



CONTRACTORS VILLAGE

Design and Access Statement

7235 Revision (04) November 2023

BAE SYSTEMS

WILSON MASON

architecture and interior design

0.1 | Contents

1.0	Project information
1.1	Revision history
1.2	Introduction
2.0	Context
2.1	Strategic brief, project vision and objectives
2.2	Consultation
2.3	Background - site
3.0	Design
3.1	Accommodation summary
3.2	Materiality
3.3	Security
4.0	Access
4.1	Vehicular and pedestrian access
4.2	Inclusive access
4.3	Emergency access
5.0	Supporting information

1.0

Project information

1.0 | Project information

1.1 | Revision history

Revision	Details	Prepared By	Checked By	Date
Rev 01	First 'Draft' issue	DS	JP	2023 10 26
Rev 02	General update	DS	JP	2023 10 26
Rev 03	General update	DS	JP	2023 11 01
Rev 04	Planning submission issue	DS	JP	2023 11 21

1.0 | Objectives and brief

1.2 | Introduction

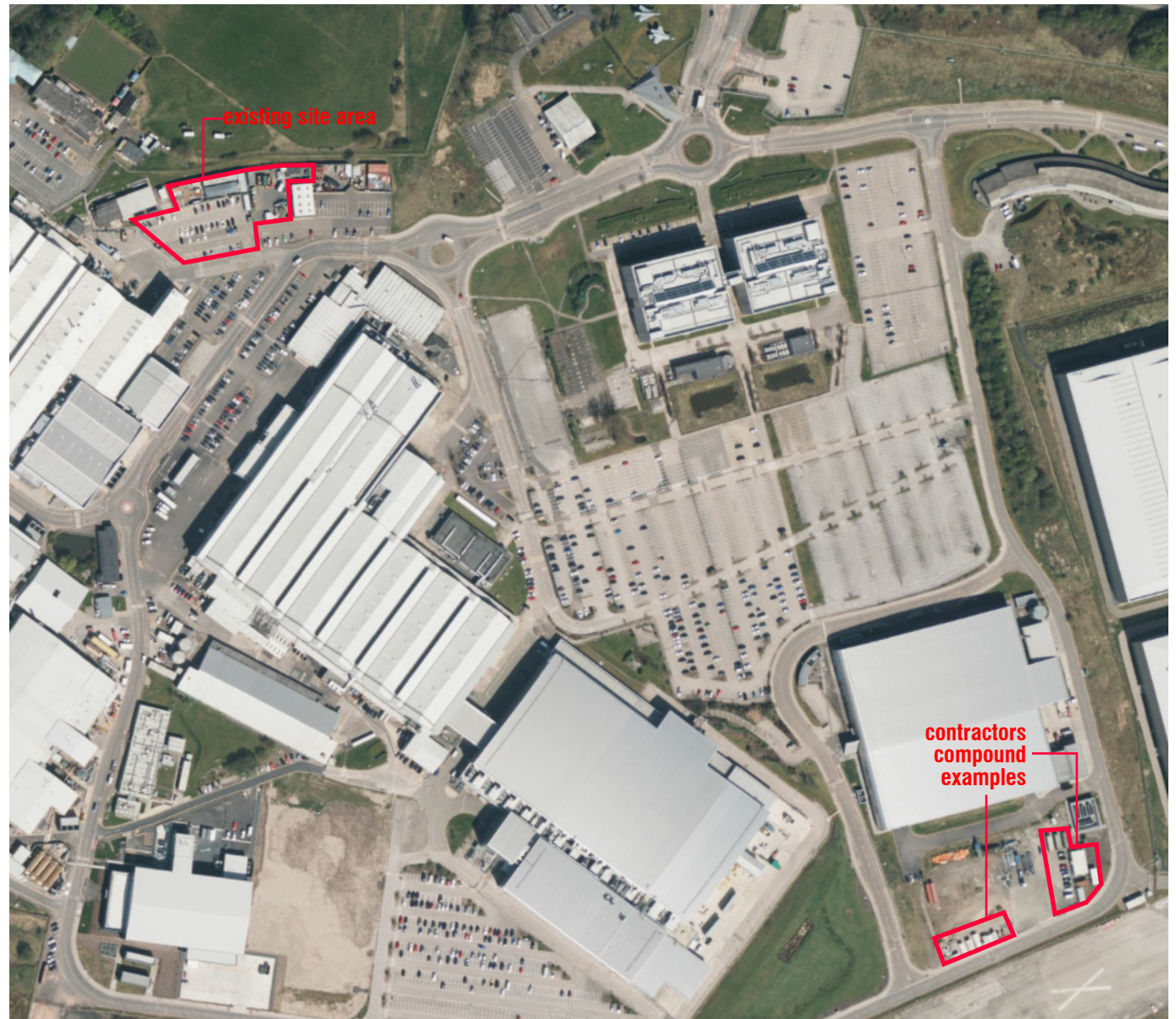
This design and access statement has been prepared in support of the planning application for the development of the proposed Contractors Village at the BAE Systems Samlesbury site.

