Design and Access Statement

Business Units







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1 Introduction

1.1 Summary

The Design Statement has been prepared in support of a Full Planning Application for Development on land at Swansea Valley Business Park, Glanyrafan Roundabout, Ysalyfera, SA9 2EB Comprising:

10x self contained units for business and office use comprising B1, B2,B8 use classes

1.2 Aim

The Purpose of the statement is to clearly explain the Applicants approach to Design and Access in relation to this site and to evaluate the development using relevant planning policies.

It's content is to be read in conjunction with the Application Documents and is set out under the following Headings:

- General
- Vision
- Design Evolution
- Site Analysis
- Planning Policies
- Movement and access





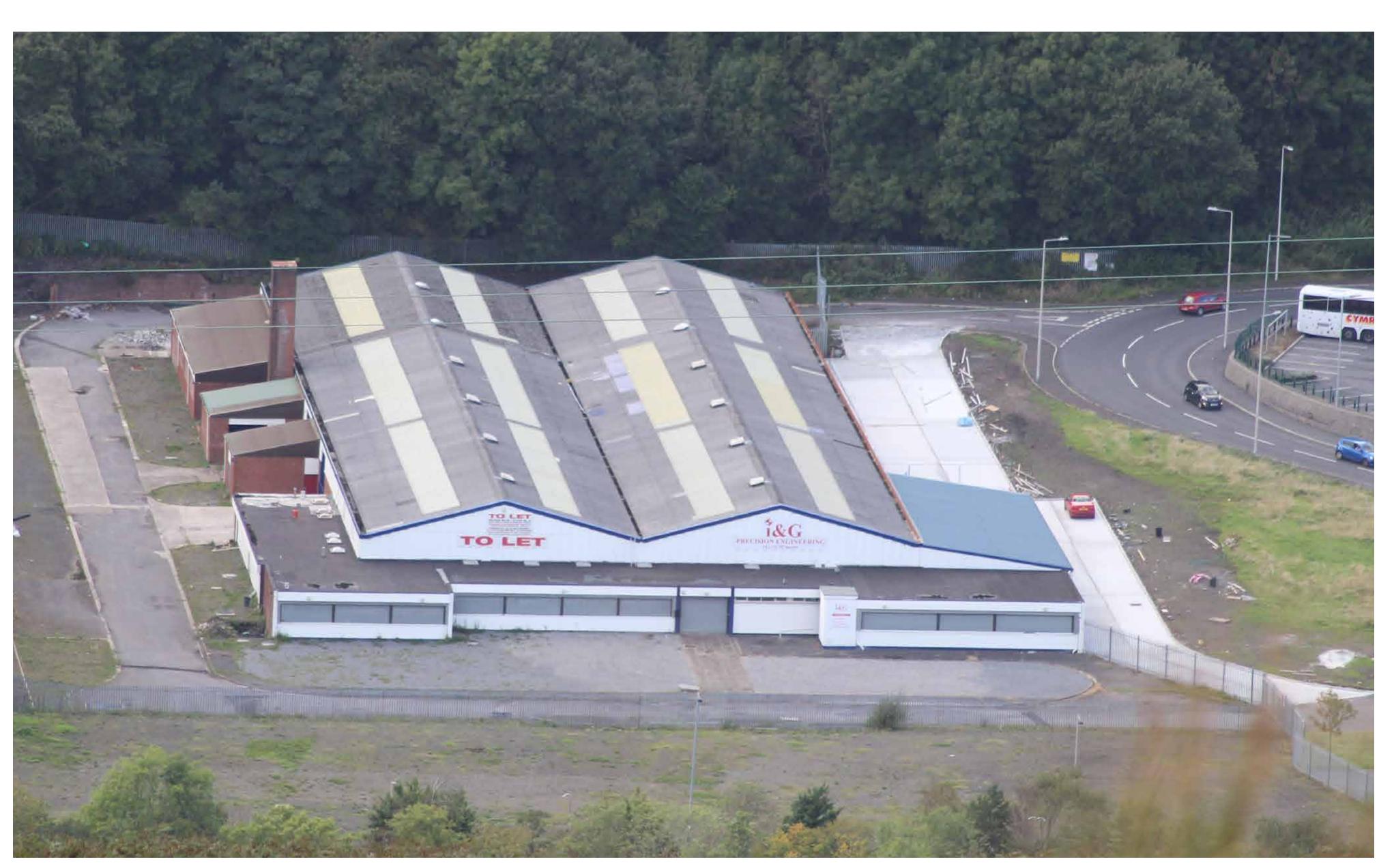
2 Vision

2.1 Brief

To provide quality new-build B1, B2, B8 space commensurate with quality refurbishment of the applicants existing Facility and to satisfy the demand is has generated and to enhance the employment area.

The units, attracting revenue, promoting employment and supporting local businesses would enhance and improve Business Park.

