

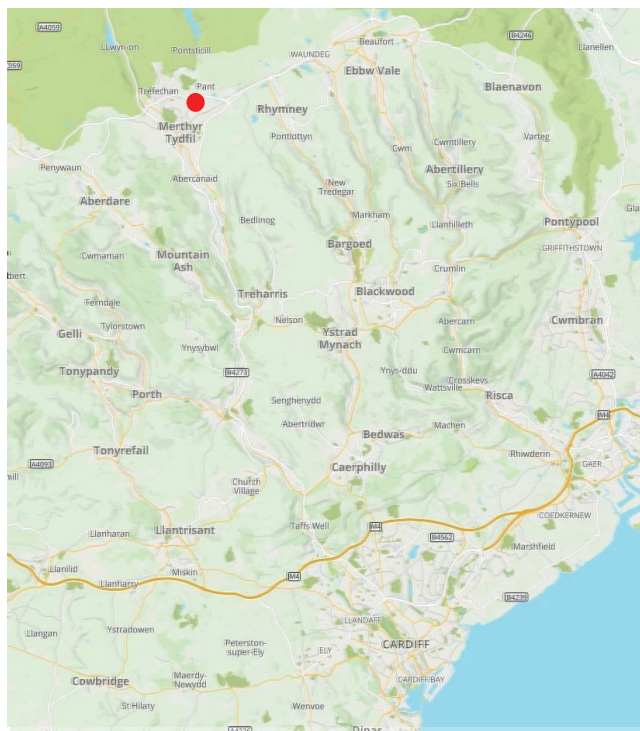
Design & Access Statement

Proposed Light Industrial Units,
Pant Industrial Estate, Dowlais, Merthyr Tydfil



Preface

This A4 size document has been prepared by Powell Dobson Architects, with input from Amity Planning Ltd. on behalf of the applicant, in support of a full planning application for the construction of the creation of 14 light industrial units of sizes ranging from 86m² to 376m² and the associated hard and soft landscaping works.



Courtesy of Mapquest

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Document Structure

This document demonstrates how the design process and final proposals were appraised against the following criteria:

- **Analysis** – an assessment of the site, physical character and local context.
- **Design Development** – outlining how the scheme has developed taking into account the site constraints and stakeholder comments.
- **Design Proposals**
- **Community & Access**
- **Environmental Sustainability**

1.0 Introduction

1.1 Introduction

The development which forms the focus of this Design and Access Statement is to be located on an empty brown field site that was previously used by ICI as a chemical plant within the Pant Industrial Estate, Dowlais, Merthyr Tydfil and proposes the creation of 14 light industrial units of sizes ranging from 86m² to 372 m². and the associated hard and soft landscaping works.

The application site previously benefitted from planning permission for commercial development, as follows:

- **P/96/0121:** Erection of a factory Unit 5306 sq metres (57113 sq ft) and associated car parking and landscaping.

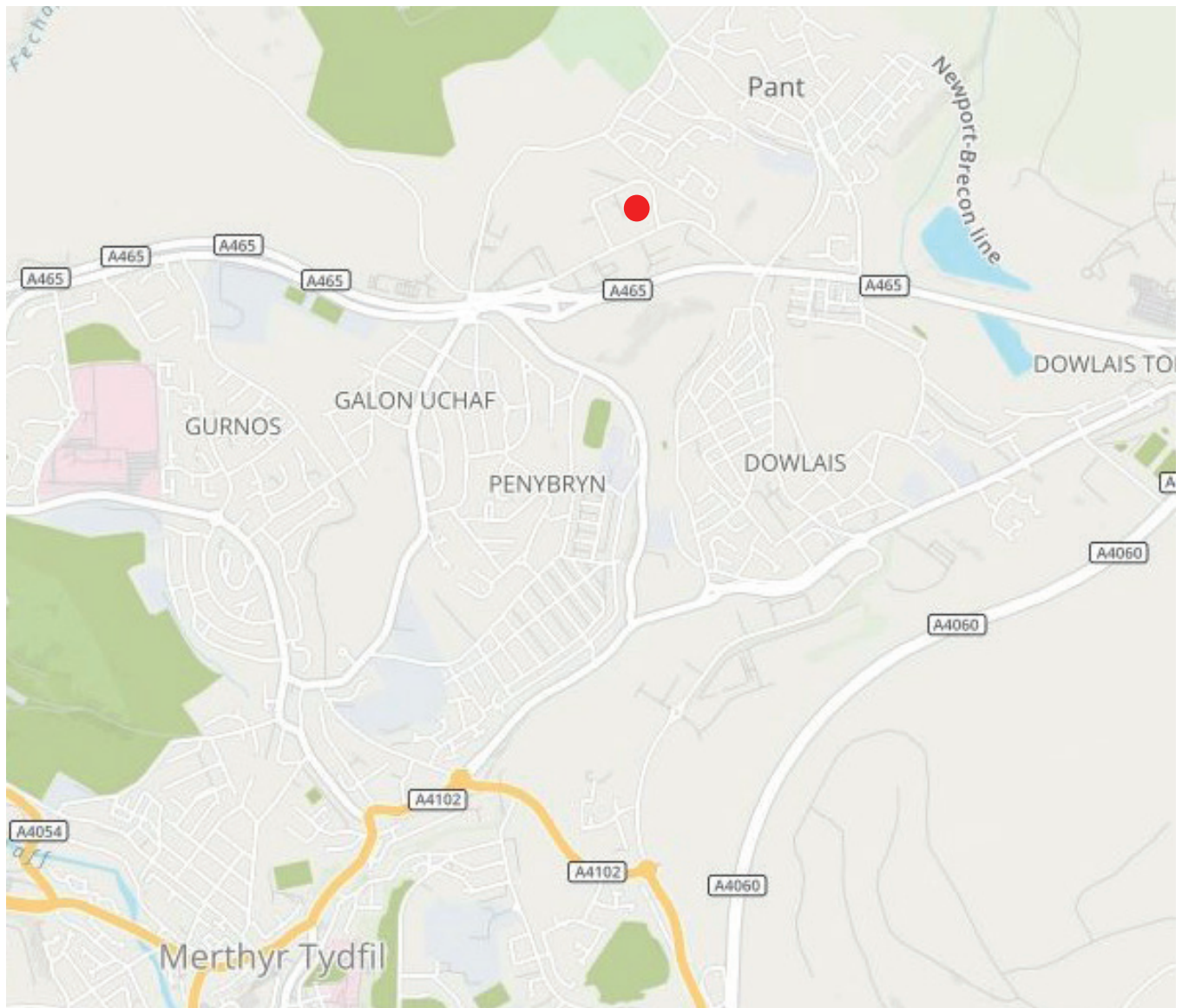
Approved July 1996

This planning permission has however now lapsed.

