

320170134



PROPOSED
TEMPORARY CHANGE OF USE OF LAND
FORMING A YARD – COMPOUND FOR
BUILDERS ANCILLARY USE
~~—AND 2 NO SUPPORTING VEHICULAR ACCESSPOINTS—~~

AT
LAYCOCKS FARM (FERNS) ~~AND ST MICHAELS LODGE~~
NORTHCOTE ROAD
LANGHO

DESIGN AND ACCESS STATEMENT

SB 15/07/15
14/02/17

ASSESSMENT

Planning Permission was secured on 6th February 2015

After deliberation the select committee of St Michaels Lodge have instructed S.J. Bialecki Limited to obtain builders quotes to carry out the project.

The project works are not straight forward due to access restrictions within site boundaries and potential conflict with the continuous day to day running of the centre in particular staff and patient car parking.

Under the circumstances it is important we design a tender document to protect Health and Safety and Local Environment Amenity issues to provide clear guidance to the Building Contractor method and sequence of operations to provide a competitive quote restricting unforeseen circumstances to a minimum.

One of the principle criteria is to provide the nominated Building Contractor with essential working amenity space in the form of a yard/compound providing storage for office and canteen cabins, plant and incidental materials and off street car parking.

SITE DESCRIPTION

The extension is in the form of 3 Annex Buildings to the west of the existing building covering ground between the north and south boundaries.

Remainder land to the west in the form of a diminishing triangle is to be landscaped gardens.

PROPOSALS

PROPOSALS ARE TWO FOLD

- a) To provide temporary building contractors ancillary accommodation in the form of a yard – compound for project use.
- b) Provide Building Contractors access to their site of work and not compromise the day to day running of the complex.

8/13 15/02/15
14/02/17

a) YARD COMPOUND

Proposals are to use the land opposite St Michaels Lodge known as "Ferns" as a temporary use yard – compound for the nominated Building Contractors ancillary use during the execution of the project development

We anticipate works to commence late Autumn 2015 for a duration in the region of 56 weeks.

We are currently in negotiation with the owners of the land through their legal representative to reach a contractual agreement.

The admin contractual agreement is running in tandem with ourselves applying for Planning Permission for the land temporary change of use.

The attached specification and contract details form part of this application.

b) VEHICULAR ACCESS

This sections becomes 2 fold

a) Access into the yard-compound area

~~b) Secondary access on to St Michaels Lodge land.~~

a) ACCESS TO YARD COMPOUND

Access is from the southern end of land available off Northcote Road , adjacent the junction of Whalley New Road.

The temporary entrance will be 10.0m wide (replacing the existing entrance) with 2/5.0m five bar gates and timber posts set back a min 5.0m from the nearest kerb line.

The centre of the access will be a minimum 26.0m from the kerb line of Preston New Road , not to create congestion at the junction of both roads

We are also conscious not to form the access directly opposite Lyndon dwelling on the west side of Northcote Road.

S/R 15/07/15
14/02/17

A turning head shall be formed within the yard – compound to allow vehicles to leave the site in forward gear.

Subject to size of vehicles that may leave the site in reverse shall be under the strict supervision of a “Banksman”

b) ~~SECONDARY ACCESS AT ST MICHAELS LODGE~~

Existing access is from the west side of Northcote Road with a pedestrian access between vehicle access and the junction of Whalley New Road.

There is a grassed area both sides of the vehicle access

Existing parking (12 spaces) is on the south side of St Michaels Lodge ,
See existing Drawing No 7008

At the junction of both roads is a designed raised area in the form of a footpath and short cul-de sac offering traffic south of Whalley New Road on to Northcote Road in a controlled manner distant from St Michaels Lodge existing access point

It is important to keep existing vehicle users of St Michaels Lodge separate from Building Contractors vehicle movement.

Building Contractors access will be through a temporary breach of stone wall 5.0m wide between the existing footpath and the junction with Whalley New Road , with vehicular movement entering and leaving the site controlled by the raised kerb line away from the junction point

A temporary 5.0m track shall be formed along the boundary with Network Rail, a turning head shall be formed adjacent the proposed works allowing vehicles to leave the site in forward gear.

Larger vehicles entering the site shall vacate in reverse offered, naturally onto Northcote Road and entering Whalley New Road in first gear under the strict supervision of a “Banksman”.

8/B 15/07/15
12/02/17

A temporary car park shall be formed separated from the temporary track by a timber fence for vehicle users via the existing access point for visitors

The grassed areas both sides of the access shall be formed into hard standing providing temporary additional parking.

8/13 15/07/15
44/02/17