

Design & Access Statement

Tiny Rebel Brewery, Rogerstone

July 2019

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SUMMARY

Applicant	Tiny Rebel Brewery
Location:	Former Lyte Works, Wern Industrial Estate, Rogerstone
Proposal	Construction of distribution warehouse together with ancillary offices and associated works.
Disclaimer	This report has been prepared for the use of Tiny Rebel Brewery and may not be relied upon by any other party.

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SECTION 1. INTRODUCTION

This Design and Access Statement has been prepared on behalf of Tiny Rebel Brewery and accompanies a full planning application for the development of a new distribution warehouse, ancillary offices, and associated works at Former Lyte Works, Wern Industrial Estate, Rogerstone.

The purpose of this Design and Access Statement is to demonstrate how the design principles and concepts have been considered and applied to particular aspects of the proposal.

The structure and content of the Statement follows the requirements of Article 7 of The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 and is set out as follows:

- Section 2: Site Context: Information and analysis of the site and its surroundings
- Section 3: Description of Proposed Development
- Section 4: Policy and Guidance: Sets out the relevant national and local planning policy
- Section 5: Objectives of Design: Discussion of design of development
- Section 6: Summary and Conclusions

SECTION 2 SITE CONTEXT

Location The application site is located within the area the Wern Industrial Estate, which is situated in Rogerstone, to the north west of Newport city.

The site is bounded by vehicular access to the estate on one side, with industrial units bordering the other boundaries. There are a number of other industrial units within the industrial estate and residential properties in the wider locality.



Figure 1: Aerial View

Site Features

The application site is currently disused, prior to the clearance the site was occupied by Lyte Works.

The site measures approximately 0.6ha in area and is roughly rectangular in form.

The site is enclosed with planting and fencing with access currently achieved via estate road A .

Surroundings

The general vicinity of the site is mainly industrial units with residential properties in the wider locality on Wern Terrace. On the opposite side of estate road A there is an existing brewery which is associated with the proposed development.

Units within the industrial estate vary in terms of design with a mixture of scales, materials.

Roof coverings are mostly profiled metal cladding. Roof forms are predominately portal frames.

Figure 2: Surrounding Development

Left/Right: Surrounding units



Below: Tiny Rebel Brewery



SECTION 3. DESCRIPTION OF PROPOSED DEVELOPMENT

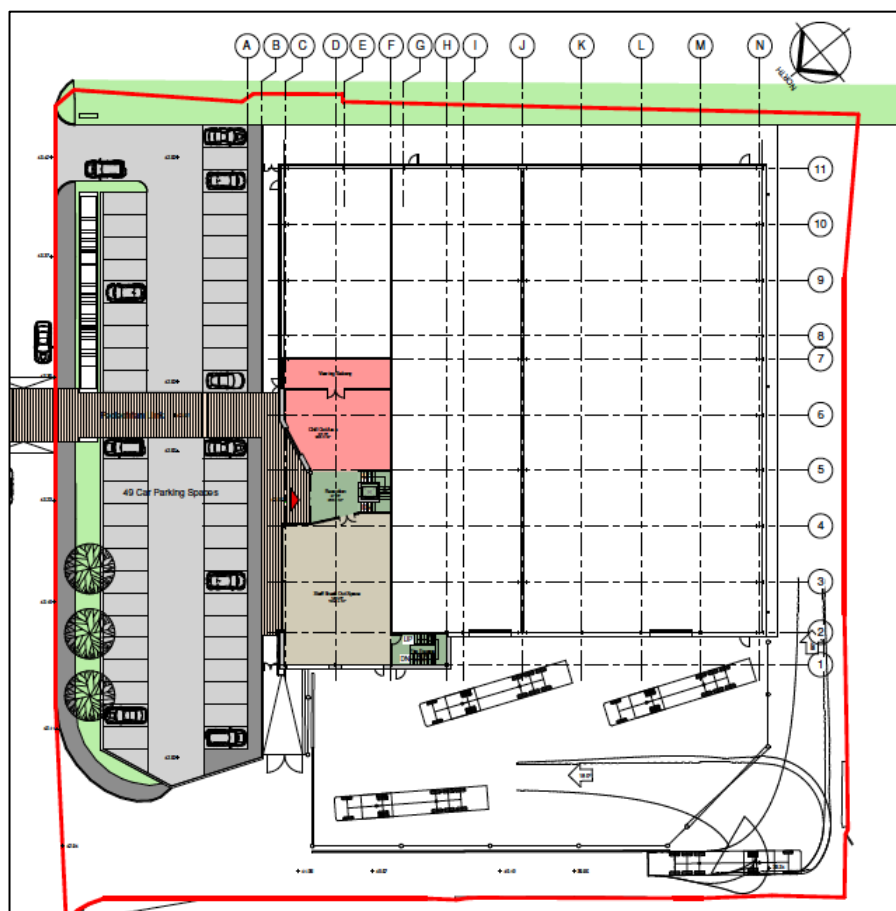
This application proposes the development of the site for a distribution warehouse, ancillary offices together with associated car parking and lorry loading area.