1.2 Vision

The proposals seek to provide:

- An exemplary, stand-out development
- Light industrial units from GIA 80m² to 376m² incorporating flexibility
- Two storey start-up units
- Shell only units until tenants are known
- Customer entrance/counter
- BREEM 'Very Good' compliance
- Integrated trees & green areas



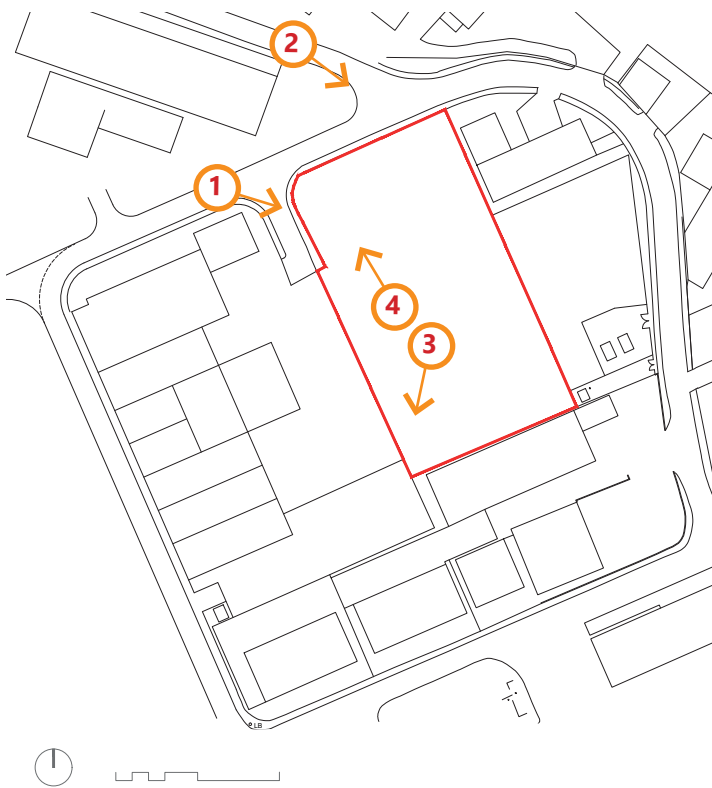
2.0 Analysis

2.1 The Site and Context

This empty brownfield site was previously used by ICI as a chemical plant leaving ground contaminants and several remnants of the original buildings at below ground level, namely; concrete slabs, brick footings, disused services and possible basement voids.

The site area is approximately 0.5 hectares/acres and has a maximum cross-fall of approximately 3.7m from the north-east corner to the south-west corner of the site, however this is not representative of the whole site. The only planting on site is immature flora and there are areas of rough debris.

The site is directly surrounded by two existing industrial units, one to the north-east of the site and one to the south, which are both in close proximity to the boundary. A service yard for the neighbouring property is situated to the west of the site and a footpath & access road carriageway to the north.



Existing Site Plan - Not to Scale



Photograph 4



Photograph 1



Photograph 2



Photograph 3

2.2 Local Context and Character

The application site is located within the Pant Industrial Estate which is now a well established industrial area with many older buildings, some dating back to the 1930's. The industrial estate comprises a mix of uses and buildings in terms of their size and design. These are mostly of commercial / industrial appearance with external finishes such as:-

