



PLANNING, DESIGN AND ACCESS STATEMENT
OFFICES AND ASSOCIATED WAREHOUSE AT LAND FORMING
PART OF GARNGOCH BUSINESS VILLAGE, SWANSEA, SA4 9WF

On behalf of
Moller PCI

Our Ref: 0489.a
Date: November 2017
Prepared by: JDE

1.0	INTRODUCTION	3
2.0	SITE DESCRIPTION	4
2.1	THE SITE	4
2.2	THE SURROUNDING AREA	5
2.3	PROJECT DESIGN PARAMETERS AND PRINCIPLES	6
3.0	THE PROPOSED DEVELOPMENT	7
4.0	PLANNING POLICY	11
5.0	ACCESSIBILITY.....	15
5.1	ACCESSIBILITY	15
5.1	MOVEMENT TO, FROM AND WITHIN THE DEVELOPMENT.....	15
6.0	CHARACTER	17
7.0	COMMUNITY SAFETY.....	18
8.0	ENVIRONMENTAL SUSTAINABILITY.....	19

1.0 INTRODUCTION

- 1.1 JCR Planning has been instructed by Moller PCI (the Applicant) to prepare and submit a planning application for a new office building with associated warehouse on land forming part of Garngoch Business Village, Swansea.
- 1.2 This Planning, Design and Access Statement therefore forms part of the submissions of the application to be considered by the Authority, and in compliance with the requirements of TAN12 provides information on the following points:
- A brief description of the site and surrounding area
 - A description of the proposed development
 - Consideration of relevant planning policy
 - Accessibility
 - Character
 - Community Safety
 - Environmental Sustainability
 - Movement to, from and within the development
- 1.3 The contents of this document should also be read in conjunction with the accompanying Pre-Application Consultation Statement and associated drawings.

2.0 SITE DESCRIPTION

2.1 THE SITE

2.1.1 The application site relates to an undeveloped parcel of land at the edge of the existing Garngoch Business Village, pictured below:



Photograph 1

2.1.2 As can be seen from the above photograph, the site currently consists of a large area of bare earth bounded on three sides by highway and associated elements of footway. At approximately the north eastern and north western corners of the site are then located two separate electricity sub stations.

2.1.3 The northern, western and eastern boundaries of the site are currently undefined, with the remaining southern boundary then leading onto a separate parcel of vegetated land. In terms of access, pedestrian access can currently be gained via the northern, eastern and western boundaries, whilst vehicular access is then gained via two partly constructed spur roads running along the eastern and western boundaries of the site.

2.2 THE SURROUNDING AREA

2.2.1 In the immediate sense, as detailed above, the land directly to the south of the site is both vegetated and undeveloped, as is the land to the west.

2.2.2 Directly then to the east lies an existing commercial unit (Photograph 2), whilst the bulk of the Garngoch Business Village then lies to the north, with some examples of the commercial buildings it includes illustrated below.



Photograph 2



Photograph 3



Photograph 4



Photograph 5

2.2.3 As can be seen, the Business Village is home to a range of occupants, which are in turn housed by a range of buildings of varying scales and designs. Notwithstanding this, the existing surrounding built form does include a number of common design features, which are summarised below:

Walls – Mix of brickwork and metal sheet cladding

Roofs – Metal sheet cladding

Boundary Treatments – None or palisade fencing

Landscaping – Grassed areas, with some shrubbery.

2.2.4 In the wider sense, the Business Village lies on the eastern edge of the settlement of Gorseinon, with the smaller settlement of Penllergaer then located a short distance to the east. The former settlement contains a range of community facilities and local services, which are easily accessible from the application site via motorised and non-motorised means of transport. The application site is also within walking distance of a regularly served bus stop that provides access to the wider urban area of the City, as well as adjoining areas.

2.3 PROJECT DESIGN PARAMETERS AND PRINCIPLES

2.3.1 As a result of the above and the Applicant's own aspirations for the site, the following design principles and parameters have influenced the design subject of this planning application:

- **Sustainability** – The proposed development is to achieve the BREEAM standard of 'Excellent'
- **Design** – To draw on that of the existing buildings found elsewhere within the Business Village.
- **Scale** – To be fit for purpose, but not represent a form of overdevelopment.
- **Drainage** – To include a sustainable means of disposal for surface water.
- **Access** – To utilise the existing means of access serving the application site, as well as improving pedestrian linkages to the site.

3.0 THE PROPOSED DEVELOPMENT

3.1 The proposal is for full planning permission for a new cold storage unit with associated engineering and drainage works, which are to provide both circulation and operational space for the unit proposed as part of this application, but also then for that of a future unit for which a further planning application in the future will be made. The following therefore provides details of the various elements of the current application proposal and should be read in conjunction with the accompanying drawings.

