

Ref:18-034-DAS

Design and Access Statement

Full application DAS for the 1st floor extension and office refurbishment to include a showroom at Groundhog (UK) Ltd, Ynysygerwn Avenue, Aberdulais, Neath SA10 8HH

Version 1

10.03.22

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1. Introduction

From 1 June 2009 a design and access statement (DAS) has to be submitted with most types of applications for planning and listed building consent. From the same date it is a legal requirement that a local planning authority (LPA) must not entertain an application that does not comply with any requirements imposed by the Act. Article 4(D) of the General Development Procedure Order specifies the types of application which must be accompanied by a DAS

This Design and Access Statement is based upon the requirements of Technical Advice Note 12: Design (2009) and particular regard is had for Appendix 1 which sets out guidance on the formulation of such a statement.

This statement is submitted along with the following drawings (latest revisions to the drawing register):

- 18-034-A100 – Location Plan
- 18-034-A101– Site Plans
- 18-034-A102 – Existing Layouts
- 18-034-A103 – Proposed Layouts
- 18-034-A104 – Proposed Elevations

- 18-034-A105 - Artist's Impressions – Externals
- 18-034-A106 - Artist's Impressions – Internals
- 18-034-A107 - Proposed 3D Model

2. Site Analysis – Opportunities and Constraints

LOCATION: The Industrial Area on Ynysygerwn Avenue follows on from the residential area between the junction of the A4109 & along the B4242 that continues up to Resolven.

LOCATION – Surrounding Building types: A mix of industrial units sized to suit the type of businesses they serve. Most are Portal frame units with brick plinths of varying heights followed with metal cladding. While all the developments within the area seem to be constructed and designed to a competent standard, they have little architectural merit to influence the current proposals.

SITE – Position: The site is situated to the north of the B4242 with the offices in front of the existing main unit, to the south of the site. The development can be seen from the highway

SITE – Boundaries: The existing site is currently surrounded by a security fence – the development will have no effect on this item

SITE – Access: The site shares its access off the B4242 with its adjacent neighbours to the east, TRT welding services

OPPORTUNITIES: The Client already has permission for expansion at the side of the site with additional storage and parking included to accommodate further developments. This unit is looked upon as a key aspect to improve its administration and promotional processes to retain/increase current levels of production.

CONSTRAINTS: Mostly addressed in previous applications

3. Relevant Planning History

- P2000/0537 - Change of use from b2 (general industry) to b8 (wholesale warehouse and distribution centre)
- P2005-1897 – INDUSTRIAL UNIT FOR THE FITTING OUT AND FINISHING WELFARE & OFFICE UNITS
- P2007/0540 - PROPOSED EXTENSION OF EXISTING INDUSTRIAL UNIT
- P2007/1566 - Agree condition 2 (external materials)
- P2015/0748 - Engineering operations to facilitate the use of land at the rear of Groundhog for storage and car parking including retaining works, hardstanding and drainage works
- P2016/0488 - Details pursuant to discharge conditions 3 (external lighting) 4 (artificial nesting sites) 5 (bat roosts) 6 (Additional Bat survey info) of Planning Permission P2015/0748 (Approved on the 18/03/16) for the engineering operations to facilitate use of land for storage and parking.
- P2018/0769 - Detached warehouse/workshop unit and associated drainage
- P2019/0224 - Details to be agreed in association with Condition 3 (Drainage) 4 (land contamination) of Planning Permission P2018/0769 granted on 19/11/2018
- P2021/0025 - Proposed detached storage unit
- P2021/1195 - Proposed extension to canteen

4. Planning policy

In addition to national guidance contained within Planning Policy Wales, the application has referred to the Policies within the Adopted Neath Port Talbot Local Development Plan. The relevant policies include:

Strategic Policies

- Policy SP1 - Climate Change
- Policy SP3 - Sustainable communities
- Policy SP4 – Infrastructure
- Policy SP10 - Open Space
- Policy SP11 - Employment Growth
- Policy SP15 - Biodiversity and Geodiversity
- Policy SP16 - Environmental Protection
- Policy SP18 - Renewable and low carbon energy
- Policy SP19 - Waste Management
- Policy SP20 - Transport Network

Topic based Policies

- Policy I1 - Infrastructure Requirements
- Policy OS1 - Open Space Requirements
- Policy EC2 - Existing Employment Areas
- Policy EC3 - Employment Area Uses
- Policy EN7 - Important Natural Features
- Policy EN8 - Pollution and land stability
- Policy RE2 - Renewable and Low Carbon Energy In New Developments
- Policy W3 - Waste Management in New Development
- Policy BE1 – Design