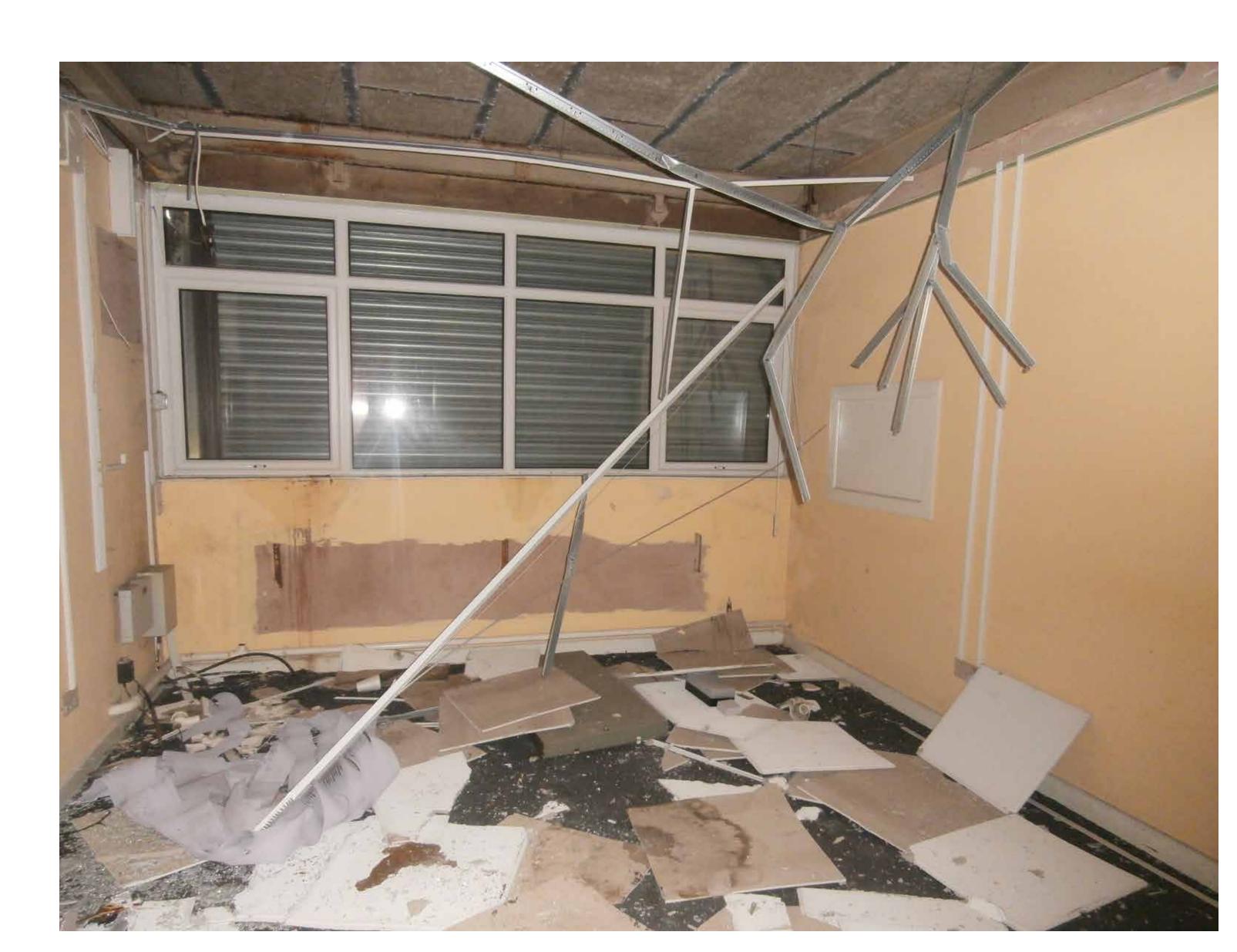












2.2 Industrial Building

The Applicant refurbished the previously neglected facility and has transformed it into rental units for business purposes.





Ystalyfera was in need of a facility of enhancing and regenerating employment and the units were soon occupied. This bringing life and a great working atmosphere to the site whilst supporting local produce and businesses. The current facility employs 50+ people.

There is now an increasing demand for rental units for local businesses which the Applicant is responding to.







3 Design Evolution

3.1 Summary

The Applicant has developed a design in discussion with NPT through a number of pre-app iterations that addresses the road Frontage Scale of existing structure, that is appropriate to the location and identity through studying the affects of different materials and archetypes. Their aim being to introduce a uniform design with a mixed palette of materials that creates an appropriate courtyard form.

The designers were also seeking a composition and massing that responds to context in terms of building lines height, rhythm pattern and proportion key outlooks and pattern book attached to suit and control tenant variation.