- Colour coated metal cladding
- Facing brickwork and blockwork



Existing units along eastern approach road



Existing units along eastern approach



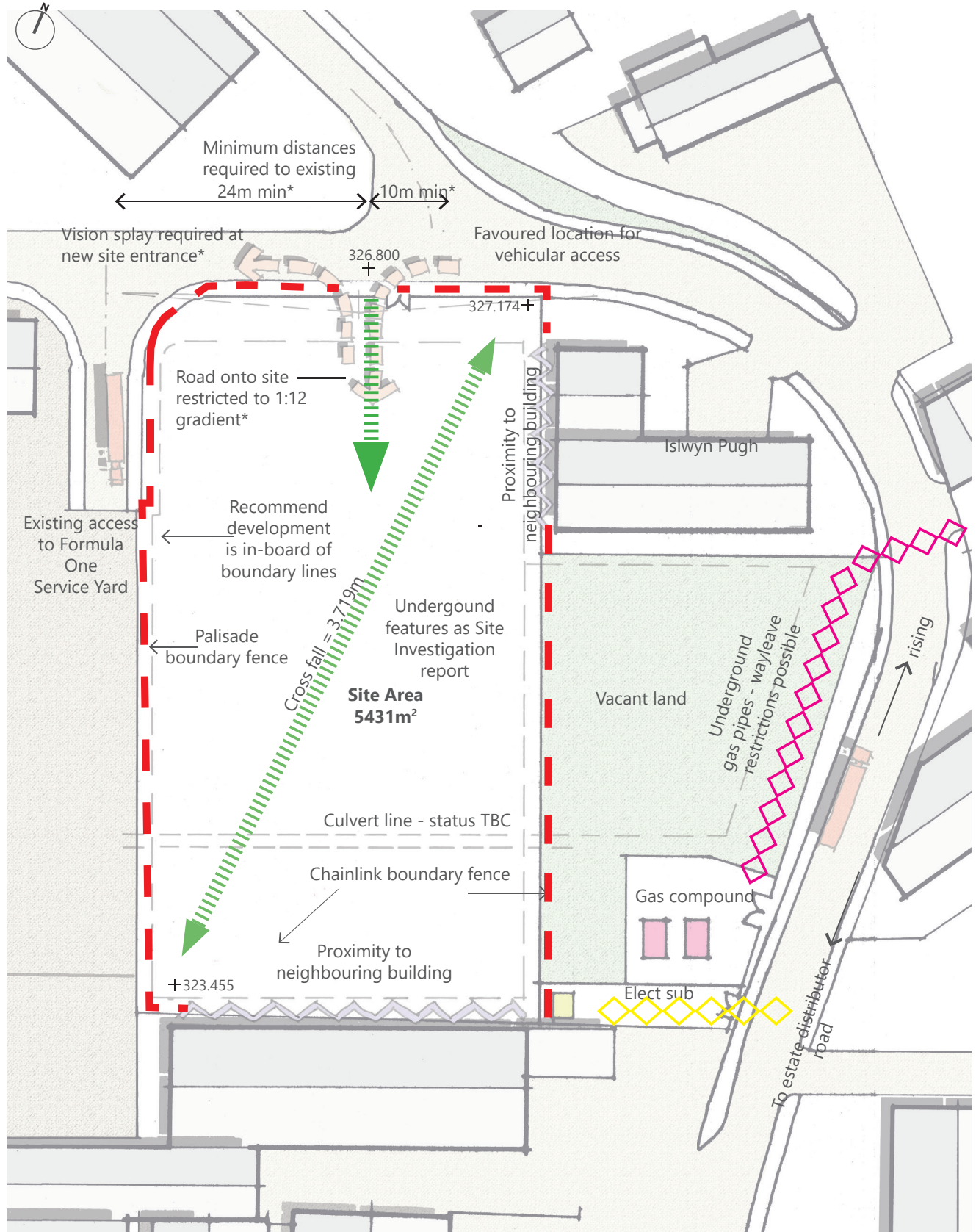
Existing units along eastern boundary



Existing units along eastern approach - adjacent western boundary

2.3 Opportunities and Constraints

The diagram below has informed the design process by considering site specific opportunities and constraints, such as neighbours, boundaries, levels, services, aspect, highways, features, underground obstructions



2.0 Planning Policy

2.1 Planning History

The application site previously benefitted from planning permission for commercial development, as follows:

- **P/96/0121:** Erection of a factory Unit 5306 sq metres (57113 sq ft) and associated car parking and landscaping.

Approved July 1996

This planning permission has however now lapsed.

2.2 Planning Policy

The planning policy and guidance context relevant to the consideration of matters of design and access is provided by the following documents:

- Planning Policy Wales (PPW) Edition 10 (2019)
- Technical Advice Note (TAN) 12: Design (2016)
- Technical Advice Note (TAN) 18: Transport (2007)
- Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016 – 2031 (2020)
- Supplementary Planning Guidance Note No.4: Sustainable Design (2013)

National Planning Policy

Planning Policy Wales Edition 10

Edition 10 of Planning Policy Wales (PPW) published by the Welsh Government in December 2018 provides the national planning policy context for Wales. PPW is also supported by topic- based Technical Advice Notes (TANs).

PPW sets out the land-use policy context for the consideration and evaluation of all types of development. As a general rule, a presumption in favour of sustainable development is promoted when preparing development plans and in the determination of planning applications.

Section 4.3 sets out a number of principles that those involved in the planning system are expected to adhere to. These include, inter alia:

- taking a long-term perspective to safeguard the interests of future generations, whilst at the same time meeting needs of people today;
- respect for environmental limits, so that resources are not irrevocably depleted or the environment irreversibly damaged. This means, for example, mitigating climate change, protecting and enhancing biodiversity, minimising harmful emissions, and promoting sustainable use of natural resources;
- tackling climate change by reducing greenhouse gas emissions that cause climate change and ensuring that places are resilient to the consequences of climate change;
- taking account of the full range of costs and benefits over the lifetime of a development, including those which cannot be easily valued in money terms when making plans and decisions and taking account of timing, risks and uncertainties. This also includes recognition of the climate a development is likely to experience over its intended lifetime.

PPW describes Design and Access Statements as a communication tool that explain how the objectives of good design have been considered from the outset of the development process. It encourages applicants to take an integrated and inclusive approach to sustainable design, proportionate to the scale and type of development proposed.

Technical Advice Note 12: Design

TAN12 provides guidance on how good design should be achieved through the planning process. Figure 4 (copied below) sets out the key objectives of good design and the various considerations that should be taken into account in the appraisal of development.

Figure 4: TAN12 Key Objectives of Good Design



Local Policy and Guidance

Section 38(6) of the Planning Compulsory Purchase Act 2004 requires that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise. The relevant development plan comprises the Merthyr Tydfil Replacement Local Development Plan adopted in January 2020. approach to sustainable design, proportionate to the scale and type of development proposed.

Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031

With specific relevance to matters of design and access, RLDP Policy SW11 (Sustainable Design and Placemaking) requires development proposals to contribute to the creation of attractive and sustainable places through high quality, sustainable and inclusive design. It identifies a number of criteria which development proposals should comply with. Of relevance to the application scheme are the requirements for development to:

- be appropriate to its local context in terms of scale, height, massing, elevational treatment, materials and detailing, layout, form, mix and density;
- integrate effectively with adjacent spaces, the public realm and historic environment to enhance the general street scene and create good quality townscape;
- not result in an unacceptable impact on local amenity, loss of light or privacy, or visual impact, and incorporate a good standard of landscape design;
- contribute to the provision of green infrastructure, including open space in accordance with the Council’s standards, sustainable drainage systems where appropriate, and ensure that the County Borough’s network of green infrastructure is accessible and connected;
- allow access for the widest range of people possible, and demonstrate that any traffic movements will not have an unacceptable impact on local amenity or highway safety and satisfy the Council’s parking standards;
- incorporate a range of inclusive/adaptable design specifications, a mix of house types, tenures and sizes to meet identified local needs;

- incorporate resource efficient/adaptable buildings and layouts using sustainable design and construction techniques;
- minimise the demand for energy and utilise renewable energy resources; 9. provide and protect relevant utility services and infrastructure without causing any unacceptable environmental impacts;
- incorporate measures to improve ground and surface water quality wherever possible;
- provide adequate facilities and space for waste collections and recycling; and
- promote the creation of healthy and active environments and reduce the opportunity for crime and anti-social behaviour.

