

Amazon CWL1, Swansea

DESIGN & ACCESS STATEMENT

Client Name: Amazon UK Services Limited

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1.0 INTRODUCTION

ESA Architecture have been appointed by Amazon UK Services Limited to prepare a full planning application for the development of a new entrance building and external goods lift.

This Design and Access Statement is intended to support and form part of the full planning application and should be read in conjunction with the submitted drawings.



Aerial view of the Amazon CWL1 site

2.0 SITE LOCATION & CONTEXT

The site is located approximately 4 miles north west of Port Talbot. It is bounded by Fford Amazon to the north beyond which is open green space, the Tennant Canal and some residential properties. Fford Amazon wraps around along the eastern boundary too, beyond which there are some industrial units, open green space, and a golf course. The southern part of the site is bounded by the A483 beyond which is more open green space, which drops down towards Swansea Bay. Swansea University bay campus is located towards the south West of the site and towards the west there are a series of buildings accommodating a variety of business and employment uses.



Key:

— Proposed location of new entrance building and goods lift

3.0 SITE DESCRIPTION

The Amazon Fulfilment Centre (FC) building sits between Fford Amazon and the A483.

The site is accessed via Fford Amazon which leads onto the main car park in front of the building. The main (pedestrian) entrance area is also located in this area, in front of the FC building. A circulation core containing a lift and a stair connects the entrance area with the FC building via a link bridge which spans across the truck access road immediately north of the FC.

The existing entrance area contains access controlled turnstiles and a gate which are remotely linked to the reception / security desk located on the first floor of the FC building.



View of the existing entrance area

4.0 DESIGN & ACCESS

4.1 Use & Amount

Planning permission is being sought for a new, enlarged pedestrian entrance building to replace the existing entrance area and a new external goods lift to service the kitchen which is located at the first floor level of the FC building.

Entrance Building

A larger footprint for the entrance building is necessary to accommodate the reception and security desk which is proposed to be relocated from the FC building. In doing so the entrance area will be upgraded to align with the current Amazon Worldwide Real Estate Building Design Standards.

As per the existing entrance area, the new entrance building is proposed as a wraparound element around the existing circulation core.

The footprint of the new entrance building affects a limited number of disabled and motorcycle parking bays. Minor changes to the existing car park layout are proposed to relocate these affected parking bays, with the overall parking numbers remaining unchanged. The 2No. existing trees adjacent to the proposed

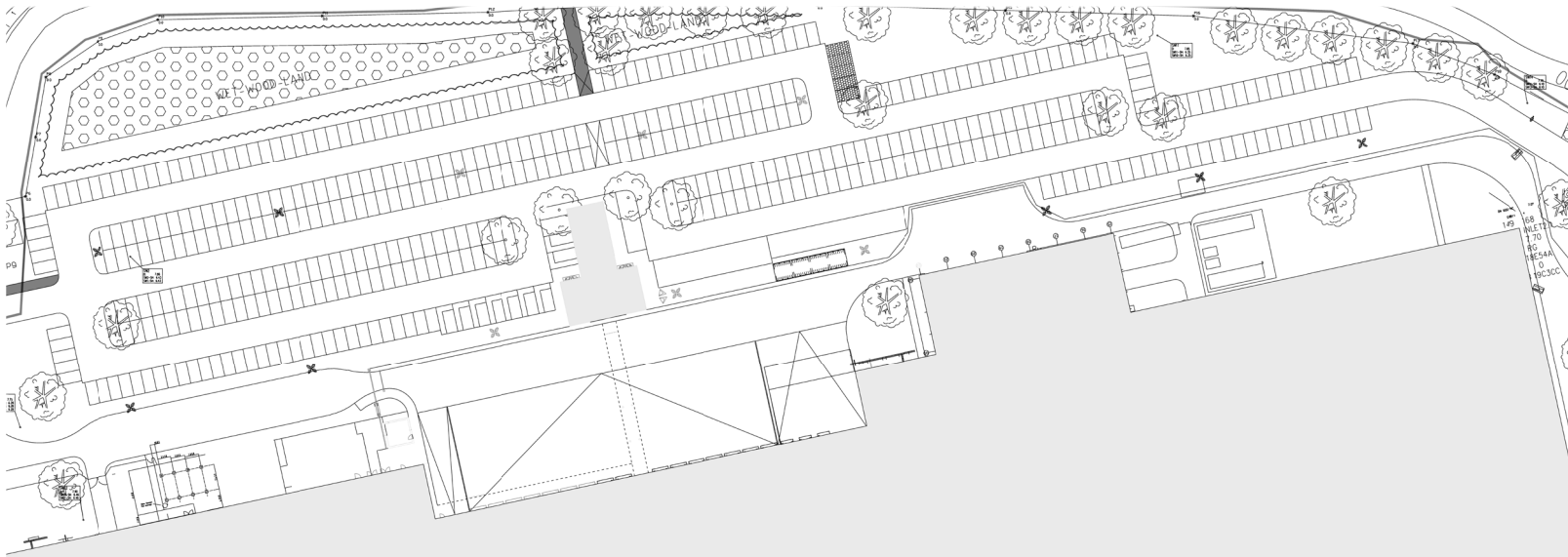
entrance building are also proposed to be removed and replacement trees proposed. To enhance the biodiversity the 2No. existing planters and areas of existing grass adjacent to the proposed entrance building are also proposed to be removed and replaced with areas of wildflower planting. Please refer to the proposed site plan for more details