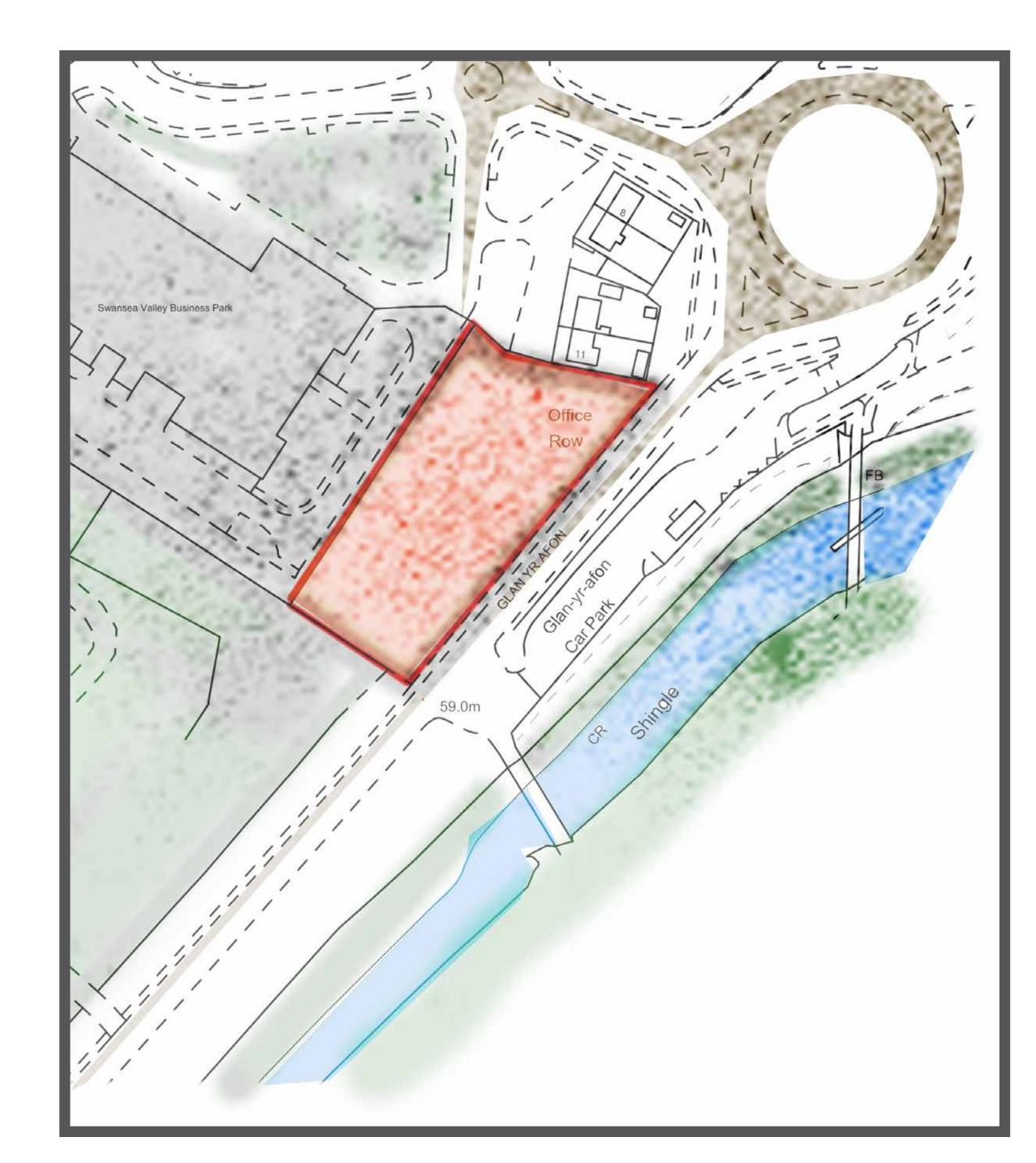




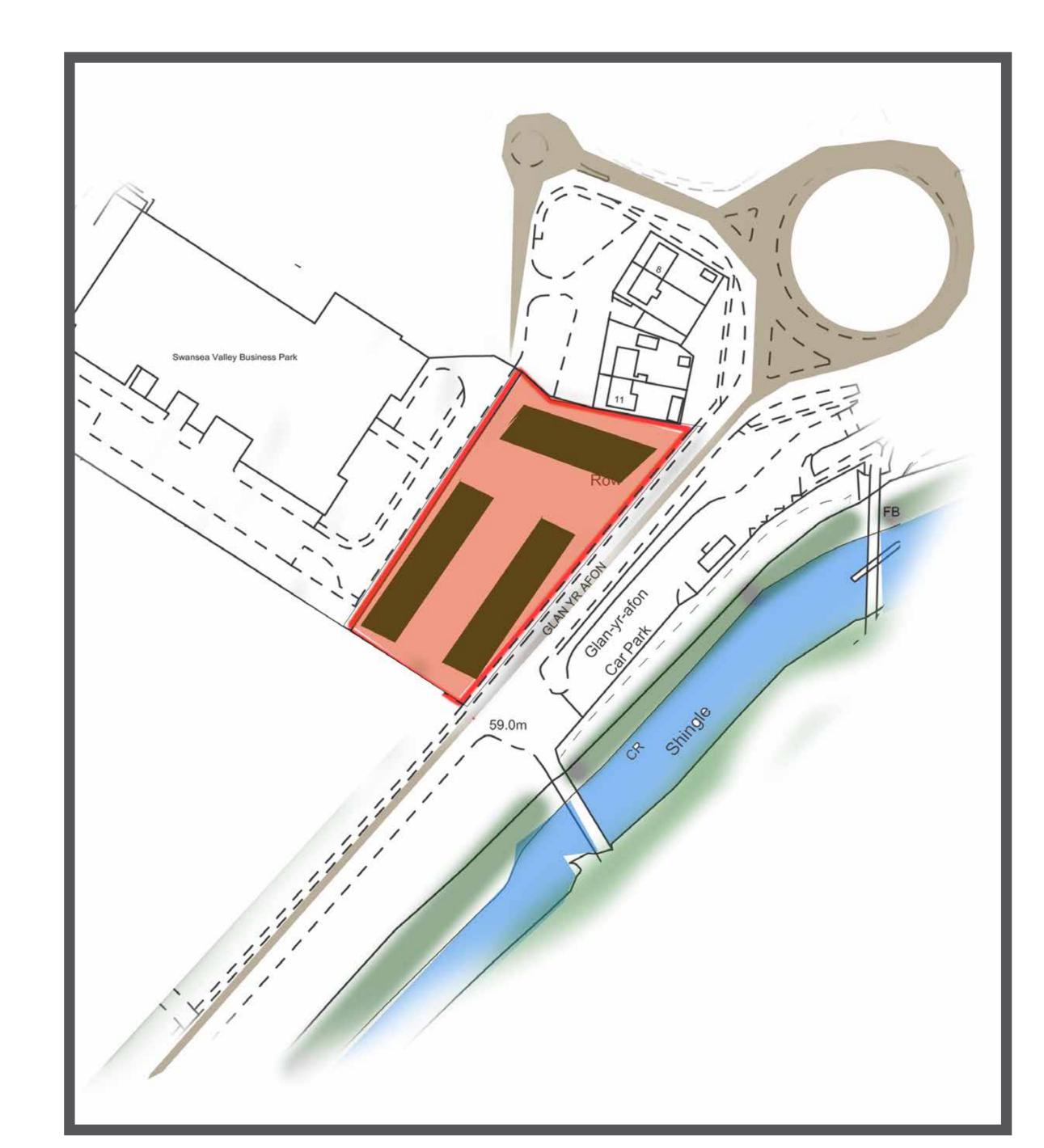
3.2 Process

Consideration through several iterations of the scheme have led to the choices made in the Pre-application consultation scheme.

A 3 building arrangement has been refined through assessment of buffers, easements, tracking, Highways massing and use and massing as well as key frontages to arrive at the Full Application scheme.







Phasing Plan



Early Plan



Artistic Impression of site.