Furthermore, RLDP Policy SW12 (Improving the Transport Network) provides support to development that encourages a modal shift towards sustainable transport, including the enhancement of pedestrian, cycle, rail and bus facilities, in addition to any necessary road improvement. The policy requires development proposals to demonstrate how they reduce the need to travel and encourage the use of sustainable transport.

Supplementary Planning Guidance Note No.4: Sustainable Design

MTCBC's SPG on Sustainable Design was published in July 2013 to supplement the then LDP. Whilst the LDP has recently been superseded, the SPG remains a material consideration until replaced/withdrawn. The SPG expands on and assists in the interpretation of LDP policies "which seek to deliver sustainable development locally" and aims to "provide advice on the various aspects of sustainable design and encourage the incorporation of sustainable design techniques into the design of new buildings." The document provides detailed advice and guidance to developers on achieving sustainability within development proposals.

2.3 Planning Overview

Principle of Development

The site lies within the settlement boundary of Merthyr Tydfil and within the designated Pant Industrial Estate Protected Employment Site. RLDP Policy EcW2 provides firm support for development proposals for B1(b), B1(c), B2, B8 and ancillary/complementary uses within Pant Industrial Estate. The principle of the proposed development therefore fully accords with the development plan.

Highways

Access into the site would be via a priority T-junction from the main estate road, where appropriate visibility can be provided. On site roads and parking will be provided to highway standards. The development proposals will therefore comply with RLDP Policy SW11.

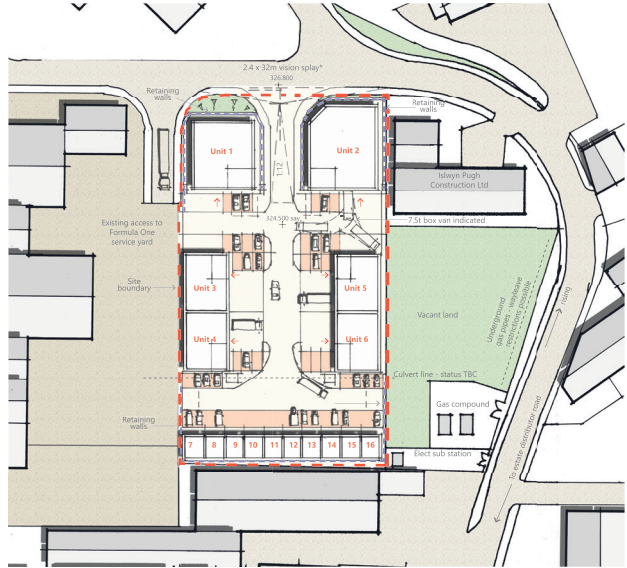
3.0 Design Development and Proposals

3.1 Design Development

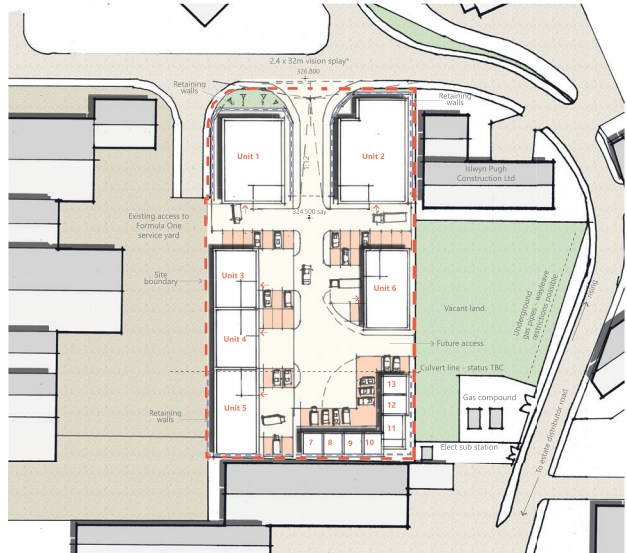
We undertook a number of site appraisals to consider the following:

- The distribution of units around the site
- Vehicle servicing and turning
- Parking - staff and operational
- Buildability
- Levels and retaining walls
- Adjoining site
- Site access

The three layouts adjacent contain a number of successful elements that have been carried forward into the final proposal. Individually, however they were discounted on the grounds of unit configuration and site utilisation; these are highlighted below.



- asymmetrical appearance at the site entrance



- asymmetrical appearance at the site entrance
- Inefficient L shaped block for start-up units
- land taken by road link to adjacent site



