

Design & Access Statement

Transport Yard, 92 Vale Road/Eade Road, Tottenham, N4 1TJ

Overview:

Serco has a lease of the site until August 2030.

This application is to seek temporary planning permission to install a single store temporary modular building (measuring 26m x 10m) on this site, with an overall project value of £350,000.

Introduction:

Serco has a contract with the Ministry of Justice to provide a prisoner escorting service across the south of the country until 31st August 2030. Serco's lease for the site is co-terminus with this date.

The service currently operates from a site in New Southgate, predominantly serving Pentonville Prison and the Old Bailey. Relocation to this site will reduce travel distances by up to 50%. Serco's lease of this site expires in September 2023.

A Pre-App was submitted by Serco in February 2023. Part of the feedback confirmed that the site had been designated as part of the SA33: Vale/Eade Road within the Site Allocation Development Plan Document for the borough.

As a consequence this application is for temporary consent until 31st August 2030 – ie co-terminus with both Serco's lease and service contract.

Location:

The site borders Vale Road, Linkway and Eade Road. It is a split level transport yard formally occupied by National Grid and has been vacant and hoarded off for some time.

Proposed Use:

It is proposed to continue to use the site as a transport and storage yard, from which Serco will store and operate upto 30 prison vehicles.

3 no. 12 cell commercial vehicles along with the new modular building will be based on the lower level, with staff cars, domestic vehicles, motorbike and cycle parking based on the upper level.

A transport assessment has been provided to enable the authority to fully understand vehicle movements.

Under the Pre-App a 2 storey cabin was proposed. Under this application the proposed cabin is single storey so as to reduce its impact further still on the surrounding area.

Knowing this site has been earmarked by the council for long term residential development only a temporary consent has been requested. This is also the reason only a modular/temporary building has been proposed as opposed to something more substantial and permanent.

It should be noted that St William Homes reviewed the site last year and couldn't make a residential redevelopment of the site viable.

Access Arrangements:

Access to the upper level is via Eade Road, and access to the lower level off Vale Road. The existing access points to Eade Road and Vale Road will be retained and remain unchanged, with security being maintained at each entrance by an electric gate.

In addition it is proposed to re-instate access controlled pedestrian gates for visitors and staff attending site on foot.

Motorbike and cycle storage will be provided on site, with shower facilities provided in the new modular building.

The gates will be remote controlled from the vehicles to ensure there is no queuing on the road. The gates will be covered by CCTV linked back to the cabin to allow for access to any site visitors.

Visitors will access the site from Vale Road as will anyone requiring an accessible parking space which will be located next to the cabin.

Staff:

Under this proposal there will be 6 office staff permanently based on site located in the new modular building, with up to 32 others using it as a base for signing in, ahead of being allocated a vehicle each date.

Proposed Building:

The proposed modular building will be single storey and measure approximately 26m (long) x 10m (deep) x 3m (high).

It will be discreetly located on the lower level of the yard, with windows that only face into the yard, thus ensuring no one else is overlooked.

It will be constructed from high quality, thermally efficient material.

The cabin will provide office accommodation for 6 members of staff, along with welfare facilities for the wider team and will be equalities act compliant with an EPC rating of a B.

The external fencing will be amended to incorporate a pedestrian gateway at each level and existing fire escape routes will be maintained.

Environmental Matters:

The proposed building will be fully compliant with the current Building Regulations to provide suitable insulation for energy efficiency and will seek to use sustainable materials where possible. Existing drainage location is in the vicinity of the new unit and all new drainage will be connected to the existing drainage system provided. A space for commercial wheelie bins and a cycle shelter has been allocated next to the Vale Road entrance.

Equalities Act:

The area surrounding the proposed modular building is all level and access will be provided to the principal entrance of the building via compliant ramps and steps. The building will be fully wheelchair accessible and Equalities Act compliant.

Traffic:

As Serco staff have a start time of 5:30am, (which precedes most public transport start times), most Serco staff will travel to the site either by private vehicle or bicycle.

The majority of staff will have left site by 3:30pm each weekday.

The site may be accessed on Saturdays (depending on business need) however the hours of use will be reduced to 9:00am and 2:00pm.

The site will be closed on Sundays.

Car sharing will be encouraged along with the use of electric vehicles, with recharging facilities provided on site (2no double 7Kw chargers).

Serco also runs a cycle to work scheme, whereby employees can obtain significant discounts on bicycles. A cycle store will be provided on-site along with shower facilities within the new cabin.