In order to support the ongoing development and improvement works across the site, there is permanent presence of a number of;

- Facility management contractors
- Building contractors, and,
- Services contractors

Their own compounds have developed in a relatively ad hoc manner which is now causing a number of issues including excessive on site storage and a general untidy appearance across the site.

The development proposes to improve the general conditions of the existing contractors compound area with consistent screening fencing and through the production of a series of organised compounds with a uniform design standard.



1.0 | Objectives and brief

1.2 | Introduction



Existing site plan

The current Contractors village site is largely occupied by two facility management Contractors, including temporary buildings, storage containers and waste skips and containers. Each of the compounds is surrounded by fencing of various styles and condition.

- Development Boundary within the site
- Contractor compound
- Waste management compound
- ▭ Redundant facilities / storage

2.0

Context

2.0 | Context

2.1 | Strategic brief, project vision and objectives

Occupancy

Rationalisation of the area to allow an increase from the current two contractors occupying the site, to four contractors, investigating the possibility of accommodating up to six contractors, utilising shared compounds. This will consolidate contractors already with a presence on site, improving the overall setting of the Samlesbury site.

Site enhancements

The site currently comprises of built facilities, temporary accommodation, materials storage and containers. The condition and appearance varies with some areas in visibly poor condition.

With the compound highly visible from the adjacent primary site road, the visual impact of this facility is to be improved through a standard permanent or temporary building design, and uniform fencing to provide screening of the storage areas of the compounds.

The design of the new modular cabins are to provide the foundations of a design code which any contractors occupying an area of the Contractors Village will need to comply with when they install cabins on the site. This will include characteristics such as colour, size, materiality and manufacturer.

The existing external lighting is considered inadequate and this is proposed to be replaced to provide more coverage and provide more efficient fixtures.

2.0 | Context

2.2 | Consultation

Stakeholders have been consulted with to understand their vision for the Contractors Village. The contractors who will occupy the Village have been consulted directly to determine their requirements for the new facilities, and for the design team to understand the processes currently undertaken within each contractors compound.

A meeting has been held with each contractor individually to determine;

- Office occupancy and number of site staff using the welfare facilities.
- If they require individual facilities, or if some facilities could be shared between different contractors, such as WC facilities or office space.
- Their requirement for parking / loading spaces close to the compound.
- Storage and workshop requirements within the compound.
- Logistics / requirements for delivery vehicles access to the compound.

Some of the key concerns shared by the Contractors include;

- Not wanting to share office space due to access to intellectual property and overhearing confidential conversations by competing contractors.
- Ideally not sharing welfare due to confidential conversations and potential for aggravation if spaces are over occupied or left untidy by others.
- Ideally not sharing workshop areas as they can be left untidy by others.
- Not sharing WC facilities if this means needing to travel outside from office / welfare spaces to access.
- Waste skips to be managed individually, as improper use by others can lead to fines and increased disposal costs.

This feedback and consultation has informed the design decisions which are illustrated within this Design and Access Statement.

The Contractors will be further consulted with to determine the exact space requirements within their building. This will be done in coordination with the modular building manufacture to ensure the buildings meet the functional requirements and the aesthetic vision set out in the design code and planning application content.