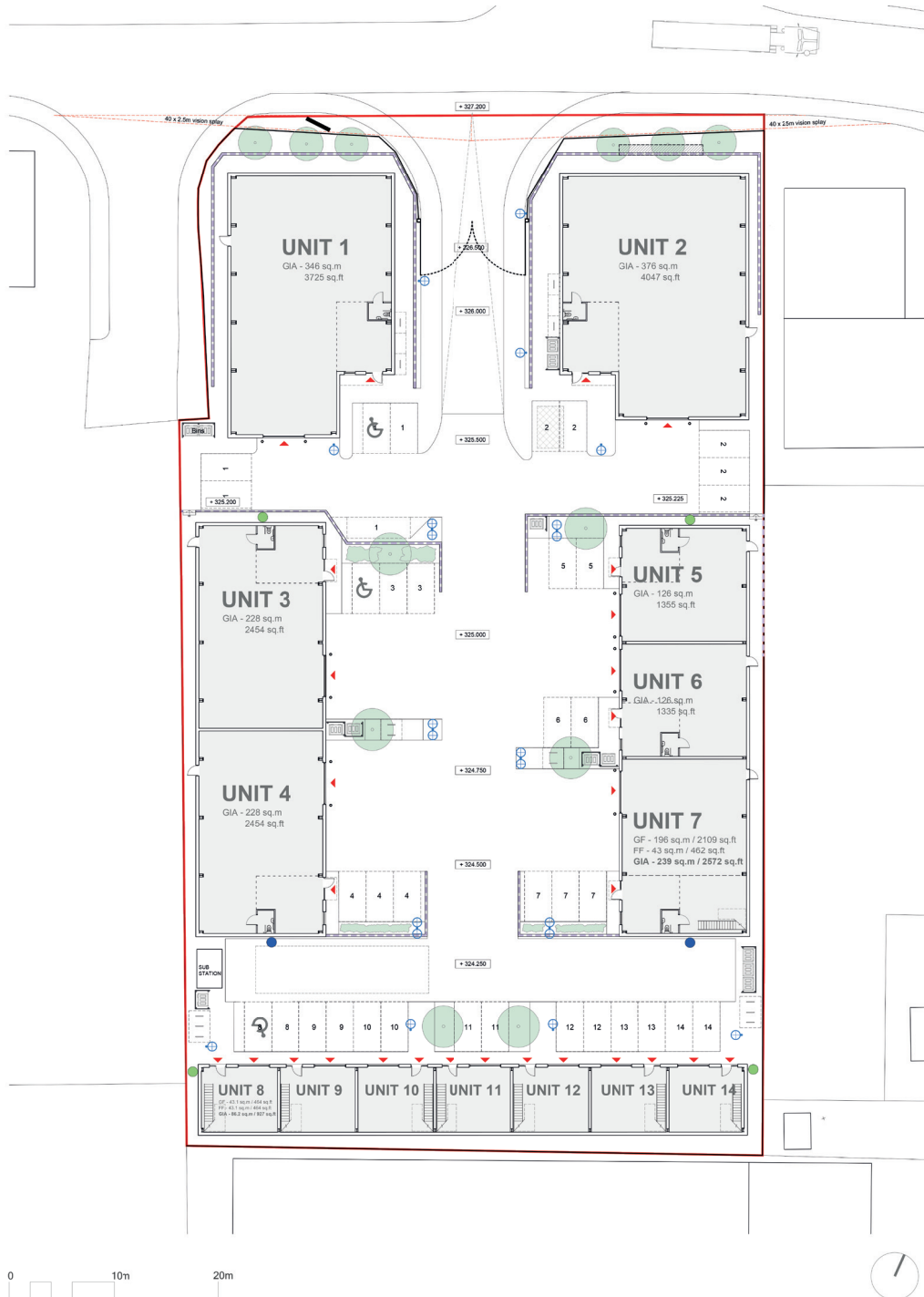
- land taken up by spur road to possible future development

3.2 Final Design Proposals

The overall scale of the development has been broken up into 5 blocks of steel portal frame buildings efficiently laid out on the site to maximise use of space.

These consist of 2 large, pitched roof single units which frame the entrance offering a symmetrical appearance from approach routes, 2 pitched roof blocks containing multiple units which front the central estate road and 1 large mono-pitched roof block also containing multiple units to the south of the site.

The scale of the proposed building and works to the site are suitable for the context within which the site is located. The design and form of the proposed buildings along with the materials have been chosen to suit the scale of the development and provide a high quality finish.



Proposed Site Plan - Not to Scale

3.3 Movement & Access

Access into the site would be via a priority T-junction from the main estate road, where appropriate visibility can be provided. On site roads and parking will be provided to highway standards. The development proposals will therefore comply with RLDP Policy SW11.

Pedestrian footways are continued from this point into the site.

No other access is provided.

3.3 Use & Amount

Light industrial units with associated parking and operational vehicles as follows:

Area Schedule

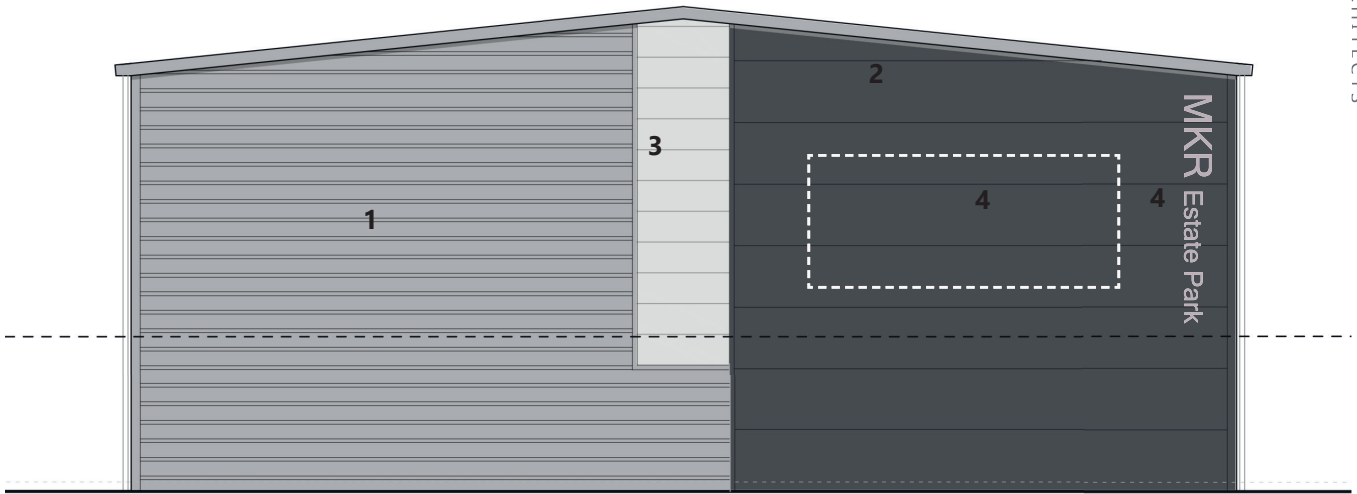
Unit No	Parking*	Approx GIA sq ft	Approx GIA m ²	Notes
Unit 1	5	3724	346.0	Single floor
Unit 2	5	4047	376.0	Single floor
Unit 3	3	2454	228	Single floor
Unit 4	3	2454	228	Single floor
Unit 5	2	1355	126.0	Single floor
Unit 6	2	1355	126.0	Single floor
Unit 7	3	2572	239.0	GF – 196m ² , FF – 43m ²
Unit 8	2	926	86.0	Two floors of 43m ²
Unit 9	2	926	86.0	Two floors of 43m ²
Unit 10	2	926	86.0	Two floors of 43m ²
Unit 11	2	926	86.0	Two floors of 43m ²
Unit 12	2	926	86.0	Two floors of 43m ²
Unit 13	2	926	86.0	Two floors of 43m ²
Unit 14	2	926	86.0	Two floors of 43m ²
TOTAL		25,370	2357	

