

DESIGN & ACCESS STATEMENT

Rev A Further Information Added at NPTCBC Request

June 2015

Rev B Further amendments at NPTCBC Request

July 2015

**PROPOSED LIGHT INDUSTRIAL UNIT
LAND ADJACENT TO HUNTS BAKERY
NEATH ABBEY BUSINESS PARK
NEATH SA10 7DR**

Design Objectives:

To design a light industrial unit including reception area and offices for ATT Engineering Ltd

Application Description:

This DAS is to accompany a Full Planning Application for a 24m x 26.2m light industrial shed.

Planning Context:

The site is part of the Neath Abbey Business Park on the outskirts of Neath

Identification of Site:



SITE ANALYSIS

- **Application Site** (brief description, site area etc...)

The application site is 1760m² and is located to the North of Hunts Bakery on the road which feed directly off the A465 Heads of the Valley Road.

- **Boundaries** (physical and visual)

The west boundary sits approx. 2.2m off the back of pavement of the road.

There is a metal railing fence to the south of the site approx. 1m off the Hunts Bakery Building.

The other boundaries are not distinguished on site by any physical features

- **Site Features** (existing structures, waterways, fences, trees, shrubbery etc...)

The site is currently unused. There are no major topographical features on the site. The main business park road runs along the west boundary and the Hunts Bakery site is to the south of the site.
The Neath & Tennant Canal runs east to west approx. 8.7m, at the closest point, to the north of the north boundary.
The Neath & Tennant Canal runs east to west approx. 2m to the north of the north boundary.

- **Topography** (description of site levels)

The site is covered with irregular banks and areas of raised ground but predominantly slopes away to the north.

- **Constraints & Opportunities** (views, vistas, orientation etc....)

The site is in an established 'Business Park' with a long frontage facing the road, with plenty of space to form a new access road into the site.

CONTEXT ANALYSIS

- **Site Location** (ie shops, schools,)

The site is located within a business/industrial park at Neath Abbey, just off the A465

- **Urban Grain** (existing patterns of development, densities)

The existing urban grain within the immediate context is typically light industrial units

- **Established/Notional Building Lines**

The established building line has been 'set up' by Hunts Bakery building next door and is 13.75m back from the edge of the pavement. The Hunt's Bakery Building is 6.7m high to the ridge.

- **Streetscape/Architectural Style/Adjacent Land Uses** (visual appearance, style, massing, height etc..)

The architectural style within the immediate context is typical of an industrial park.

- **Protection of Amenity** (adjoining/adjacent sites/buildings)

Due to the proposed building location on the site adjacent to an existing building and rear boundary, the amount of unprotected areas (such as windows) is to be determined by Approved Document B of the Building Regulations

PLANNING POLICY CONTEXT

- **Relevant National/Local Policy & Guidance** (PPW, MIPPS, TAN's, UDP's, SPG)

Under the NPTCBC UDP the site is positioned on land which the following policies apply:-

EC3 Creation and Expansion of Business within settlements

H3 Infill & Windfall Development within Settlements

The following policies also apply:-

GC1 New Buildings/Structures & Changes of Use

ENV 17 Design and National Policy Tan 12 Design

The site is adjacent to land allocated under current UDP Policy EC1/8 Employment Landbank for classes A2, B1, B2 and B8.

PLANNING HISTORY

- **Previous Applications**

There have been no recent planning applications on the site.

INVOLVEMENT/CONSULTATION

- **Community/Neighbour Engagement & Pre Application Advice/Secure By Design/Access Groups**

No formal pre application advice has been sought between the architects and the planners. We understand that the client Brian Calo has spoken informally to Peter Hain MP.

THE PROPOSED DEVELOPMENT

- **Character: Amount of Development**

The proposal is for a light industrial shed, with a footprint of 24m x 26.2m and ridge height of 7.750m from external ground level.

The eaves and ridge heights relate directly with the processes and machines to be housed in the new building:-

1. CNC Machines (see photo of actual unit)



The CNC machine has a spindle height of 4 metres in its lowest position. This will increase to 5.2 when machining a large component and throughout the machining process there must be room to lower and raise the spindle.

Over and above the size of the machine is the additional space around for access for regular maintenance.

2. A frame gantry system (photo below)



This is an example of a light duty gantry system which is used inside the factory. This will be used to pick up heavier items (typically 50 to 150 kg) and lifted into position ready for machining. Height required 6-7 metres .

3. Fork Lift

Forklift/s will be used within the building. The forklift currently owned by the client is 3m high but with a lifting height of 6.4m. The height is required to allow items for loading/unloading, for example a machine manufactured last year was 4.2 metres tall and this had to be lifted onto a lorry bed which was approx. 1.6 metres high, meaning we required total head room of 5.8 metres.

- **Character: Layout**

The shed is to be located in-line with the adjoining Hunt's Bakery Building.

- **Character: Appearance**

It is proposed to clad the shed in Micro-rib composite cladding panels with standing seam roof finish

- **Character: Landscaping**

There will be a grass bank between the back edge of pavement and the car parking along the west boundary. The site is to be predominantly hardstanding to provide parking and loading facilities.

- **Community Safety**

The new unit will have security lighting, PIR activated with dusk-till-dawn sensors.

- **Environmental Sustainability**

National Resources Wales have been contacted with regards to flooding and have confirmed that the site is outside the flood zone.

The site does not encroach on the required 7m ecological buffer zone along the edge of the canal.

A Site Investigation Report for the site is to be submitted with the application as well as a Tree Survey and Ecology Report.

Building to be built to current Building Regulations and client plans to install PV panels on the east & west facing roofs in the future.

- **Movement**

It is proposed to access the site via a new link to the adjoining estate road. It is proposed to position the new access road approx. 40.5 m from the boundary with Hunts Bakery, so that the difference in levels between the road and site are at their lowest and to avoid locating the access road opposite the junction the other side of the road.

ACCESS

- **Vehicular Access into and Within the Site**

Vehicular access into the site will be from estate road and will be into the front of the site.

- **Pedestrian Access into and Within the Site**

As above

- **Public Transport & Nearby Accessible Facilities**

There are currently no bus routes to Neath Abbey Business Park. Busses do run along New Road in Neath Abbey with Bus Route Nos. 30, 59, 141, 155, 156 & 58 with a bus stop outside The Smiths Arms and in Skewen.

- **Car Parking** (general provision, disabled provision/location, turning facilities etc...)

20 no. parking spaces, including 2 no. disabled spaces are to be provided.

- **Access into/within Buildings** (level access/thresholds, approved doc M, wc's etc...)

The car park has been designed to give level access (1:60) from the vehicle to the reception area. A level threshold will be provided from the parking area into the reception. A disabled Doc M toilet cubicle is to be provided on the ground floor.