EARLY ITERATIONS OF THE SCHEME

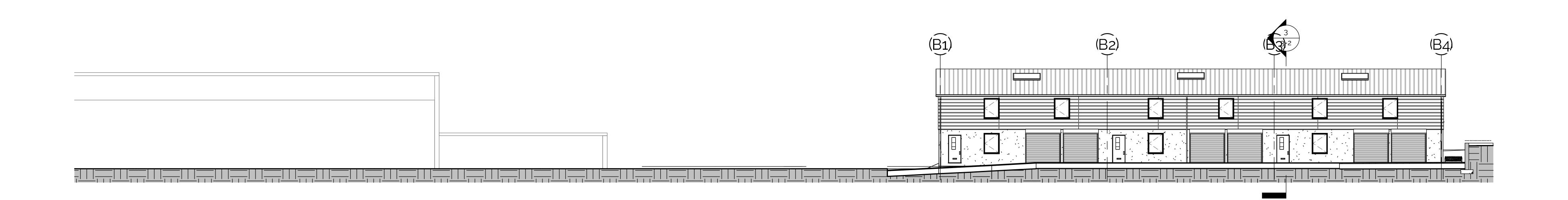






3.3 Elevations & Massing

The Applicant has paid close attention to the balance, detail and massing of the development through a number of iterations. The intention is to achieve a coherent composition that will respond to different Tenant needs without losing integrity as an overall composition with a consistent approach to materials and elements "pattern book " that can accommodate tenant changes and varying space and requirements of tenants.









3.4 Street Scenes

The Applicant want to improve and enhance the sense of place at the business park by controlling views, at edges creating 'streets'. Paying careful attention to materials, solid: void and controlling differences between tenancies by using a modular design with suitable paramesh security in muted colours where required combined with a landscape design to enhance the architecture and provide a buffer at the fringes to suit adjoining land uses

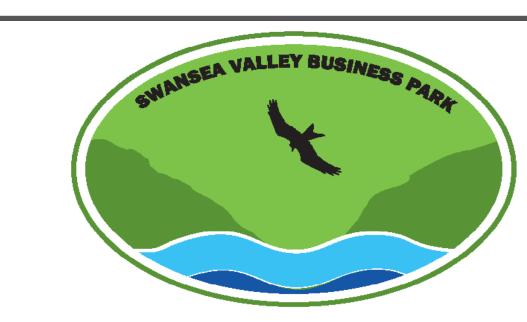


3D Visual of scheme.









4 Site Analysis

4.1 Summary

As indicated in the planning package provided the existing land rounds off the allocated employment area and has been neglected and unused in recent years.

Topographic and desktop investigations and contamination and ecological reports are being provided as part of the application and the design response to

Site and context is set out under the section 2) Vision

3d survey information informs the floor levels set and production of site sections have been a determinant of both density and distribution of units.

Desktop and other studies have been commissioned by Engineers and are to be included in the Full application.



Site Plan





Visualisation of the site





4.2 The Site

The site is ideal for expansion of business park buildings.

The scheme has been strategically designed to sit naturally within its surroundings through the use of a mix palette of materials and in a courtyard settings along with natural landscaping and open parking spaces.

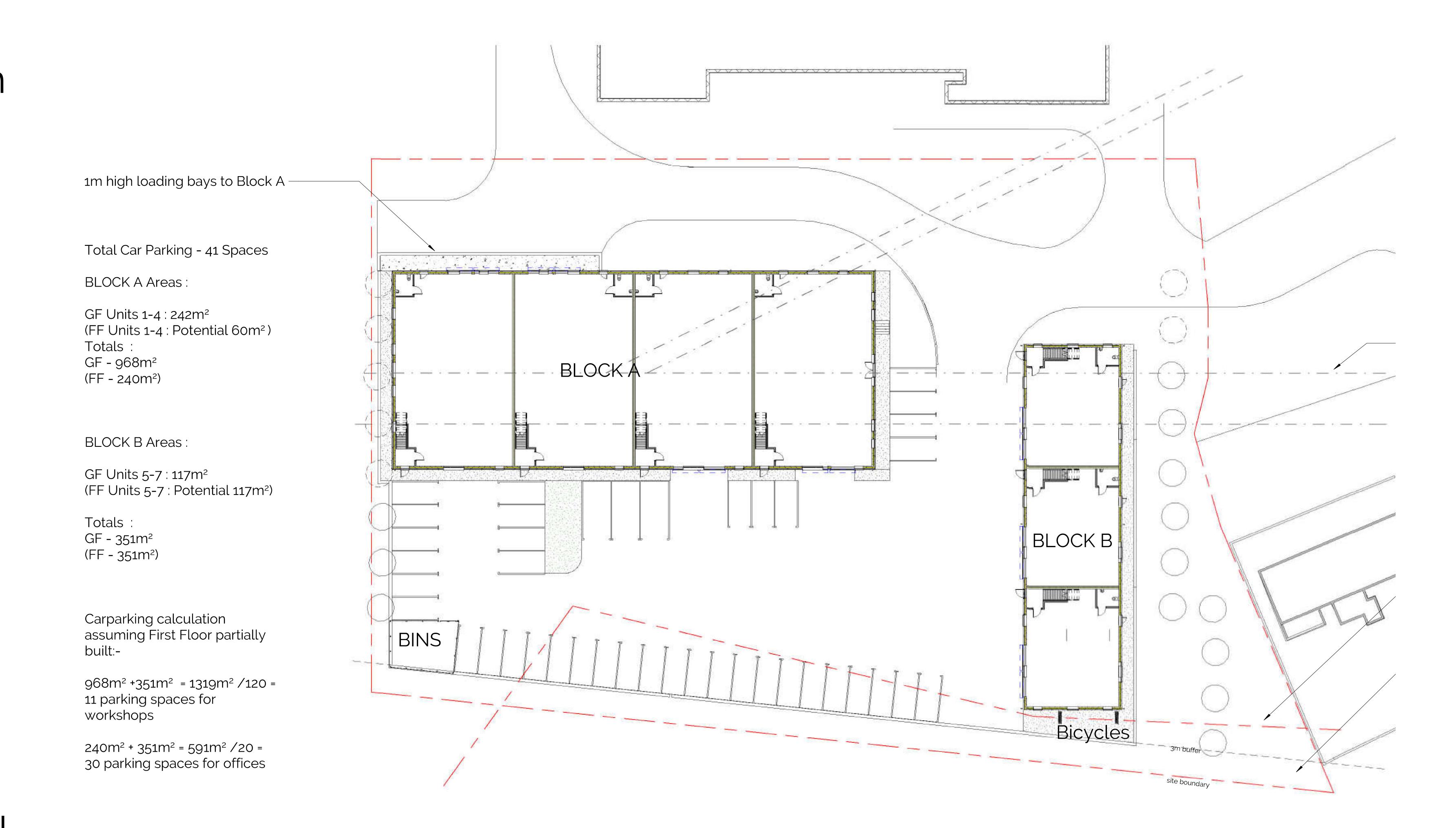
The entranceway to the site is directly off a mini roundabout off the A4067 in the direction to Asda. The site has been given much attention in balancing these units providing some symmetry and forming a natural open courtyard setting. Form, detail, materials and colour otherwise provide a consistency across the site creating a uniform appearance.