* Subject to local authority agreement

Site Area = 5431m² approx

3.5 Character

Materials Study - Units 1 and 2

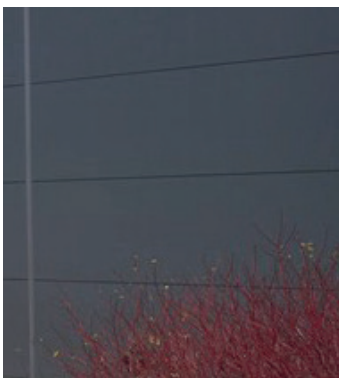


Typical Elevation Facing Access Road - Not to Scale

KEY

- 1 - Trapezoidal composite cladding - RAL 9006
- 2 - Flat panel composite cladding - RAL 7016
- 3 - Polycarbonate translucent panels
- 4 - Historical / interesting graphics and text adhered to cladding

Precedent Images:



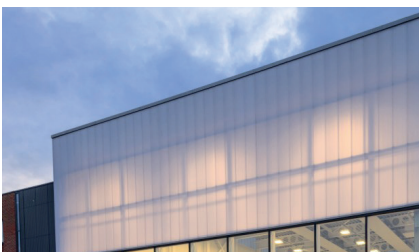
Flat panel cladding precedent



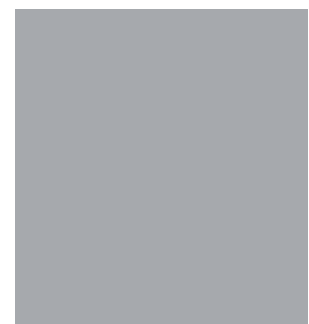
Trapezoidal cladding precedent



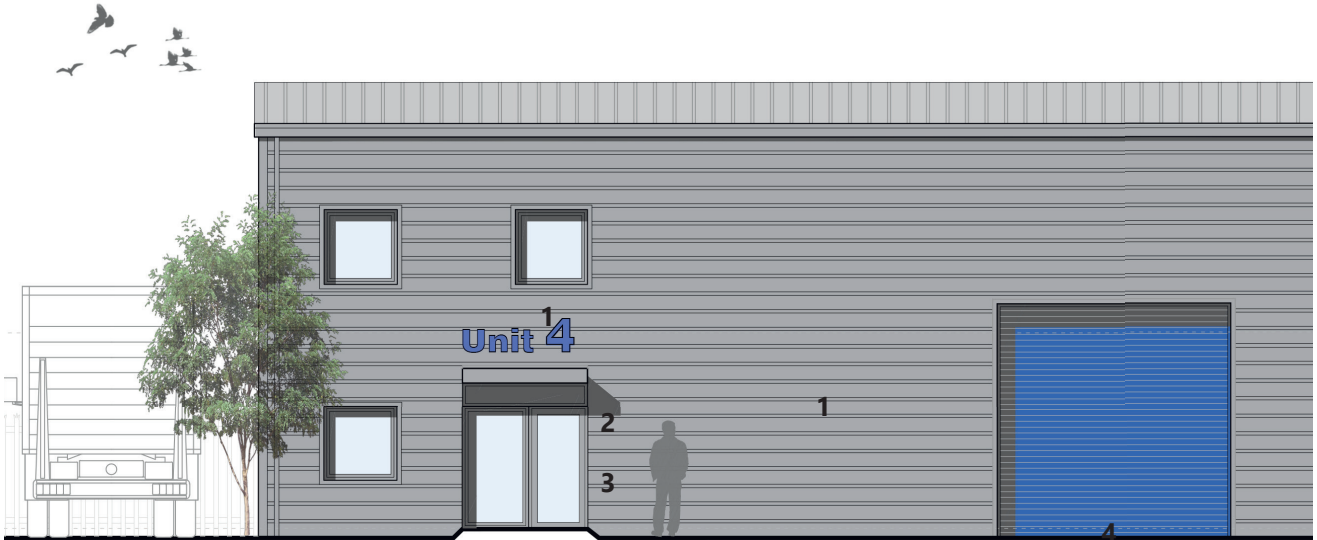
RAL 7016
Anthracite grey



Polycarbonate translucent panels



RAL 9006
Silver / white aluminium



Typical Elevation Facing Central Estate Road - Not to Scale

KEY

- 1 - Trapezoidal composite cladding with matching coloured windows & doors - RAL 9006
- 2 - Unit Signage
- 3 - Pressed metal canopies over entrances - colour to match wall cladding
- 4 - Colour coated roller shutter doors (colours vary on each unit block)

Precedent Images:



Trapezoidal cladding precedents



Unit signage



Colour coated roller shutter doors



Pressed metal canopies

Primary colours to be used for signage and roller shutter doors to help distinguish units