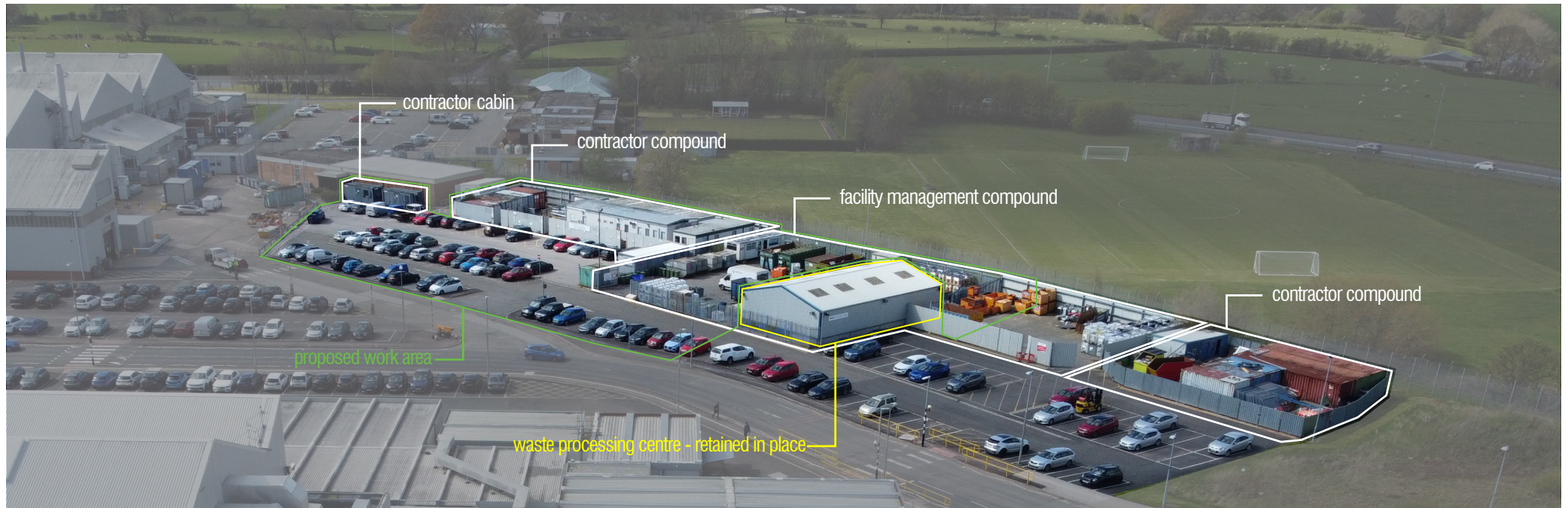
2.0 | Context

2.3 | Background - site

The work area of the site is shown in the below aerial photograph. As illustrated, the site is made up of existing contractors compounds, facility management and parking.

Some aspects of the site, particularly the welfare and office buildings are in visibly poor condition and it has been determined that the best course of action is to replace these legacy cabins with modular buildings and to rationalise the layout, so that other compounds across the site can be removed, with the users brought into the improved Contractors Village.

The proposals demonstrated in this Design and Access Statement, are to retain this use, but improve the visual impact of the area, and condense the permanent contractors compounds across the site into a standardised layout.



2.0 | Context

2.3 | Background - site

The below photos show the existing condition of the compounds within the proposed site work area.



2.0 | Context

2.3 | Background - site

The below photos show the existing condition of the Contractors compound within the proposed site work area.



2.0 | Context

2.3 | Background - site

The below photos show the existing condition of the Contractors compounds within the wider Samlesbury site, which are proposed to be removed as part of these proposals, with the Contractors relocated into the new consolidated Contractor Village.



3.0
Design

3.0 | Design

3.1 | Summary - Site layout



The site is proposed to accommodate four regular compounds for site based contractors, each with modular buildings with frontages onto the existing car park and gates to provide secure access into the compound areas.