Development Context

3.2 The application building is to serve an existing and successful company as its new headquarters. Moller PCI – the Applicant – is a company based in both the UK and Ireland that designs and provides refractory solutions to a range of industries. This involves designing new systems to a client's specific requirements, through securing the relevant component parts and then through to their construction and subsequent maintenance.

3.3 This wide range of services is currently provided by the Applicant over a number of locations throughout the UK and Ireland. This application proposal therefore seeks to rationalise the office based elements of the company into a single building, as well then as providing additional storage facilities required by the company. Its manufacturing elements will continue to take place at other locations to that of the application site.

Layout

3.4 The proposed layout will focus around a single building that represents the focus of this application. The building is positioned at a generally central position within the site, with the spaces around it then segregated to serve specific purposes, as well as increasing the overall legibility of the development.

- 3.5 As a result of the above, the area to the fore of the building is dominated by an area dedicated for staff and visitor car parking. In addition, the primary means of pedestrian access leads from the front of the building, through this area and then to a new section of public footway at the edge of the site to be constructed by the Authority.
- 3.6 The area to the east of the building is then dominated by two means of vehicular access into the site. The northern access will lead on to the aforementioned parking area, whilst the southern access will then provide access for delivery vehicles only to a service/delivery yard to the south of the building.
- 3.7 The remaining western half of the site is then dominated by a new landscaped grassed area containing a series of trees at its boundaries, as well as the proposed water storage area at the site's south western corner.

Scale

- 3.8 As detailed above, the application is focussed around a new headquarter building, that will have a total footprint of some 1,420m². Part of the building will consist of two storeys, with the split of accommodation being as follows:

Offices and associated spaces – 749m²

Warehousing – 943m²

Design

- 3.9 The core design ethos of the project has been to secure a scheme that delivers a building that is fit-for-purpose, reflective of the existing built form of the area, reflective of its status as a headquarters building and in a manner that secures an 'Excellent' BREEAM rating. It is considered that the design presented as part of this planning application has achieved all of the above through its crisp design and sympathetic materials palette.

- 3.10 As a result of the above, the following represents a summary of the external finishes of the proposed building.

Walls – Mix of blue multi facing brick with dark mortar and corrugated steel cladding (grey).

Roof – Single-ply high-performance membrane

Glazing – Powder coated aluminium (gunmetal grey). Roller shutter doors to then be installed on warehouse openings (blue)

Landscaping

- 3.11 As the accompanying drawings show, the proposal will include a mix of hard and soft landscaped areas. The latter will relate to the parking and circulation areas used by vehicle and pedestrian users of the building and will consist of a mix of materials to denote different areas.

- 3.12 The soft landscaped areas will then play a dual role. Some (particularly those on the periphery of the site) will be used to soften the impact on the overall streetscene through a mix of grassed areas and sections of new planting. The second role of these soft landscaped areas is to then act as a means of increasing the biodiversity value of the site as a whole. These will then be managed in the manner indicated by the information accompanying this application.

Drainage

- 3.13 The proposals include provision for surface water drainage. This will in summary involve the capture of all surface water from hard surfaced and building areas, its transfer to a new water storage feature (pond), with water then eventually being discharged into a nearby watercourse at an acceptable rate by means of a hydraulic break.
- 3.14 All foul water generated by the site will then be disposed of via the existing public sewer network.

Access, Parking and Operations

- 3.15 As detailed above, separate access provision will be made for pedestrians, staff and visitors arriving by car, together then for deliveries. All access points will then link up with the existing access road network serving the site.
- 3.16 The proposal will be served by 27 car parking spaces, 3 goods vehicle spaces and 3 HGV spaces as per the Authority's standards. The scheme will also include provision for 10 parking spaces for bicycles at the front of the application building.
- 3.17 The proposed use of the building will take place between the hours of 08.00 and 18.00, 5 days a week. During each working week, it is anticipated that on average 1 HGV will visit the site, with then 6 delivery vans visiting the site each working day.

Employment

- 3.18 It is anticipated that proposal will generate 36 full time posts – 10 office based posts and 26 then based in the warehouse, although some will be interchangeable between the two uses.

4.0 PLANNING POLICY

4.1 The most recently adopted development plan for the area within which the application site is positioned is the *Swansea Unitary Development Plan* (UDP). Whilst this document has reached the end of its lifetime, we understand that until the adoption of the forthcoming *Swansea Local Development Plan*, the UDP remains to be the document used by the Authority in the determination of all planning applications in the interim. As a result, the proposal has been considered against the policies of this document and the following represents a summary assessment of those of most relevance to the proposed development in question.