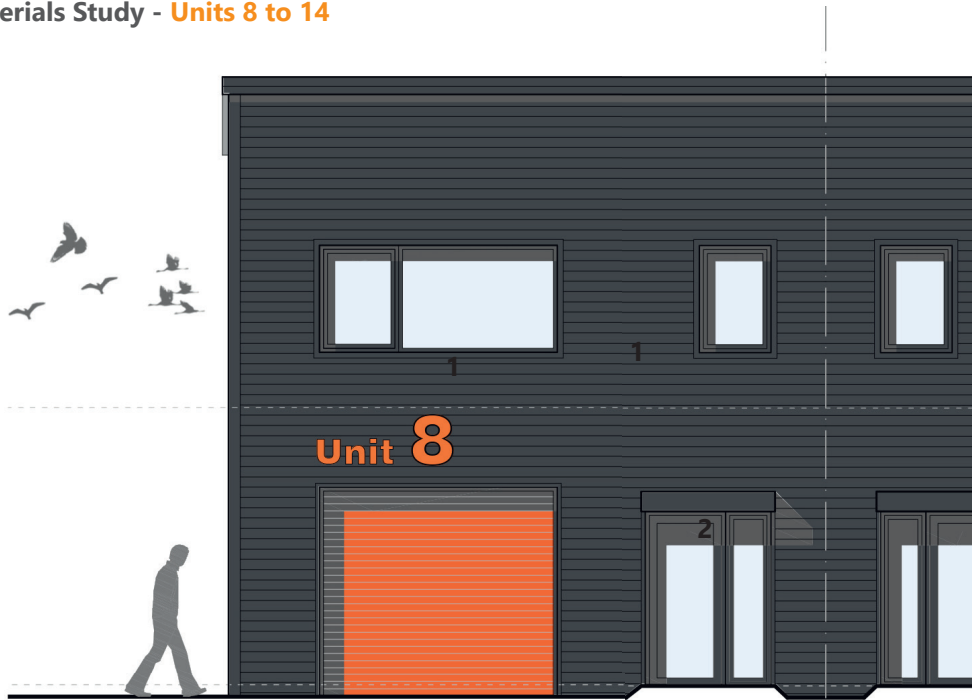
RAL 1026
Yellow



RAL 6038
Green



RAL 6038
Green



Typical Elevation Facing Central Estate Road - Not to Scale

KEY

- 1 - Sinusoidal cladding with matching coloured windows & doors - RAL 9006
- 2 - Unit Signage
- 3 - Pressed metal canopies over entrances - colour to match wall cladding
- 4 - Colour coated roller shutter doors (colours vary on each unit block)

Precedent Images:



Sinusoidal cladding precedents



Pressed metal canopy precedent



RAL 7016
Anthracite grey



RAL 2005
Orange

3.6 Parking

Site is located within Parking Zone Category 2 to 4.

Use Class of proposed site is Class B2 Industrial.

Parking requirement as set out in Car Parking Standards for Wales

Type of Development	Operational	Non-operational
Small Industry less than 100m ²	1 van space	1 space
Small Industry less than 235m ²	1 van space	2 spaces
Industry	As note 5 below	1 space per 120m ²

Note 5: Operational requirements (can interpolate between ranges)

GFA m ²	Min m ²	GFA m ²	Min m ²	GFA m ²	Min m ²
100	70	500	100	1001	150
250	85	1000	150	2000	200

Parking comparison between local authority requirement and proposed

Unit No	Approx GFA m ²	Operational Parking Requirement	Operational Parking Proposed	Non-Operational Parking Requirement	Non-Operational Parking Proposed
1	329 (over 1 floor)	90m ²	110m ²	3	4
2	376 (over 1 floor)	93m ²	120m ²	4	5
3	224.5 (over 1 floor)	1	1	2	3
4	224.5 (over 1 floor)	1	1	2	3
5	124 (over 1 floor)	1	1	2	2
6	124 (over 1 floor)	1	1	2	2
7	235 (over 2 floor)	1	1	2	3
8	86 (over 2 floors)	1	1	1	1
9	86 (over 2 floors)	1	1	1	1
10	86 (over 2 floors)	1	1	1	1
11	86 (over 2 floors)	1	1	1	1
12	86 (over 2 floors)	1	1	1	1
13	86 (over 2 floors)	1	1	1	1
14	86 (over 2 floors)	1	1	1	1

5 no. disabled parking spaces are provided within these figures.

A number of covered and uncovered secured cycle storage racks will be provided across the site to encourage cycling and minimise the use of motor vehicles.

3.7 Refuse Strategy

Each unit is provided with an external bin storage area containing waste and recycling bins. Collection will be by refuse vehicles coming onto the site.

3.8 Landscape & Ecology

Landscaping

The planning officer's request for an upfront landscaping scheme is noted however, given the potential influence of the final drainage solution upon landscaping under the SABs legislation, it is considered premature to design a landscaping scheme in advance of progressing the SABs scheme.

Ecology

A Phase 1 Habitat Survey of the site was undertaken by BE Ecology, the results of which are presented in an Ecological Assessment Report which accompanies the application. This identified the habitat on site to comprise of semi-improved grassland, isolated scrub, bare ground, brash piles and a dry ditch. The habitat was assessed to be of limited ecological value, with potential only for nesting birds and, in limited areas, reptiles. No targeted species surveys were recommended. In this regard the development proposals would, provided they are carried out in accordance with mitigation measures identified, be able to proceed without an adverse impact on the biodiversity value of the site, and would therefore accord with RLDP Policy EnW1.

3.9 Drainage

A drainage report is available from Harley Haddow and SAB application submitted.

4.0 Community & Access

4.1 Community Access & Safety

The site will be enclosed by a 2.4m high palisade fence to the east, south and west and by a 2.4m high weld mesh fence to the north where the site faces the main access road. Weldmesh gates 2.4m high will be provided at the site entrance and locked at night.

External lighting is provided within the estate with high illumination at unit entrances.