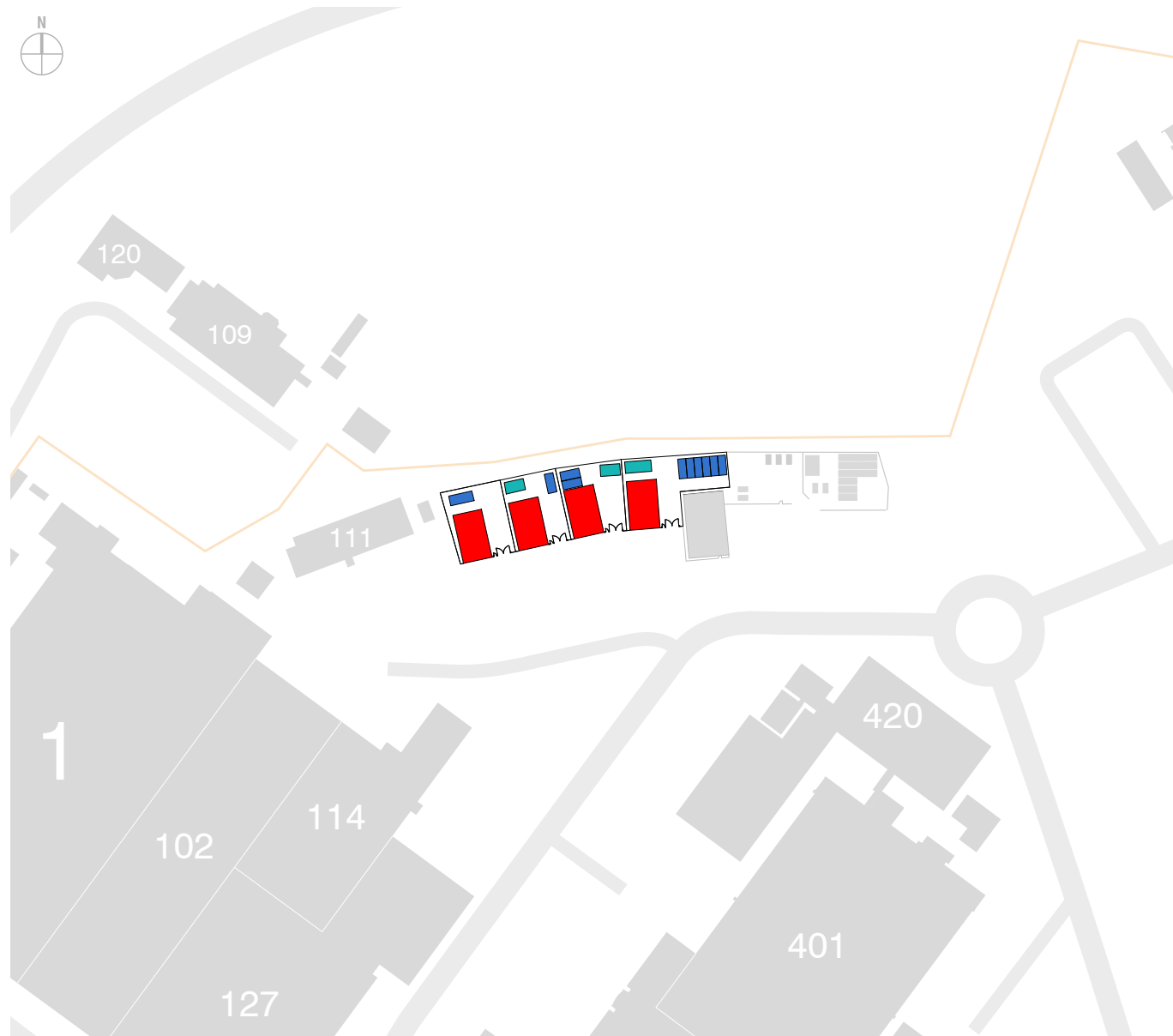
The area of each compound has been designed with consideration of the office, welfare and storage / workshop requirements provided by each contractor.

Three meter high fencing is proposed to screen the compounds, skips and storage from within the site and from outside the BAE site.





- Contractor 'A' Facilities
- Contractor 'B' Facilities
- Contractor 'C' Facilities
- Contractor 'D' Facilities

3.0 | Design

3.1 | Summary - Site layout



The adjacent plan and key are intended to identify new, existing and relocated elements within the Contractors Village proposals. The main additions to the existing fabric within the site are the new modular buildings which are proposed to replace the various disjointed cabins existing around the wider Samlesbury site, and the sheltered workshops which have been designed to complement the finish of the retained waste processing centre and replace existing ad hoc facilities around the site.

-  Proposed modular welfare / office building
-  External canopied workshop area
-  Relocated existing storage containers
-  Existing wider site elements

3.0 | Design

3.1 | Summary - Site Elevations

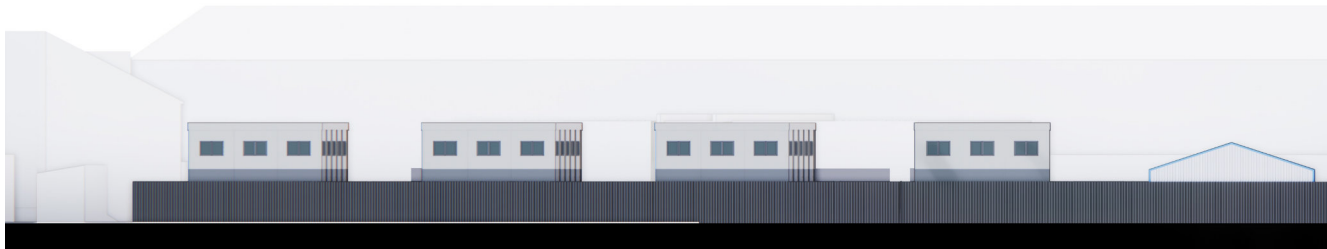
The below site elevations illustrate how the regular frontages of the buildings will provide a positive visual impact from inside the site, and how the rear side of the buildings will appear from the road passing the site.