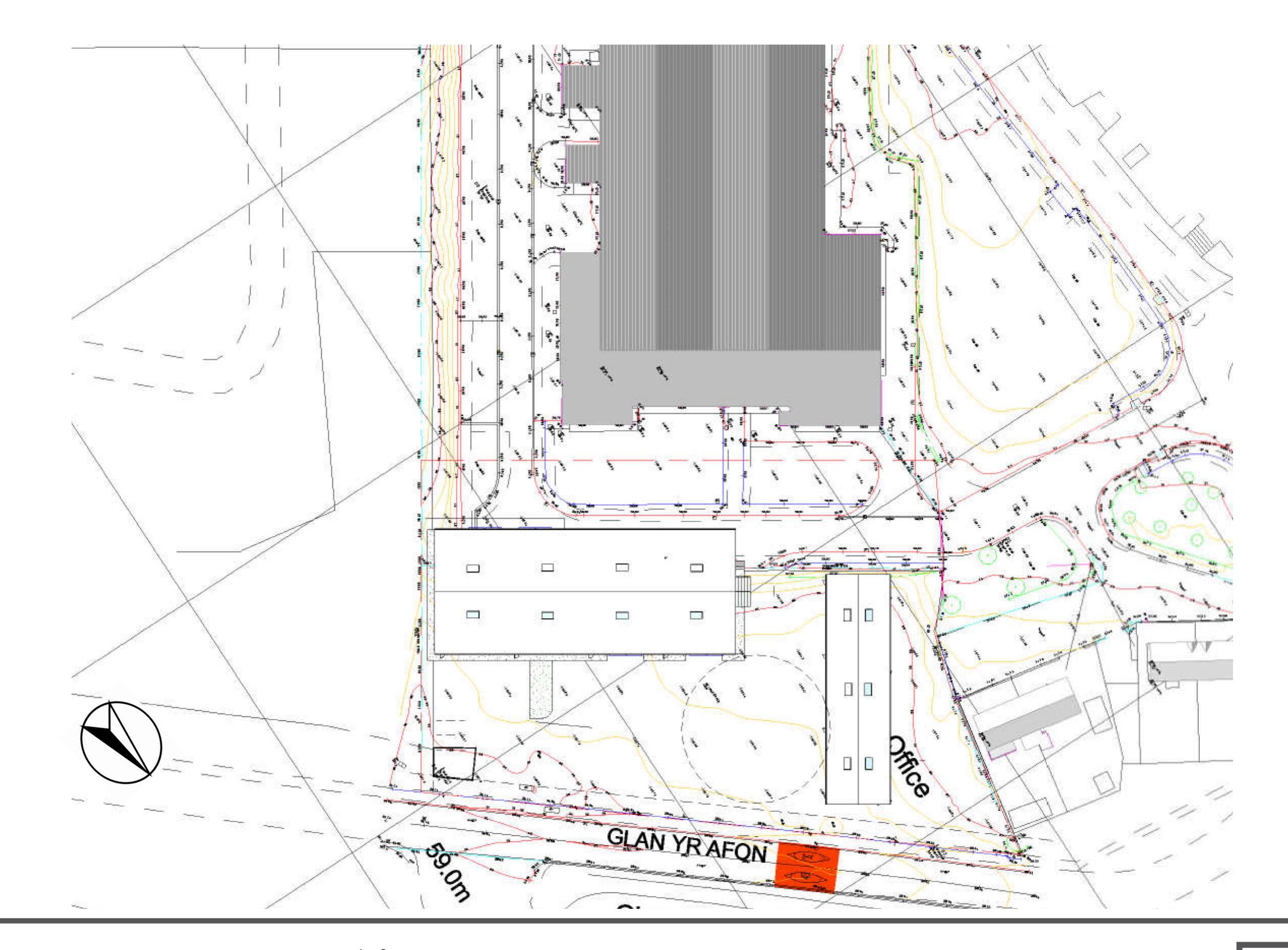
LANDSCAPING – The applicant intends to liaise with the Local Authority to introduce new landscaping features where it is felt to be required such as where there is open space.It is anticipated that some conditions will be imposed but the Applicant is providing such supporting information as they feel is appropriate and realistic in advance of a Consent

The access will be to highways requirements and the Highways Department have been consulted throughout the Design phase. Auto tracking has been carried out for lorry access.

Parking levels have been set in accordance with the local authority special planning guidance and a Report provided describing proximities and transport links and consequent parking numbers.

Site Plan A









5 Movement & Access

5.1 Summary

At a very early stage consideration was given to movement and access in and around the proposed development to ensure the proposition was easily accessible. Appropriate provisions of space within the scheme have been developed for parking, maneuvering, loading and unloading to fulfill the requirements of the proposal.

Following the parking standards the minimum dimension for a car parking standing space is 4.8 x 2.4 which have been met within the design. 12 Units, provided with 42 parking paces.

As stated in the Neath Port Talbot Parking Standards for industrial Developments, 1 car park space is required per 120m2. This is applicable to developments in zones 2-4, 4 being on the outer edges of the largest town, suburban locations in towns.

The brief allocates more than the required amount on parking provisions, balancing the mixed use of industrial and office based on experience with the existing building and assessing in relation to actual employees. Office requirements state per 20m2, 1 parking space is to be allocated. The Application exceeds requirements on parking as a means to future proof the development for potential additional 1st Floor infill which would be subject to a separate Planning Application by end users if required.

The Applicant and Architect have considered the need for visitor parking for the units and have provided spaces accordingly.