The following SPG is of relevance to this application:

- Planning Obligations (October 2016)
- Parking Standards (October 2016)
- Biodiversity and Geodiversity (May 2018)
- Pollution (October 2016)
- Open Space & Greenspace (July 2017)
- Renewable and Low Carbon Energy (July 2017)
- Design (July 2017)

5. Consultation

- Q2020/0165 - pre-application advice. Received on the 11/11/20

6. Proposal description:

Groundhog (UK) Ltd

Groundhog UK Ltd is a long-established privately-owned company with a state-of-the-art modern manufacturing facility. They specialise in the manufacture of mobile and static environmentally efficient welfare units, designed and built by their in-house team.

A key aspect that the business is struggling with is a location to demonstrate their products and with an ever-increasing requirement for promotion and product training they need to redevelop their staff and visitor facilities to accommodate these requirements.

7. Character

- **Extent of Development** – Re-development/extension of the ground floor offices to a two-storey building on the site/footprint of the existing. A new space frame will envelope the existing using some of the space in front of the existing façade and an area towards the site entrance
- **Layout** – The main reception is to be centralised with shopfloor manager's office on one side and visitors' suite/showroom on the other. Most of the admin and design staff will then be relocated onto the new 1st floor. Facilities will be position in similar locations to the existing to retain similar routes to the existing services. Then the new façade will be formatted to create order and provide improved natural daylighting and ventilation. All will be overseen centrally with the CEO's office over the reception.
- **Scale** – In accordance with the surrounding area, the unit retains the same proportions already present on the existing site.
- **Appearance** – The surrounding properties show a mix of different materials apparently chosen in accordance with the individual occupant's preferences. The format of the surrounding buildings is predominantly of metal clad portal frame industrial units set within the context of the landscape. It is proposed to maintain this characteristic within the appearance of the development but subtly give the extension its own individual stamp in accordance with contemporary office styles. Materials to be used will reference many products noted within the area, such as powder coated metal cladding and a glazed facade. Artist's impressions have been provided to indicate how the extension could look on the site.
- **Landscaping** – The site is already landscaped and there are plans to adapt areas directly outside the proposed for parking configurations and SAB features. However, these will not alter its surroundings

8. Movement

- The proposal site is well located for easy access to all forms of public transport.
- Additional Car parking has been included in an open area discussed with the Planning officer for the previous application for the sheet store – allowing for further employment as part of this expansion
 - Current number of employees 100
 - Opening hours 7.30am – 6pm Monday-Friday 7.30am – 1-pm Saturday
 - Possible future employment following the extension 10 staff
 - 10 spaces to factory 2
 - 30 spaces to factory 1
 - 60 spaces to the rear
 - 10 new parking spaces have been indicated on the site plan
- Spaces have been incorporated for the storage of bicycles for staff and visitors.

- Charging points are to be fitted in the reconfigured parking areas

9. Access

- The design will incorporate improved access features currently required under Part M of the Building Regulation for the Building Type for both staff and visitors. New features include:
 - Reconfigured disabled parking bay directly in front of the building access point
 - Level thresholds
 - DDA compliant main entrance
 - Access lift for all levels
 - Improved corridor widths and door swing position for wheel chair users
 - Accessible toilet facilities

10. Environmental Sustainability

- The philosophy of the proposed works is to maintain and minimise disruption to the existing character of the surrounding area and extend employment sustainability for the Local Community.
- The materials proposed for the works will be chosen to provide a continuation of the aesthetics of the existing surrounding buildings; this will sustain the existing built environment.
- The works will be carried out in accordance with current Building Regulations requirements.
- The client is keen to reduce the company's carbon footprint and is looking to incorporate the following systems into the design development.
 - Green roof
 - Possible rain water harvesting
 - Possible Solar panels
 - Car charging points

11. Community Safety

- The site will be orientated to provide adequate vision for the occupant of approaching visitors.
- Existing boundary treatments incorporated around the site already provide the occupants with appropriate security.
- All new doors and windows will be 'Secured by design' approved
- PIR operational lighting will be fitted to the approach of the access points for the occupants and visitor's safety.
- CCTV will be included in the M&E design
- The proposed scheme will have no effect on the existing security of the surrounding area.

12. Ecology

- The building design can incorporate elements to encourage ecology integration if required. A green roof is proposed to added additional green floor space to encourage invertebrates and birds that currently inhabit the surrounding wooded areas – Details to follow as part of the SAB application.



Architectural Design & Visualisation Consultancy

Existing Site Photographs





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