Outside the site;

- Coherent screening fencing
- Buildings set back from site boundary to reduce visual impact from outside the site
- Different finishes to break down the mass of the modular buildings



Site Elevation - From within BAE site



Site Elevation - From road outside BAE site

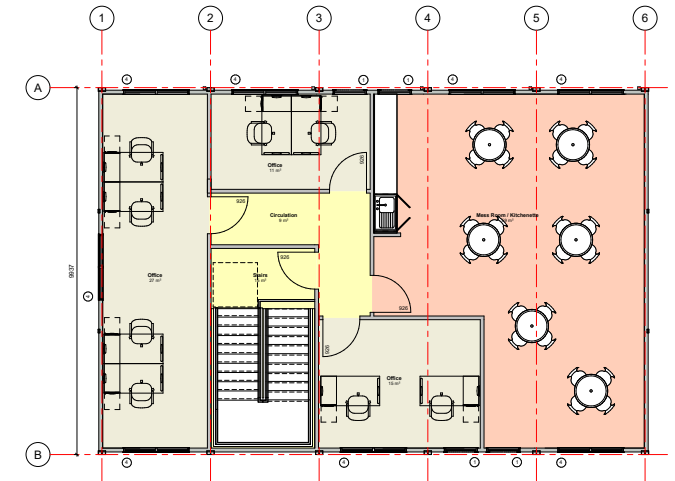
3.0 | Design

3.1 | Summary - Modular buildings

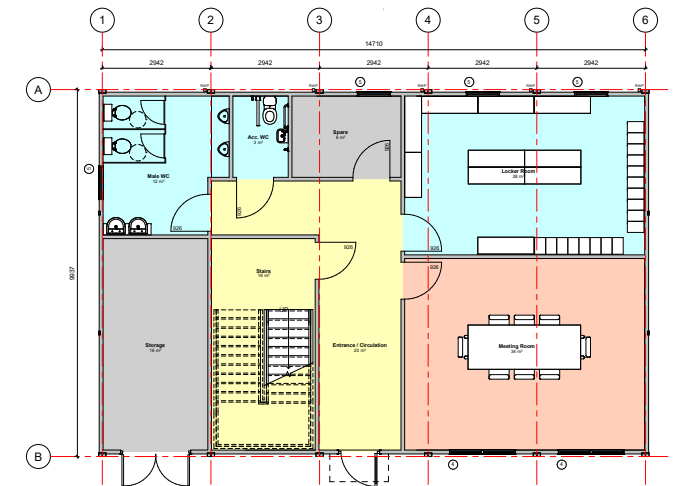
The adjacent floor plans represent an indicative layout for one of the contractors modular welfare buildings. The layouts for each building will be developed with each contractor and will be designed to meet building regulation requirements and be a maximum of two storeys in height.

The layout and size of each contractors building will be tailored to meet their accommodation and welfare requirements. It is anticipated that the new buildings will represent an improvement on the existing in relation to thermal performance and provide welfare facilities to on-site engineers which are of a higher quality than the existing.

Staircases will be internal, along with all welfare accommodation, reflecting to semi-permanent nature of these cabins.



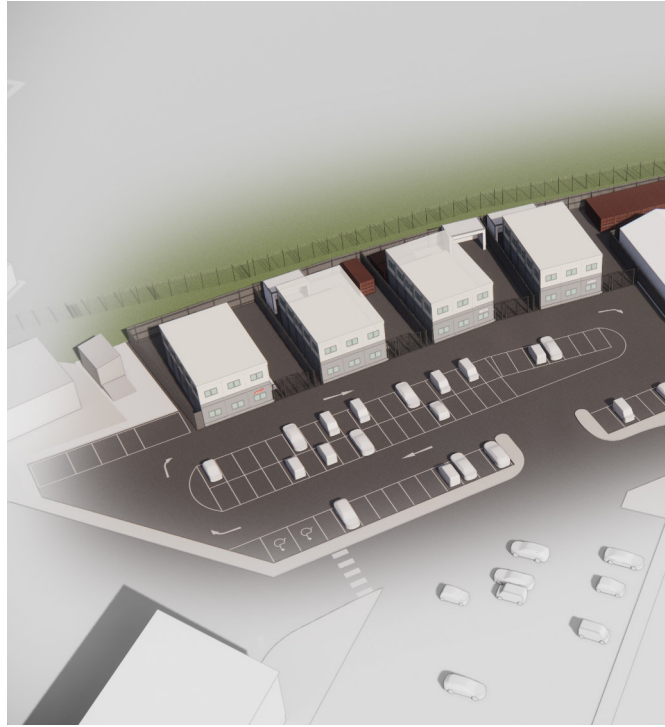
First floor - indicative typical layout



Ground floor - indicative typical layout

3.0 | Design

3.1 | Summary - Visualisations



The adjacent images provide a visual impression of the Contractors Village proposal.