Policy EC1 – General Employment Sites

4.2 In terms of the principle of the application proposal, the application site forms part of allocation EC1(9). Under the provisions of this allocation and the associated Policy EC1, the site is designated under the provisions of the UDP for “*predominantly lower order B2, B8 Sui Generic uses, although there will be instances where B1 offices are appropriate*”. The policy’s supporting text then goes on to state that the application site is suitable for “*...light/general industrial uses and warehousing to capitalise on the infrastructure investment at the Estate*”.

4.3 The application proposal is for a series of office spaces, linked then to associated warehousing and other storage areas. The proposal is therefore a mix of B1 and B8 uses, ensuring therefore that the principle of the application scheme adheres to the objectives and detailed requirements of Policy EC1.

Policy EV1 - Design

4.4 With the principle of the proposal clearly supported by local planning policy, the more detailed aspects of the scheme are then required to be assessed. The first of these is the general aspect of design, with Policy EV1 of the UDP providing a series of criteria against which to assess all development proposals requiring planning permission. The first of these requires that a proposal is appropriate to its local context in terms of

“... scale, height, massing, elevational treatment, materials and detailing, layout, form, mix and density.”.

- 4.5 With regard then to the application proposal, the general scale and form of the proposed building is comparable to many found within the existing form of the Business Village. In addition, its general external appearance and use of materials is similarly harmonious to that found within the adjoining built form. With the general layout and density of the development also being comparable to properties to the north and west, it is considered therefore that the application proposal adheres to the requirements of Criterion (i).
- 4.6 The second criterion of relevance to the application proposal – Criterion (ii) –requires a proposal to *“Integrate effectively with adjacent spaces and the public realm to create good quality landscape.”*. In the case of the application site, the area of land in question has historically already been partitioned off from adjoining land to create a development site, by virtue of the presence of two access roads running along the site’s eastern and western boundaries. This partition has therefore provided a basis on which to develop the site and an associated proposal’s positive interaction with adjoining spaces and the general townscape. This has been achieved by the currently proposed development through respecting the alignment of existing development in terms of key access routes through the Business Village, as well as established spacing standards between respective buildings. As a result, the proposal has ensured that it meets with the requirements of Criterion (ii) and in turn Criterion (iii).
- 4.7 The fourth criterion for consideration then deals with the matter of landscaping. Landscaping has been given careful consideration in the formulation of the final design solution for the proposal and as the accompanying drawings illustrate, playing a number of roles in the overall scheme. The use of large areas of undeveloped land forms part of the overall surface water strategy for the development, as well as providing valuable biodiversity gain for the site. All this is also achieved in a manner that adopts a layout and form that is comparable to other existing developments

found as part of the existing Business Village. As a result therefore, the proposal adheres to the requirements of Criterion (iv).

4.8 Taking into consideration then the form and scale of the application proposal, not all of the remaining criterion of Policy EV1 are of relevance. However, as can be seen by the accompanying drawings, the range of access points into and throughout the building ensures that it will be accessible to all and so will adhere to the requirements of Criterion (vi). Similarly, the attainment of the BREEAM standard of Excellent also ensures that the proposal adheres to the requirements of Criterion (ix).

4.9 In summary therefore, the proposal supports the objectives of Policy EV1 and adheres to all of its relevant requirements.

Policy EV2 – Siting and Location

4.10 As with Policy EV1, Policy EV2 consists of a series of criteria against which to assess proposals, but in this case deals solely with the matters of the siting and location (or positioning) of development. As the principle of the form of development is supported through its allocation under the provisions of Policy EC1 for employment development, many of the criteria of Policy EV2 are therefore satisfied by default.

4.11 In terms then of the more detailed or site specific criteria of Policy EV2, as highlighted under consideration of the proposal against the requirements of Policy EV1, the proposed development has given careful consideration in relation to any potential impact on adjoining existing development and their associated users and occupiers. Through giving careful consideration to the overall scale and positioning within the site, it has been ensured that there will be no detriment on the amenity or privacy of the occupiers of existing development in the area, or of those of the proposed development.

4.12 With no harm to any local or national biodiversity interest, nor any detrimental impact in terms of flood risk to the proposed or existing development in the area, the

proposed siting and location of the development therefore adheres fully with the requirements of Policy EV2.

Policy EV3 - Accessibility

- 4.13 Policy EV3 as its title suggests deals with the matter of accessibility to and from the site. The Policy requires that proposals make provision for a range of access facilities to ensure the needs of all are catered for.
- 4.14 As can be seen from the accompanying drawings, the proposal provides sufficient parking (car, bicycle and commercial vehicles) to serve the development that are in-line with the Authority's adopted standards. In terms then of pedestrian access, a clear, safe and legible means of entry into the building has been included as part of the design, including a raised platform within the general parking and circulation area to ensure that pedestrians are given priority over vehicles.
- 4.15 As a result of the above measures, the objectives and requirements of Policy EV3 are therefore adhered to and fully supported.

