Design & Access Statement

By: Paul Jefferson, Managing Director

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Site:

Proposed Warehouse

Joe McBain Avenue

Moresby Parks

Whitehaven

CA28 8EA

Energy Coast Property Services Ltd
Unit 1 Prior Rigg, Prior Rigg Lane, Carlisle, Cumbria CA2 7RG

t. 01228 599487 m. 07719740225

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1.Introduction

The purpose of this report is to provide a Design & Access Statement to support a planning application associated with the proposed development on Site C Moresby Parks, Whitehaven, CA28 8EA.

The plan is to develop the site for new industrial buildings to include commercial shop front, manufacture, warehousing and distribution.

This Design & Access Statement has been prepared in accordance with the CABE Guidelines "Design & Access Statements – how to write, read and use them" document. This forms part of a suite of documents that make up the planning application submission and should therefore be read alongside those documents.

1.1 Project Team

Client: Energy Coast Property Services

Planning Consultant:

Civil & Structural Engineers:

2. Context & Analysis

2.1 Wider Context

The application is proposed within the Whitehaven Industrial Park located at Moresby Parks, Whitehaven. The site was initially developed by the North West Development Agency in the late 1990s.

Energy Coast Property services bought the site from O'Connor Fencing

The business park is presently home to a number of local employers including Copeland Council, GAP Hire, Sellafield Site and O'Connor Fencing.

The application includes the formation of a new entrance from Joe McBain Avenue.

2.2 Site Constraints

The site lies within the Whitehaven Industrial Park and it has been allocated in the local plan for employment uses.

The land around the site is also earmarked for employment use . There are no rights of way located in the site.

2.3 Current & Former Uses

The site is presently fallow having been developed in the late 1990s for development with the inclusion of infrastructure around the site to accommodate developments of this nature. Drainage and other services are present on the site and have been designed and installed to accommodate such developments.

It is understood that the site's former use was that of agricultural land.

2.4 Application Boundary

The application boundary encloses sufficient space to facilitate the project works, including:

- The proposed building
- External service yard including abnormal load movements
- Car parking
- Provision of access and egress for refuse vehicles and emergency access
- Drainage and SUDS features
- Landscaping associated with the development.

2.5 Topography & Site Features

The site slopes gently from the north west to the south east with Joe McBain Avenue present to the southern boundary.

3. Planning Policy

To be completed by Copeland Borough Council.

4. Design

4.1 Process

A thorough assessment has been carried out for the need and design of this proposal. At the present time, there is an ongoing demand for warehouse storage in this location with existing properties on the wider site used for storage at present and further demands required.

The proposed layout and treatments were designed to the end tenant requirements. Careful attention was considered for the articulated vehicle deliveries required to be facilitated on site.

4.2 Use

The development site is a brownfield site and the proposed development will echo the existing building class uses within the surrounding context (Classes B2 & B8). The submitted scheme is of a high quality, designed to offer modern warehouse/office space for long term use.

4.3 Amount

The total gross internal floor space of the unit equates to 1562sqm.

4.4 Layout & Appearance

The submitted plans set a high standard of layout, which is sympathetic to the character and amenity of surrounding land uses in terms of scale, size, density and height, which together with the appropriate use of materials are integral to the overall design.

The constraints on site have been carefully considered, thus the current layout and master plan have been deemed the most appropriate solution to unlocking the development potential of the site. The layout of the defined development block in this application makes an efficient use of the site area, without creating an overly dense layout and allows for safe manoeuvrability within the site for vehicles.

The car parking area is located in the close proximity to the entrance to the proposed development providing safe access to the unit and affording direct visibility and security for the site.

It is considered that the layout and scale of the proposals respond positively to the site context and surroundings and provide a modern functional development that will contribute to the environmental improvement and attractiveness of the site.

4.5 Scale & Massing

The building has been designed to offer the maximum future flexibility and have an internal clear height of 6m to u/s of the structural haunch.

While the massing of the proposed building is simple, it's height is of a similar scale of the adjacent buildings around the site. The overall footprint of the building is well proportioned to the usage of the building .

