by wheelchairs.

Internal Doors

New internal doors to all areas except standard wc's and store rooms are 1010mm wide providing a clear opening width of at least 900mm and are positioned so there is a 100mm zone on the pull side from any return wall.

Ironmongery is in the form of lever and pull handles and these will contrast visually with the veneer faced door proposed. The colour selected for the door frame will also contrast visually with the surrounding wall colour.

Doors on circulation routes have vision panels located within the minimum zone requirements.

Sanitary Facilities

A fully accessible DDA compliant wc is proposed and is located within each building and sized in accordance with the requirements. The ironmongery contrasts with the door and will be fitted with a lever type locking arrangement readily accessible from the outside for quick release in the event of an emergency. The door opens in an outward direction and does not impede a fire exit route.

All grab rails are to be fitted in accordance with the requirements and the water supply pipes and waste pipe from the washbasin are concealed within the wall lining so they will not impede wheelchair manoeuvring space.

Switches, Outlets & Controls

Switches, outlets and controls will be installed in accordance with the Guidance in the Approved Document to Part M of the Building Regulations

Equality

The design of the building caters for different age groups, genders, ethnicity and stamina/fitness levels and disabled people are able to access all areas of the building without being segregated.

There are no publicly accessible shared facilities in the building as it is a private development not for use by members of the public.