Policy EV35 – Surface Water Run-Off

- 4.16 As detailed previously, the proposed development includes a fully designed sustainable urban drainage system to deal with and manage the issue of surface water. These measures will not only directly deal with surface water in a sustainable manner, but will also introduce measures that will result in a biodiversity gain on the site. As a result, the application proposal adheres to the requirements of Policy EV35

5.0 ACCESSIBILITY

5.1 ACCESSIBILITY

5.1.1 The following represents a summary of the access considerations made by the Applicant in relation to the proposal subject of this planning application. The design standards followed in doing so are contained within the following documents:

- Approved Document M – Access to and Use of Buildings
- BS8300 - Design of buildings
- DDA1995

5.1 MOVEMENT TO, FROM AND WITHIN THE DEVELOPMENT

Philosophy and Approach

5.2.1 The client has an aspiration of inclusive design & seeks to promote high quality accessible and welcoming environments in the proposed use. This is reflected in the provision of dedicated legible and safe means of access for all visitors, irrespective of their means of travel to the site.

5.2.2 All door furniture, lighting switches & electrical sockets are then set at a reasonable height where possible to permit disabled use and door furniture shall be of contrasting colour to the main door to assist the visually impaired where appropriate and practical.

Movement To the Site

5.2.3 The application site forms part of the larger Business Village, which consists of a series of access and distributor roads running through it. The estate is also well served by pedestrian walkways, which then connect to the system serving the main urban area adjoining it. In addition, we understand that the site is also within walking distance of a bus route, enabling the proposed development to promote non-car modes of transport for off-site trips.

- 5.2.4 In the immediate sense, the application will be accessed directly off the adjoining estate access road, with a new pedestrian crossover (to be provided by the Authority) to then link up with the existing public footway network. All movement from the external areas adjoining the entrances serving the proposed building will be on a level basis, ensuring an inclusive form of development, as required by Part M of AD.
- 5.2.5 It is proposed that all hard surfaces will be regularly inspected for defects and managed accordingly.

Movement within the Building

- 5.2.6 In terms of the proposed building, the access requirements of all users have been given full consideration. As a result, all doors, internal entry points and corridors will enable both able and less-able bodied staff and visitors to access all relevant areas of the building where required on both floor levels. This is further secured through the installation of a lift, as well as stair wells.

6.0 CHARACTER

Landscape Design

- 6.1.1 Although the application site has a currently undeveloped form and appearance, it is nevertheless allocated for employment related development as part of the adopted UDP.
- 6.1.2 The approach with regards to landscape design has therefore been to strike a balance with its existing form, whilst ensuring that this does not jeopardise the site's delivery as an employment site and making a contribution towards the strategic economic objectives of the UDP. The proposal therefore includes elements of both soft and hard landscaping, as well as proposals for strengthening existing boundary treatments.

Scale

- 6.1.3 As detailed previously, the scale of the proposal has been steered by the existing form of development found in the surrounding area, as well as the immediate and future needs of the Applicant.

Number

- 6.1.4 The proposal is to provide a singular building to provide new office, warehouse and storage space for the Applicant.

Layout of Development

- 6.1.5 As detailed previously, the layout of the proposal has been steered by existing site attributes, as well as the immediate and future needs of the Applicant.

Appearance

- 6.1.6 As detailed in earlier Sections of this DAS, the application proposal is for a building that will utilise materials and a design style that draws on those found in the surrounding area.

7.0 COMMUNITY SAFETY

- 7.1 The proposal does not include any public spaces and so no assessment of their community safety level has been undertaken.

8.0 ENVIRONMENTAL SUSTAINABILITY

Landscaping/Townscape Setting

- 8.1 As detailed above, the proposal will be harmonious with other adjoining commercial developments.

Biodiversity and Local Environment

- 8.2 As detailed in the accompanying information, whilst the current site has a low biodiversity level, the application proposal seeks to increase the level in the manner indicated.

Energy Efficiency/Carbon Reduction

- 8.3 The proposed building will be constructed to an 'Excellent' standard with regards to the BREEAM process of assessment.

Sustainable Materials

- 8.4 The proposed building will be constructed to an 'Excellent' standard with regards to the BREEAM process of assessment.

Water

- 8.5 We understand that the building will be served by a new water supply. All surface water will then be dealt with by means of a new sustainable urban drainage system, as detailed on the accompanying drawings.

Waste Management

- 8.6 We understand that the application building has access to recycling facilities.
- 8.7 We understand a new foul water connection from the application building will be required.