The new access road will be designed in discussion with the LPA. The access will be to highways requirements and the Highways Department are to be consulted.

Auto tracking has been carried out for lorry maneuvering.

Means of escape will comply with Building Regulations Approved Document Part B whilst switches and controls etc will be at heights specified in Building Regulations Approved Document Part M.

Criteria for mobility requirements are met with the correct width of entrance door (min 900mm door set), maximum threshold of 26mm, level approach to principal entrances, 300mm clear wall space to opening edge of doors and non slip surfaces to external pathways. Wcs to Doc M requirements will be provided as a minimum to all GF units.

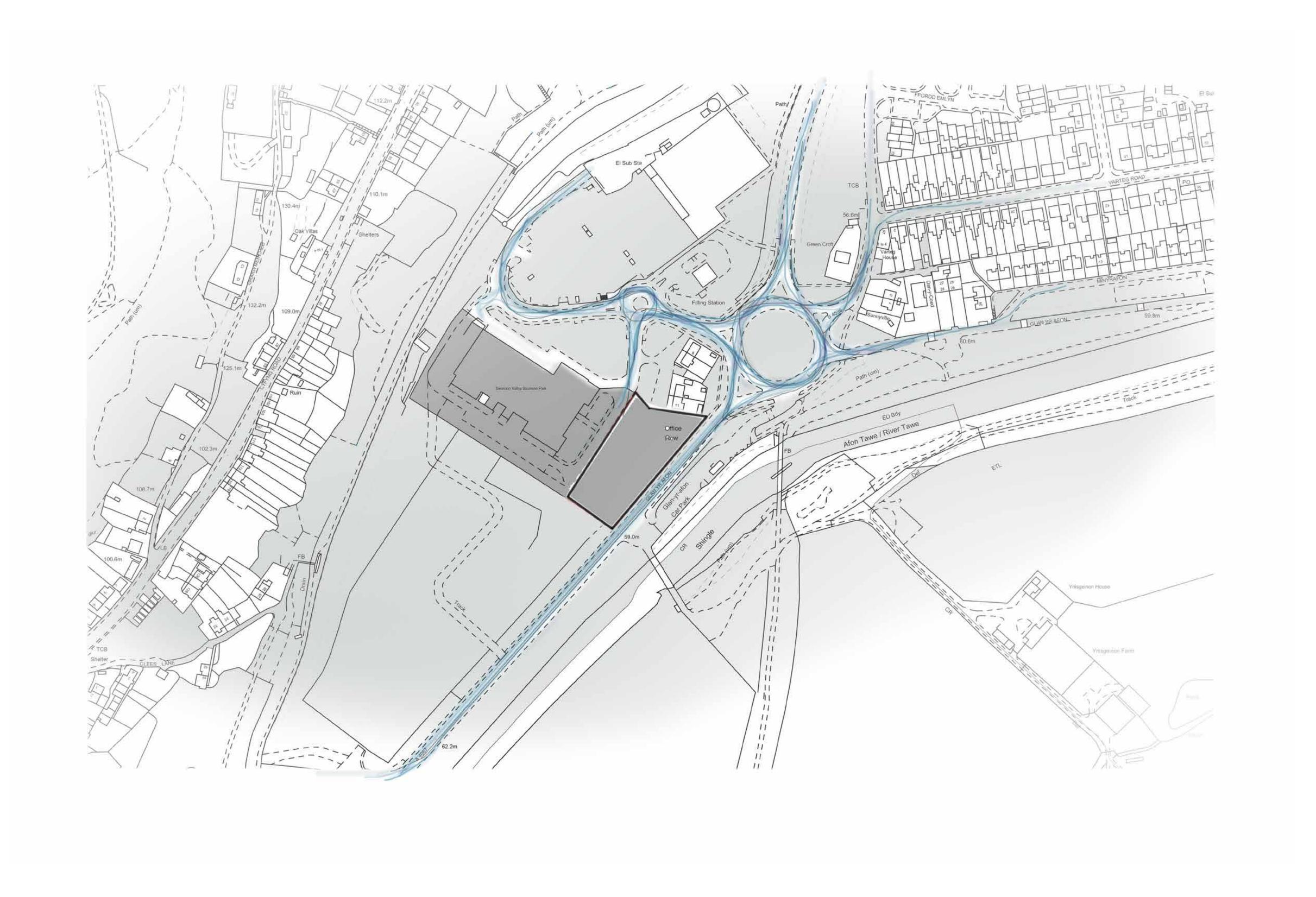


Diagram showing access routes through site and public transportation.





6 Local Amenities

6.1 Public Transport & Amenities

Local Facilities – The site is located off the main A4067 with a large Asda superstore located adjacent.

The main road, leading into a built up residential area is already served by existing shops, schools and community facilities. Details of these good facilities and details of public transport are set out below.

Bus Routes – 121 - Ystradgynlais - Ystalyfera Local Service via

Alltygrug

South Wales Transport

903 - Abercrave - Neath College via Pontardawe

First South & West Wales

T6 - Brecon - Swansea via Ystradgynlais, Neath

New Adventure Travel

X6 - Swansea - Ystradgynlais via Pontardawe

First South & West Wales



Facilities – These include within close proximity of the site:

Asda Food Store

Davies Chemist Pharmacy

Ysgol Gynradd Y Wern Primary School

Ysgol Gyfun Ystalyfera

Leisure/Sports Centre

Rugby Club

Football Club

Restaurants

Library

Doctors Surgery

Cinema

Playground

Park-y-Darren

St David's Church





6.2 Amenities Map

Transportation - bus stops



Schools - Ysgol Gyfun Ystalyfera - Ysgol Gynradd Y Wern Primary School



Children's Play Area - Parc-y-Darren



Leisure Centre - Ysgol Gyfun Ystalyfera -Ystradgynlais Sports Centre



Football Pitches - Ystalyfera Rugby and Football Club



Post-Office -Ynys Y Darren Sub



Shopping -Asda Supermarket - Tesco Superstore









7 Planning Policy

As well as consistant with national guidance contained within Planning Policy Wales the scheme has been considered against the NPT LDP which is under review.