Additional information is provided on the following plans:

Prepared by Powell Dobson Architects:

- Site Location Plan
- Existing Topographical Survey
- Previously Existing Ground Floor Plan
- Previously Existing First Floor Plan
- Previously Existing Elevations
- Proposed Lower Ground Floor Plan
- Proposed Ground Floor Plan
- Proposed First Floor Plan
- Proposed Roof Plan
- Proposed North and East Elevations
- Proposed South and West Elevations
- Proposed Street Elevations
- Proposed Sections A-A and B-B
- CGI view North Elevations

Figure 3: Proposed ground floor layout



SECTION 4. PLANNING POLICY FRAMEWORK

The planning policy and guidance for the determination of this application is provided by the content and scope of the following documents:

- Planning Policy Wales (PPW)
- Technical Advice Note (TAN) 12: Design (2016)
- Technical Advice Note (TAN) 18: Transport (2007)
- The Newport Local Development Plan

PPW

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.*

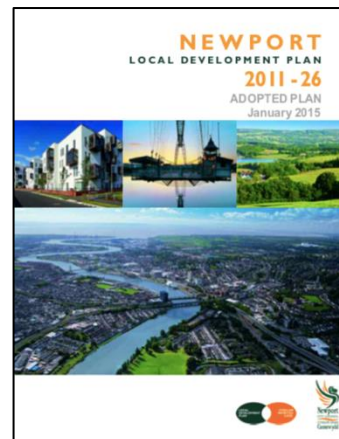
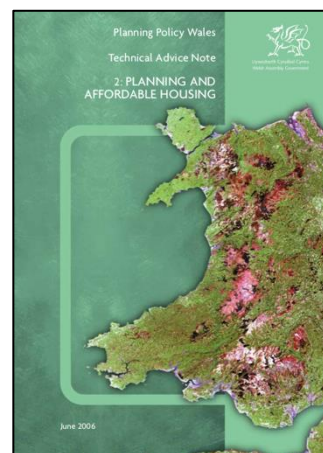
PPW describes Design and Access Statements as a communication tool that explain how the objectives of good design have been considered from the outset of the development process. It encourages applicants to take an integrated and inclusive approach to sustainable design, proportionate to the scale and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

**Local Planning
Policy
Development
Plan**

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 Newport Local Development Plan 2011-2026 adopted in January 2015.

Key policies that relate to the application can be identified as follows:

- GP2 – General Amenity
- GP4 – Highways and Accessibility
- GP6 – Quality of Design



SECTION 5. OBJECTIVES OF DESIGN

The proposal will be discussed in terms of the following:

- Access;
- Amount, Layout and Scale; and
- Appearance and Materials
- Community Safety; and
- Environmental Sustainability

Access

The site is located within the urban area of Rogerstone. There is bus stop along Chartist Drive, circa 250 metres to the east of the site, which links with Rogerstone Station, roughly 1km to the north-west. A national cycle route runs along the Monmouthshire Canal circa 700 metres to the north-east. The development would provide parking for up to 49 cars.

The site is currently served by three vehicular accesses from the estate road but no segregated pedestrian access. The proposed application would utilise the existing access to the site as well as an additional access point directly onto the estate road.

Level or ramped access will be provided through and between all publically accessible external spaces, including the car park and terrace with a DDA compliant ramp to be installed to address the change in levels up to the terrace. 3no. disabled car parking bays are to be provided.

All public areas of the building will be provided with level access and DDA compliant doorways. A disabled toilet is to be provided as well as a lift providing access to the first floor offices/meeting rooms.

