



## **Monopile Manufacturing Facility & UK Headquarters (HQ)**

### **Southbank Teesworks**

## **Design Statement to support Condition 31**

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**V1**

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### **1.0 Introduction**

This Design Statement has been prepared by Ashton Smith Associates on behalf of SeAH to provide supporting information to discharge Condition 31 of Outline Planning Permission referenced R/2020/0357/OOM which relates to Land at South Tees Development Corporation East of Smiths Dock Road and West of Tees Dock Road South Bank

The scheme consists of a new Monopile Manufacturing Facility together with on site headquarters offices, additional ancillary buildings, ground level staff and visitor carpark, associated service yards and roads and supporting ancillary storage areas.

## 2.0 Commentary to support Condition 31.

The buildings have been designed on the site with a balance of ensuring the layouts are functional from a SeAH operations point of view as well ensuring the Sites Landscaping and Visual Impact is coherently logical and consistent. The Main Facility has been arranged around a series of chambers which reflect the Operational Process required to manufacturer the SeAH Monopile product. The process also involves the interaction necessary for access onto site of the materials as well as egress off the site via the Northern boundary which interacts with the ‘hinterland’ and River Tees Quay. These are fundamental for deliveries both to and from the SeAH Operation.

The Main Facility has overall building ridge heights which range from 38.00m (48.00m AOB) within the Main Chambers through 27.00m (37.00m AOD) of the south facing paint spray booth bay Chambers to the lowest height of 23.50m (33.50m AOD). These are broken up with Parapets Eaves and Verge details. Additional smaller ancillary buildings have been located around the Main Facility to break up the Massing. These take a simple monopitch roof with eaves in consistent style. The ancillary buildings provide further functions such as Maintenance, Welding and Power Stations necessary to ensure the specialist SeAH operational processes can be undertaken.

The ancillary buildings compliment the scale and form of the Main Facility along with being constructed in complimenting colours to reduce the visual impact, scale and mass of the Main Facility.

### 3.0 Building Elevational Treatment, Massing & Visual Scale

The proposed development is in keeping with other similar sized and styled industrial and institutional buildings in the area.

The details of the proposed materials are indicated on the submitted drawings. Form, size, and heights of the facility satisfies the functional parameters of the proposed buildings.

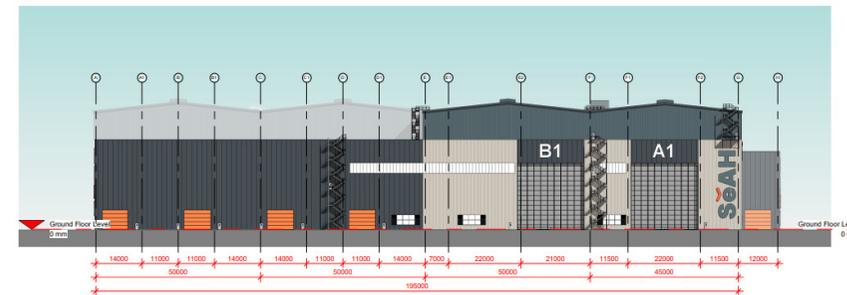
The Main Facility will radiate a clean and functional design aesthetic, giving dynamic and active roof lines. The varying elevational treatments have been broken up with a mixture of complimentary profiled cladding bandings, colours and parapet, eaves heights. Prominent Cladding is Anthracite laid vertically. There are also areas of Goosewing Grey. The Elevations have a number of Mega Doors which are necessary to provide movement in and out of the building of the Monopile product. These are Anthracite in Colour. A number of smaller industrial doors are also required which take colour from the SeAH branding. SeAH corporate brand and zone description signage have also been strategically located around the building.

High level translucent panelling with a good light transmission though low reflectiveness have been introduced to give some natural light to the building, Smaller low level windows have been introduced. These are to have low reflective glazing. Adjacent louvres are located to provide natural ventilation.

Illustration of the main facility building illustration



3 Main Facility North Elevation  
1 : 750



2 Main Facility South Elevation  
1 : 750



Three storey Main Office Building to the North East of the site will be finished with a dark flat cladding panel main body as well as a light cladding to which forms the central feature entrance core. The Low reflective curtain walled glazed areas will provide good levels of natural light. This will be complimented with a mixture of vertical and horizontal brise soleil in a bronze colour to the West and North Elevations.

*Illustration of the main office building illustration*



The Workers Building is to be formed with a combination of flat cladding panels in complimentary colours as per the palette and images below.

The height of the building is substantially less than the Main Facility breaking up the overall visual scale and massing. Low reflective glazed areas will provide natural light. The main entrance will also feature a rainscreen cladded feature surround in the SeAH branded colours.

*Illustration of the workers building illustration*