The scheme is consistent with the NPTCBC brief which is derived from the policies adopted within the Neath Port Talbot Local Development Plan, and specifically:

The scheme will promote and enhance: Industrial Estates and other significant out of centre Developments.

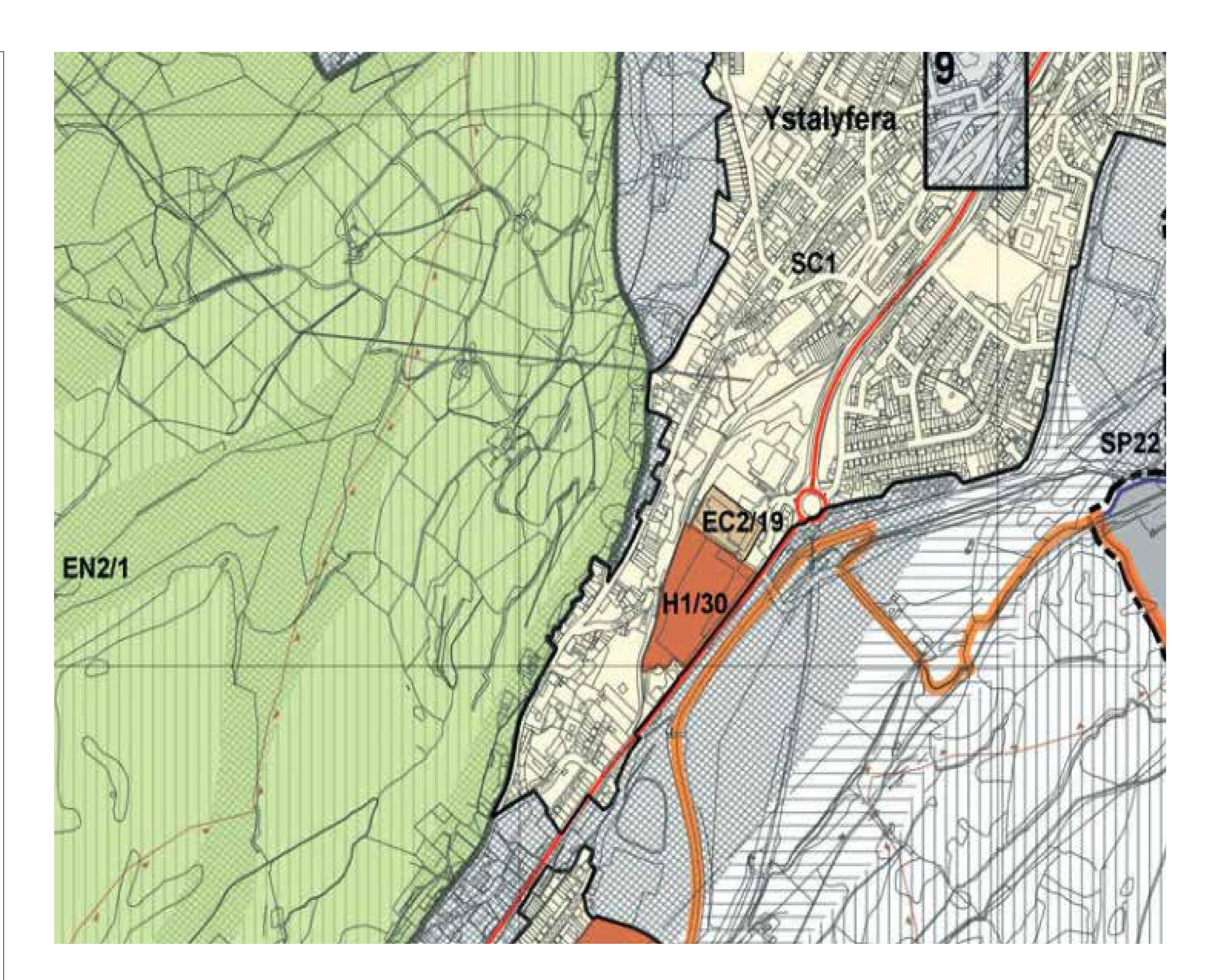
- strategies for enhancing the growth of employment and businesses.

The proposal will support The expansion or redevelopment of existing enterprises will wherever appropriate be encouraged.

The scheme is designed to be proportionate in scale and form to the role and function of the settlement and will compromise of B1, B2, B8 and Offices.

The proposal will set out to promote:

The need to prioritise communities on the basis of social and economic needs, Swansea Valley: Ystalyfera is mentioned as one of those targeted.







Policy BE1

The scheme demonstrates high quality durable design based on the vision described in the DAS and has been developed in a pre-app process with NPT Planning Department to address business and visual amenity and context, Highway and pedestrian safety and compliance with other relevant policies set out within the LDP

Policy RE2

The Applicant will instal Photovoltaic electric renewable energy where viable and promote low carbon technology in other ways such as car charging points depending on viability











Policy OS1

Some amenity space with seating, landscaped areas accessible to employees and seating is incorporated in the design to an extent consistant with probable uses

Policy 1 Infrastructure Requirements

The proposal utilises the existing infrastructure of the adjacent Business Use area efficiently to minimise the need for any additional infrastructure

Policy WL1

The Applicant acknowledges the site is adjacent to a Welsh language sensitive area. Since this a speculative scheme the Applicant anticipates an appropriately condition requiring the submission of a Welsh Language Action Plan to ensure appropriate mitigation can be sought. The proposed will support and meet: Employment- encourage the creation and expansion of businesses wherever this can be achieved without causing unacceptable harm.

ENV3 Impacts on Landscapes are addressed in Ecology assessment and landscape design

W3 waste management plans will be provided in accordance with an appropriate condition when the technical measures are advanced. At present levels are being selected to reduce removal of material to a minimum and desktop studies are addressing contamination risks.