4.6 Appearance & Materials

The overall appearance of the building is determined by its primary functional use, the size and nature of the building leads to a use of modern, industry standard materials and techniques, metal-clad sheets and bricks . To that end, the building has been designed to:

- Use materials that will provide longevity and reliable weatherproofing
- Provide an efficient, high-performance envelope
- Allow fast-track construction methods to reduce programme and impact upon commercial operations
- Minimise impact on the surrounding area
- To ensure a high quality finish can be achieved within budgetary constraints.

The proposals reflect contemporary design principles in creating high quality employment that will provide for the requirements of a wide range of potential end users whilst giving the landlord future flexibility spatially.

The following external materials shall be adopted for the structure.

Walls – Blockwork walls to mid height, Insulated steel cladding up to eaves.

Roof – Insulated steel cladding in light grey, matching profile roof lights

Doors – Steel roller shutter style

Eaves & Rainwater goods – Plastisol coated steel

Trims – Plastisol coated steel

4.7 Landscaping

The landscape design consists of the following key planting types:

- Amenity shrub and tree planting

4.8 External Lighting

Good external illumination will be required for safety and security around the perimeter of the building and the external compounds. This will consist of high efficiency external luminaires mounted at high level, either on the building, or some lighting columns to the external service yard and parking areas.

The luminaries will be chosen to provide a low energy solution and to minimise light pollution.

5. Access & Security

5.1 Vehicle & Pedestrian Access

The proposed development shall generate numbers of vehicle and pedestrian traffic on a daily basis due to the nature of the development. Provision has been considered for staff parking away from the proposed offloading area and suitable access to the main building from the car parking is considered appropriate.

For the HGV load deliveries, sufficient provision has been made within the site to access the proposed development with vehicles presently delivering to the adjacent warehouse off Joe McBain Avenue. The access to the proposed development provides betterment from the existing arrangements with increased visibility, manoeuvrability and turning on the proposed development.

Furthermore, any future developments on the site will accommodate additional access from Joe McBain Avenue forming a one-way system for the movement of abnormal loads to and from the site. This further development is not included in the scope of the present application.

Local access to the site for employees can be made by walking, cycling and public transport.

5.2 Security

Security fencing is provided all around the perimeter of the development with secure access gates to the site from Joe McBain Avenue. They will open inwards and will be security controlled to prevent unauthorised access.

At times when HGV loads are to be accommodated on site, suitable provision will be made to facilitate the security arrangements.

5.3 Signage

Dedicated site / tenant signage, will be submitted if necessary, as a formal Consent to Advertise application, as and when details are finalised by the tenant.

5.4 Waste Management

Waste will be collected in an external compound within the service yard.

All waste should be appropriately stored for recycling purposes.

Vehicular access to the site for refuse collection is the same as other goods vehicles.

6. Sustainability

This section provides a summary for issues relating to Sustainable Development and the consideration and application of those to this scheme.

The following measures are proposed to achieve an energy demand reduction to the development:

- Enhanced U-Values of the external envelope
- Enhanced U-Value to the glazing
- Use of energy efficient lighting - both internally and externally
- Use of intelligent lighting and building management system controls
- Provision for the installation of electric vehicle charging points
- Maximising building envelope efficiency through use of a thermographic survey
- Use of energy efficient lift.

The following measures are proposed to address the wider sustainable construction issues:

- Provision of sustainable drainage systems
- Re-use of any demolition arisings
- Best practice construction site management including CCS, minimising the use of energy and water, waste minimisation together with reducing construction and water transport related CO2
- Ensuring building occupants have a safe and healthy working environment providing good air quality, visual, thermal and acoustic comfort
- Provision of cyclist facilities, car sharing and electrical vehicle charging points
- Minimising operation water consumption through efficient sanitaryware, monitoring and leak detection
- Minimising third party off-site environmental impacts through responsible sourcing of building products and materials through manufacturer certification, e.g. BES6001
- Minimising ecological impacts and where possible, maximising enhancements.