Staff and visitors will **not** be permitted to park vehicles on any of the surrounding roads.

Site Management:

It is proposed to utilise the existing site egress points, which will include sliding gates and pedestrian gates to keep the site secure at all times.

All vehicle maintenance will take place off site.

Site Deliveries:

It is anticipated that there will be circa 2 deliveries to the site each day, typically from a van as opposed to a lorry. This will be via the Vale Road entrance.

Recycling and refuse will be collected fortnightly.

Construction Programme:

It is anticipated that works will commence on 1st August and take 6 - 8 weeks. A high-level project plan has been provided.

The initial works will include replacing the existing hoarding with fencing and installation of the electric gates. This is estimated to take 4 weeks.

The cabin build is scheduled to begin in early September and will take 2 days, with a further 21 days dealing with the internal fit out.

The cabin will be delivered on 6 low loaders which will be held in the Eade Road part of the yard so as not to impact traffic movement in the vicinity.

Conclusion:

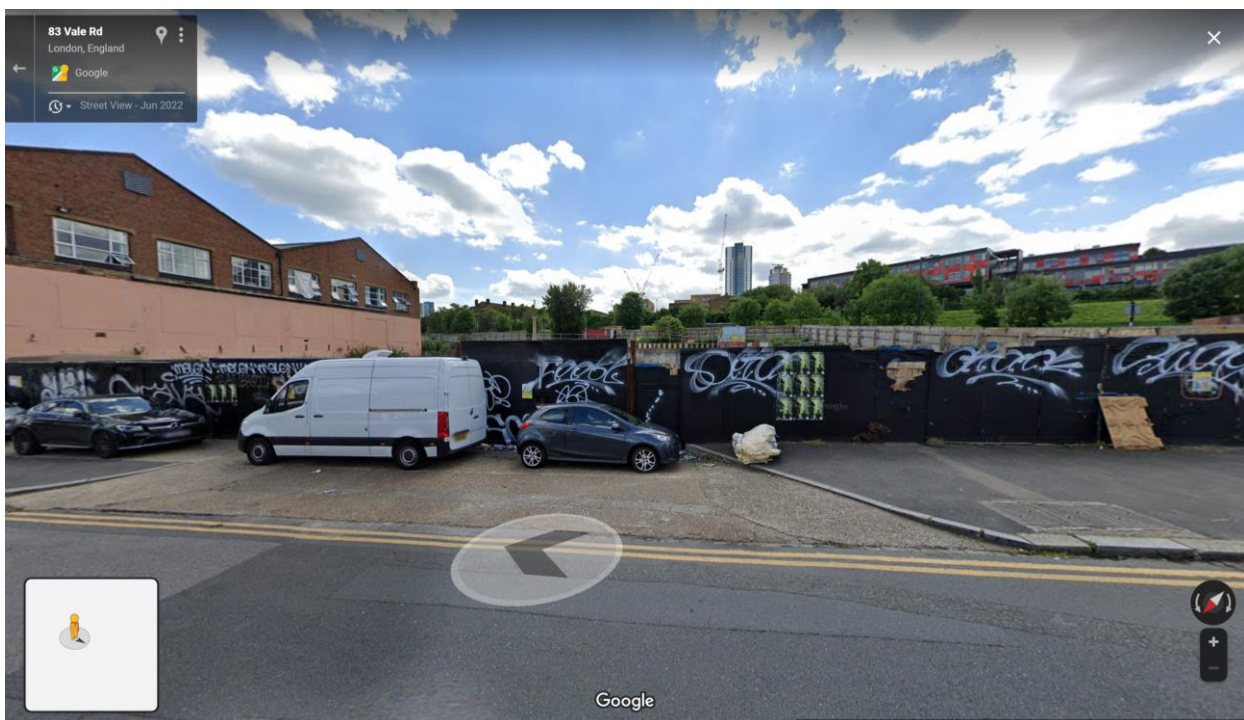
This proposal addresses all the concerns raised in the Pre-App. Furthermore, it will bring back into use a derelict and vandalised site which is unquestionably an eyesore. By locating the modular building on the lower section of the site, its impact should be minimal. It is not considered that the development will have any fundamental impacts on the local area over and above the previous usage of the site.

James Adderley FRICS

May 2023



Eade Road Entrance – Proposed Staff Entrance



Vale Road Entrance – Proposed Commercial Vehicle Entrance



Proposed Location of new cabin building.



View of site from Linkway.