Compliance with policy generally has been discussed pre-app and demonstrated in the drawings and reports making up the detailed application including:

Ecological Assessment - Assessment and Report being provided

Drainage Strategy - Provided

Flood ing Assessment -provided

SPG parking assessment

Site Investigation - Desktop Study provided

Energy Assessment-provided in principle

Street scene views - Provided

DAS-provided

Predictive Noise suggested Condition provided

Coal Mining Report and risk assessment provided

Transport Statement Provided





8 Conclusion

8.1 Overview

The site is located within Ystalyfera, off the A4067. The proposal conforms to the relevant policies set out in the LDP and also conforms to Welsh Assembly Government guidance contained in both

Welsh Government policy documents and the relevant Technical Advice Notes. The development would not have any adverse effect on the character and appearance of the area, the amenity of existing residents or highway safety and conforms with the Council's vision for the area. The proposal accords with objectives of good design.

8.2 Movement Access

The application site is located off the A4067 adjacent to a large Asda super store and previously developed business units owned by the applicant. Outside an established residential area served by existing shops and community facilities. The site also has good access to local public transport which satisfies the advice given by Welsh Government in terms of sustainability and Highways and accessibility.

8.3 Character

Building forms are appropriate and straightforward with pitched roofs set out in a courtyard setting. The massing form and materials as well as the relationship between buildings and surrounding spaces as well as the adjacent business units has been carefully considered before and during LPA pre-app.

The buildings will be simply detailed and finished with commonly used materials which will be consistent with the existing and emerging character of the locality.

We believe the proposed represent an appropriate form of development in a sustainable location. The site will make a contribution towards employment targets set by the Local Authority. We believe we have demonstrated that the development will not have any adverse effect on the amenities of the existing residential regions, built environment or highway safety.

8.4 Community Service

The development has been designed ensuring the units, outdoor space and car parking meet the latest requirements in terms of security whilst also ensuring to minimise the opportunity for crime and disorder.

8.5 Environmental

The Applicant has appointed a specialist assessor to ensure the proposals are Environmentally Sustainable and will adopt high insulation standards consistent with Building Regs part LA. An energy assessment will be provided as part of the Application investigating the potential for low carbon equipment to be utilised where viable in accordance with \$17 of the Planning (Wales)Act 2015.

Energy efficient lighting will be provided within the units to a level of greater or equal to 75% of all light fittings.

Recycling facilities will be provided within each unit.

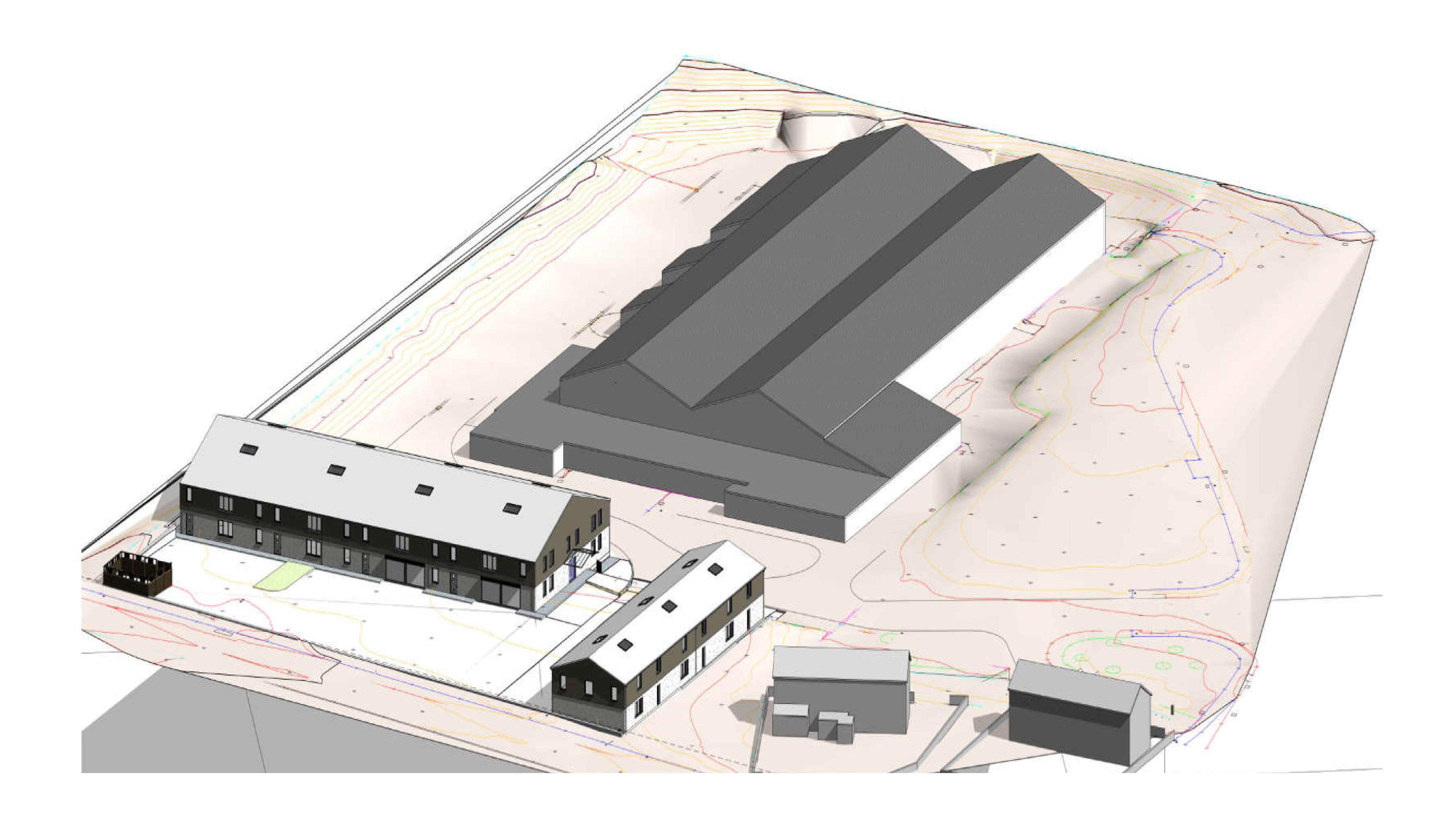












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