The proposal is intended to set a design standard for the Contractors who occupy the compounds, with each contractor using the same material / finishes and standard length of modular buildings so that the frontages remain consistent.



3.0 | Design

3.2 | Materiality - Buildings

The design elevations will be developed with a modular building manufacture, however the design intent illustrated below, is for each building to have a dark grey coating, and any upper levels to have a light grey finish. This will tie in with the many grey metal clad buildings on the site currently, and the two colours will break down the massing of the two storey buildings.

The external canopied workshops included in some of the compound areas are proposed to use the same materiality of the existing waste processing centre.



Elevation A



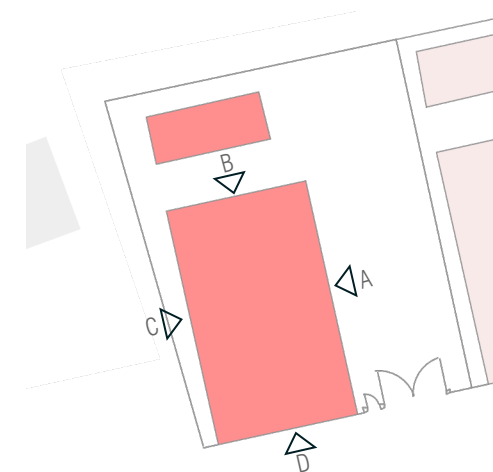
Elevation B



Elevation C



Elevation D



Key Plan

3.0 | Design

3.2 | Materiality - Fencing



Welded metal fencing and access gates



Armco barrier



Corrugated metal fencing

Various fencing options have been reviewed to provide options for visual screening, security and providing access into the compounds.

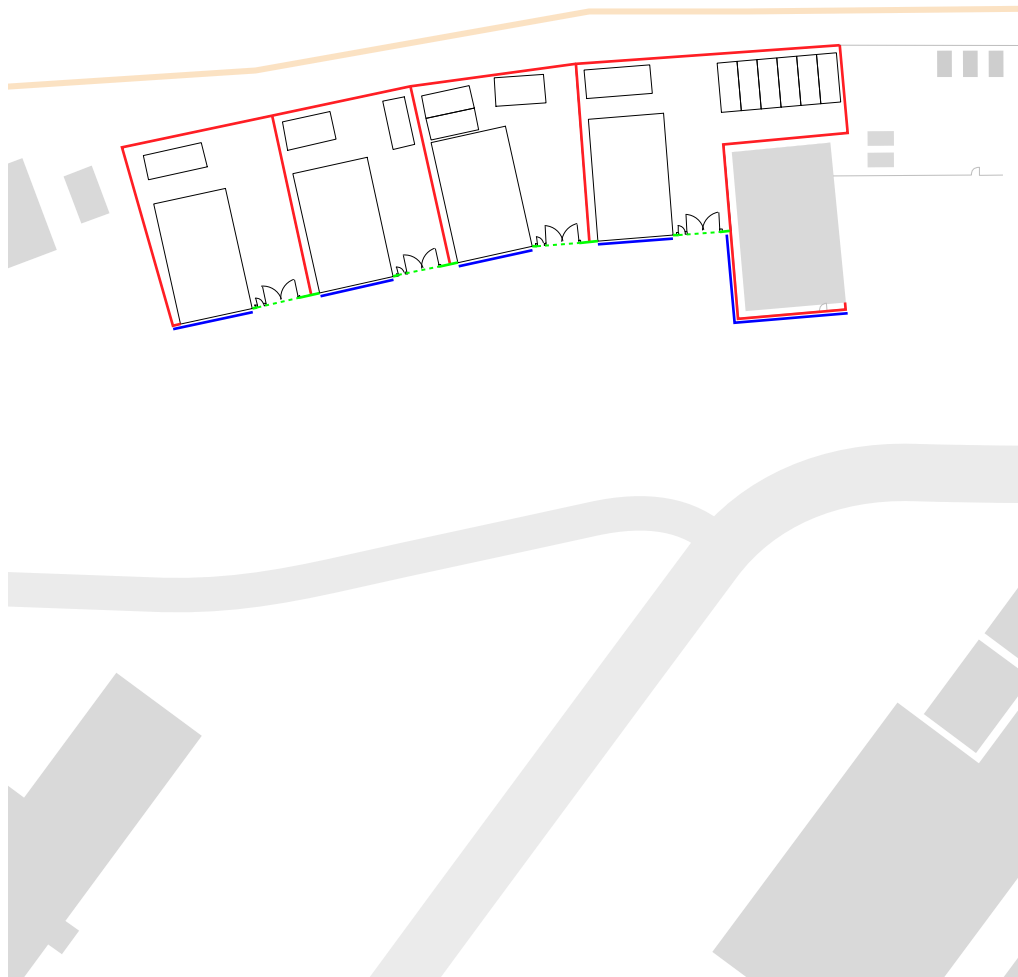
Materials considered include timber, metals and composites. A high level of visual screening and aesthetics has been prioritised, although the most combustible materials such as timber have been discounted due to close proximity to potentially combustible waste storage.

