Shipley Lakeside Site Office & Compound

Design and Access Statement

1.0 THE DEVELOPMENT

The existing temporary compound and site office is located on land which was a former car park to the American Adventure theme park with access off Pit Lane.

The site office and compound is required for the continued management of the Shipley Lakeside mixed development which received planning permission on 11 January 2016. Shipley Lakeside is a long term development project which is well underway delivering new homes and a new 66-bed care home. A number of external factors have impacted delivery timescales of the project including COVID and the market and a number of development plots remain available.

2.0 THE SITE

The site has been used for the temporary office and compound since it was granted permission in 2019. Prior to this the land was used as a car park area of the former American Adventure Theme Park.

3.0 CONSULTATION

The applicant consulted with planning officers on the proposed siting of the temporary site office and compound in a meeting on 22nd March 2018 with Rae Gee and Derek Stafford. The applicant also attended a meeting of the Shipley Parish Council on Tuesday 24th April 2018 where a general update was given and the site manager was in attendance to describe the commencement and phasing of the earthworks and construction phases including the proposed site office and compound and proposed concrete crushing area within the site. The operational construction details were submitted in the Construction Method Statement (CMS) which is required by condition 10 of the main outline planning consent.

4.0 DESIGN COMPONENTS

USE

The site compound accommodates a temporary office buildings, storage containers, waste bins and car parking. The site compound is ancillary to the proposed development which will be taking place on the Shipley Lakeside Site. The site compound is a temporary use which is essential to facilitate delivery of the development. The office is needed to accommodate Waystone staff managing site infrastructure works and construction activities during the development phases.

Any plant, larger machinery and construction materials will generally be stored on the main site and not at the site compound however smaller machinery and tools may be stored in the containers.

Staff may start to arrive at the compound and use the office from 0730 hours onwards each morning. The main use of the compound will normally take place between 0800 hours to 1800 Monday to Friday. Hours of working for construction are governed by Planning Condition 23 of the main outline consent and this was embraced in the Construction Method Statement submitted under Condition 10.

This application seeks consent for the continued use of the temporary compound and buildings for a further period of six years. Once the project is fully complete the temporary buildings and site compound will be removed.

AMOUNT

The proposed site area is 0.28ha which will accommodate the following:

- 1 no. Temporary buildings totalling 172m^2
- Upto 10 car parking spaces for staff and visitors
- Upto 3 no. Storage containers
- Bin Storage

SITING AND LAYOUT

The siting of the temporary site compound and office was driven by the following requirements:

1. Requirement for site compound to be close to security gate on Pit Lane.
2. Requirement for site compound to be immediately adjacent to site with views of the site.
3. Requirement to muck-shift across all of site and impractical to move site compound as works progress.

The layout of the temporary site compound is determined by the shape of the plot and the requirement to have staff and visitor car parking with turning space for larger vehicles. The proposed site office sits on the Western boundary of the plot so that it has views across the site itself.

SCALE

The size of the temporary site office is approximately 19m by 8m, approximately 3.4m high.

APPEARANCE

The temporary buildings will be typical neutral coloured porta-cabin style and the storage containers are shipping container style.

The external walls of the building are constructed from a steel frame with timber cladding and painted textured render (light grey colour). The roof is flat bituminous (slight pitch of 2 degrees) with a painted timber facia and skirt (black). The car parking and compound area is enclosed by an existing security fence.

Upon completion of the works, the temporary compound will be removed and the land returned to its existing condition.

5.0 ACCESS

VEHICULAR

The site compound is located within the first car park to the former theme park and as such, the existing vehicular access off Pit Lane is utilised. This access is suitable for the vehicles that will be required to use it.

INCLUSIVE ACCESS

The building has a ramped pedestrian access to its main door.

RIGHTS OF WAY

The use of adjacent rights of way will not be affected by the proposed development. Walkers will easily and safely navigate past the temporary compound on the existing routes.