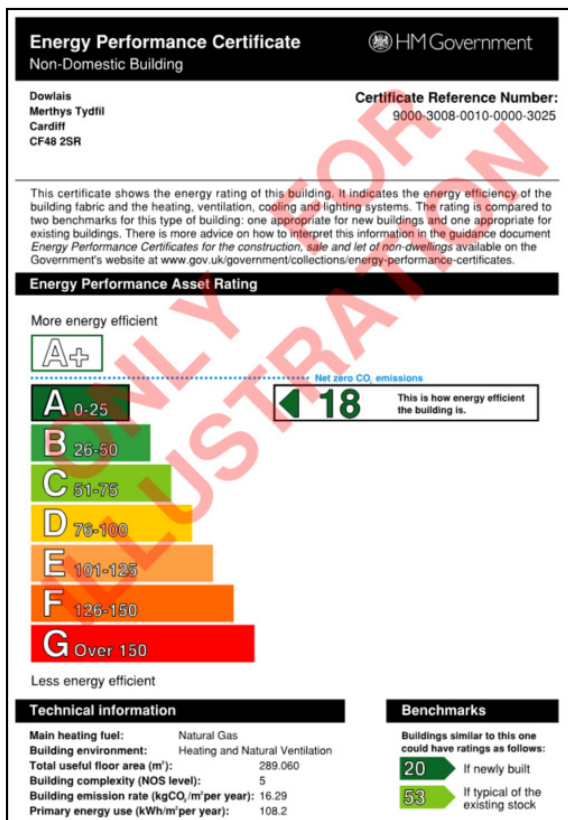
CCTV surveillance is being considered.

External paving and footways allow level access on approaches and building entrances and is designed in accordance with Approved Document M of the latest Building Regulations. Pedestrians are segregate from the access road in the main although some cross over points are unavoidable within the estate due to the high percentage of yard access.

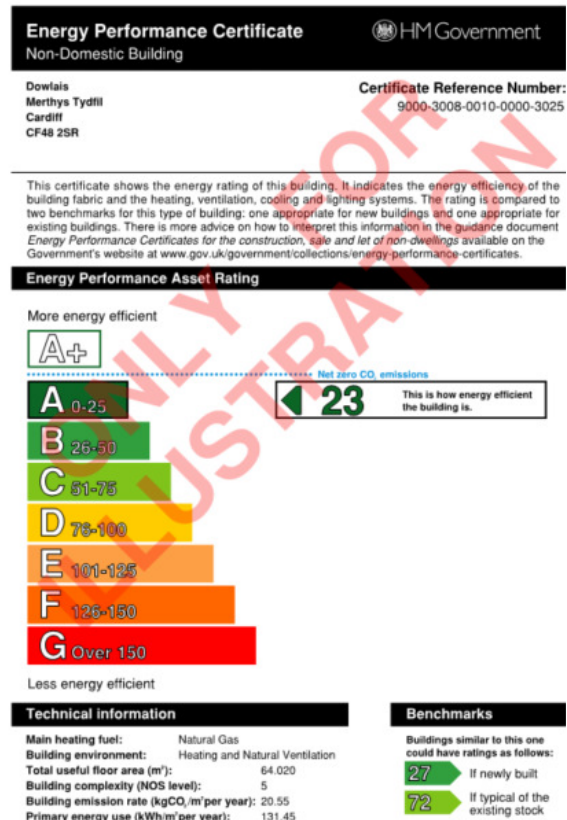
5.0 Environmental Sustainability

Table 1 below is an extract for Harley Haddow’s Feasibility Report P01 of the potential EPC ratings from early concept modelling of the proposed shell only units.

Table 1:



Indicative EPC – Large Unit



Indicative EPC – Small Unit

Table 2 is an extract from the desktop pre-assessment by Elma: Sustainability Assessment Support using 'Shell Only' criteria for a 'Very Good' rating aspiration.

Particular attention will be given to the timely release of information in pursuit of a 'Very Good rating' to ensure achievable targets are met within the time scales of the project.

Consideration is given to site-specific characteristics such as brownfield site, contaminated land, and ecological value of the site.

Table 1:

BREEAM UK NC 2018: Industrial – Shell Only: Early Stage Credits

Assessment Timeline – Early Stage Credits

The Assessment Timeline is applicable to 'Core' and 'Shell and Core'. The following table is an extract from GN37: BREEAM UK New Construction 2018 scheme assessment timeline. The table confirms which credits must be achieved by the end of the applicable RIBA early stages for the credit to be awarded.

Required		Strategic Definition	Preparation and Brief	Concept Design
Man01:	Project design and brief – BREEAM AP appointment			X
Man02:	Life Cycle Costing and Service Life Planning – Elemental LCC to maximise project performance			X
Hea05:	Acoustic Performance – Acoustician appointment			X
Ene04:	Passive design analysis			X
Ene04:	Low and zero carbon technologies – feasibility report			X
Tra01:	Travel Plan		X	
Tra02:	Sustainable transport measures – consultation with local authority (Option 6 only)		X	
Mat01:	Construction products - building life cycle analysis submission			X
Mat03:	Responsible sourcing of materials – sustainable procurement plan		X	
Mat06:	Material efficiency – Stage 1 and 2 actions		X	X
Wst05:	Climate adaptation strategy appraisal			X
Wst06:	Design for disassembly and functional adaptability			X
Advisable		Strategic Definition	Preparation and Brief	Concept Design
LE01:	Site selection – previously occupied land	X		
LE01:	Site selection – contaminated land	X		
LE02:	Identifying and understanding the risks and opportunities for the site – Survey and evaluation		X	
LE02:	Identifying and understanding the risks and opportunities for the site – Determining the site wide outcomes		X	
LE03:	Managing negative impacts on ecology			X
LE04:	Enhancing site ecology			X

Minimum standards for a 'Very Good' rating

To ensure that performance against fundamental environmental issues is not overlooked in pursuit of a specific rating, BREEAM sets minimum standards of performance which must be achieved in addition to the overall percentage score. For a 'Shell only - Very Good' rating the following are applicable.

Credit	Minimum Requirement
Wat02: Water monitoring	Criterion 1 Provision of a water meter on the mains supply to each building
Mat03: Responsible sourcing of construction products	Criterion 1 Pre-requisite – all timber and timber base products are 'legally harvested and traded timber'

Conclusion

The site has remained undeveloped for many years in the heart of this established industrial estate and the proposals seek to bring it back to life by providing a selection of modern light industrial units in a modern setting for local businesses and those wishing to locate to the area. It represents a considerable investment in the area bring jobs and employment with it.