Amount, Layout and Scale

The development proposes a single warehouse and office comprising the following facilities:

- 1 x Cold storage rooms
- 2 x Dry storage rooms
- Packaging room/Dispatch office
- Reception
- Meeting room
- Offices
- Staff room
- Meeting room
- Terrace

The scale of the proposed unit is consistent with other industrial units in the immediate vicinity.

The proposal comprises a large industrial warehouse of 3881 square metres. The scale of the proposed building is similar to that of the previous building on the site and is in keeping with the scale of the surrounding units on Wern Industrial Estate.

The amenity of surrounding units has been a primary consideration when preparing the proposed scheme. Careful consideration has been given to the layout to ensure that the relationship between the proposed development and neighbouring industrial developments is acceptable.

The layout maximises the land use of the site while ensuring sufficient distances remain between windows to safeguard neighbouring amenity.

A layout drawing is shown on page 6.

Appearance and Materials The proposed development seeks to safeguard the appearance of existing industrial estate and the adjacent brewery through the provision of a high-quality unit.

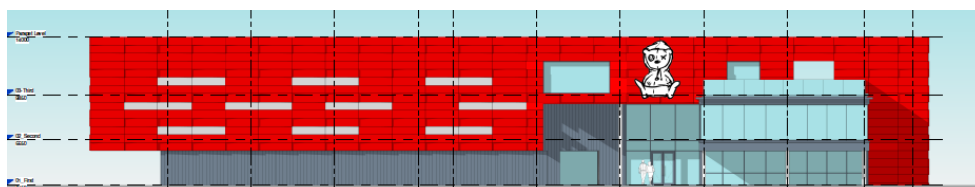
The architecture is simple and contemporary, complimented by a high-quality materials palette that integrates the development with the adjacent brewery and surrounding estate. Materials proposed include:

- Walls – Kingspan Dri-Design Tapered Cladding
- Roof – Kingspan Quadcore KS
- Windows – Curtain walling clear glazing
- Facias- Pressed metal
- Doors/Shutters – PPC Curtain
- Parking – Concrete interlocking black paviments

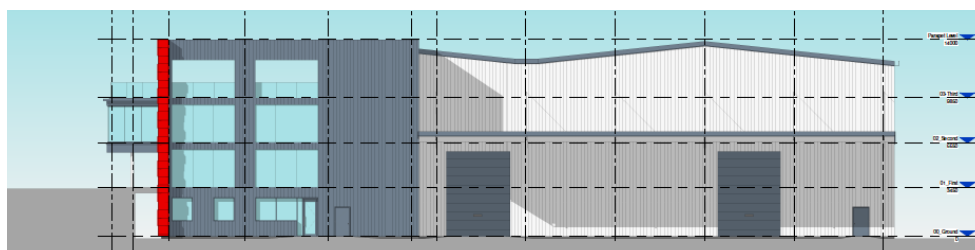
The primary elevation is orientated towards the estate road and will enhance the existing street scene through features such as the main entrance which is heavily fenestrated as well as the terrace area.

Further detail of material are provided with the plans submitted with this application.

Figure 5: Proposed Elevations



North elevation



West elevation

Biodiversity and Landscaping The existing site comprises a brownfield site where a disused industrial unit was recently demolished under prior notification (Ref: 18/0039).

Community Safety The proposed development attempts to achieve a quality industrial environment with a high level of community safety through the use of principles set out by the Secured by Design guide.

The proposed development will also regenerate the existing site, resulting in an increase in activity at the site throughout the day and night having an overall betterment.

Further security measures including secure windows and door standards will be developed at a later stage with assistance from the Police Architectural Liaison Officer.

Environmental Sustainability The contractor will be responsible for ensuring that the methods of construction are sustainable utilising high energy performing building materials and minimising waste.

The proposed aluminium cladding system is fully recyclable and provides high levels of energy efficiency. Wherever possible efforts will be made to ensure environmental sustainability through the use of materials and efficiency.

SECTION 6 SUMMARY & CONCLUSIONS

This Design and Access statement has been completed on behalf of Tiny Rebel Brewery in support of a full planning application for the construction of a warehouse and offices, together with associated car parking, commercial vehicle loading area and landscaping.

The scheme has been designed with the context of the existing built form of Wern Industrial Estate and with consideration for the nearby residential properties in Rogerston.

The development of the site for residential purposes is in accordance with relevant national policy and other key policies of the Newport Local Development Plan. It is therefore respectfully requested that Newport City Council approve the proposed development.



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