The options which have been considered to be most suitable are welded metal mesh where visual screening is least important, and solid corrugated panels where unsightly items such as waste skips should not be visible from outside the compounds, or from the adjacent highway. All fencing is proposed to be 3m in height to provide adequate screening.

Armco barriers are proposed to protect the cabin buildings and solid fencing from vehicle damage.

3.0 | Design

3.3 | Security - Fencing







Proposed Fencing

As the Contractors Village is located within the secure site perimeter, there were no concern raised over unwanted access into the compounds.

Fencing is primarily proposed to screen elements such as waste and storage containers from the wider site and road outside the site perimeter.

The Fencing will provide a level of security with lockable gates to deter unauthorised and out of hours access into the compounds.

-  Corrugated metal fencing
-  Welded mesh fencing
-  Standard vehicle and pedestrian gates
-  Armco barrier

3.0 | Design

3.3 | Security

Secured by design principles

As part of the design development, the following secure by design principles have been incorporated into the design:

- Site area wholly within the security controlled site perimeter
- Lockable gates into each compound area

Perimeter

- The wider Samlesbury site is secured with security perimeter fencing and access is controlled to only allow access to individuals with prior authorisation
- A second secure line is defined by additional fencing and the contractors welfare buildings creating a secure boundary to each compound

Lighting

- Car parks and access roads and pedestrian routes through the site will be illuminated by new luminaries to improve upon the existing external lighting of the site

Vehicles

- Mainstream parking as existing, located outside the contractors compounds, but within the access controlled site perimeter as existing

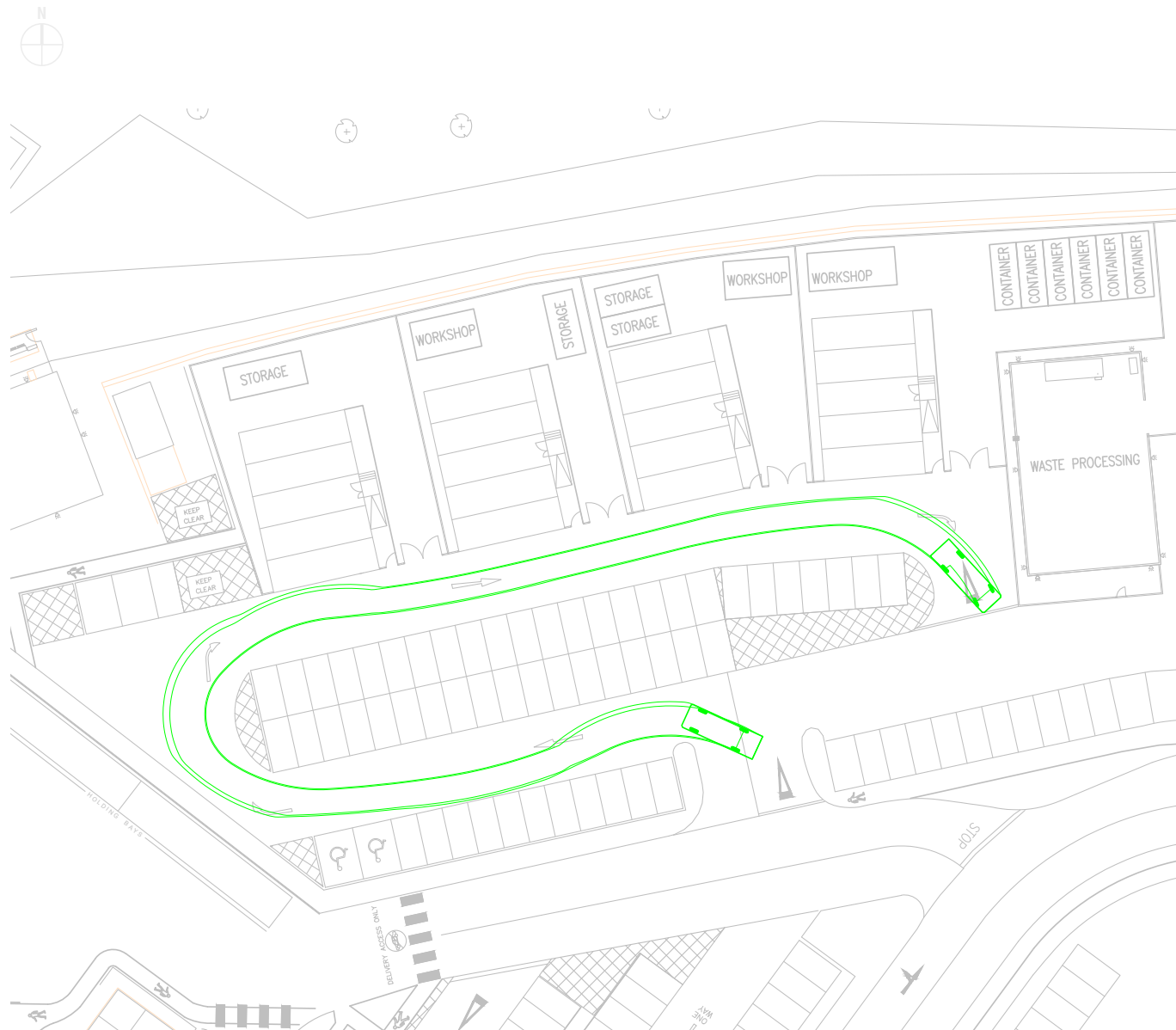
Doors / windows

- Single leaf doors are used where applicable.
- Doors and windows will be integral with the modular building fabrication to provide fully secure buildings

4.0
Access

4.0 | Access

4.1 | Vehicular and pedestrian access - tracking



Proposed Vehicle Tracking

The existing one way system is proposed to be retained to the west of the site to allow 7.5 tonne rigid vehicles to pass by the contractors compound gates. It is not proposed that large vehicles are able to turn into the contractors compounds once complete, as this would require either significant reduction in contractor accommodation, or car parking provision. Vehicle barriers are proposed to the front face of the compound cabins.

— FTA Design (2016) 7.5 Tonne Rigid Vehicle

4.0 | Concept design

4.1 | Vehicular and pedestrian access - parking



Proposed Parking

The site is proposed to retain the same number of formal parking spaces as existing.

Currently, the parking area is available for use by users of all buildings within the Samlesbury site, likewise, Contractor Village occupants are able to use nearby parking elsewhere within the wider site.

- Proposed parking areas (unchanged from existing)
- Existing parking area, spaces resized to suit standard vehicle parking
- Existing parking areas removed from the proposed scheme
- Proposed parking areas (additional to the existing)

4.0 | Concept design

4.2 | Inclusive access

The individual buildings are proposed to have fully accessible ground floors with building regulation compliant ramped and stepped access and accessible WC facilities on this level.

The building layouts will be developed with the contractors / building users to provide accessible workstations and welfare facilities where required, and the modular nature of the buildings will enable the users to modify the spaces to increase accessible provision should the need arise.

Stairs within the twin storey modular buildings will comply with the building regulations Part K.

Accessible parking is retained within the car park area and finished external levels will be considered to provide level access to the buildings.

Floor finishes will be accessible to everyone, suitable for both foot and wheeled traffic.

4.0 | Concept design

4.3 | Emergency access

Fire safety and evacuation procedures

The buildings is designed in accordance with Approved Document Part B: Approved Document B (fire safety) volume 2: Buildings other than dwellings, 2019 edition incorporating 2020 and 2022 amendments.

Emergency exit points (including the main entrance) from the buildings will discharge to hard standing areas around the building which lead back to pedestrian areas.

The buildings are accessible from the internal site roads, with an access road which leads up to the elevations of the contractors buildings and a one way system to allow entrance and egress of fire appliances.

5.0

Supporting information

5.0 | Supporting information

The following Architectural drawings are submitted to support the application

7235 L(1-)02 Existing Site layout

7235 L(1-)04 Proposed Site layout

7235 L(2-)01 Typical Proposed Elevations

7235 L(2-)02 Site Elevations Proposed

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