For existing and proposed general arrangement layout details for the entrance area / building please see overleaf.

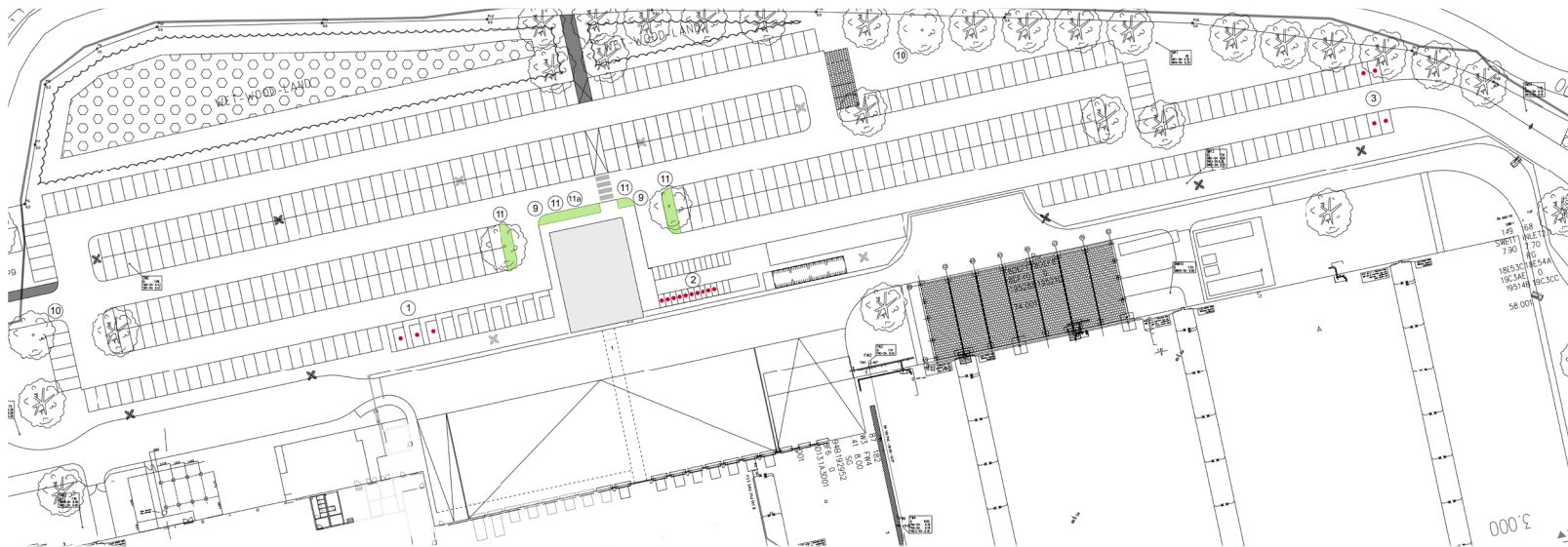
Goods Lift

Deliveries to the kitchen are currently taken up the aforementioned circulation core, via the first floor reception and through the FC building to the kitchen area. A new goods lift located immediately adjacent to the kitchen area will provide a more direct servicing

4.0 DESIGN & ACCESS



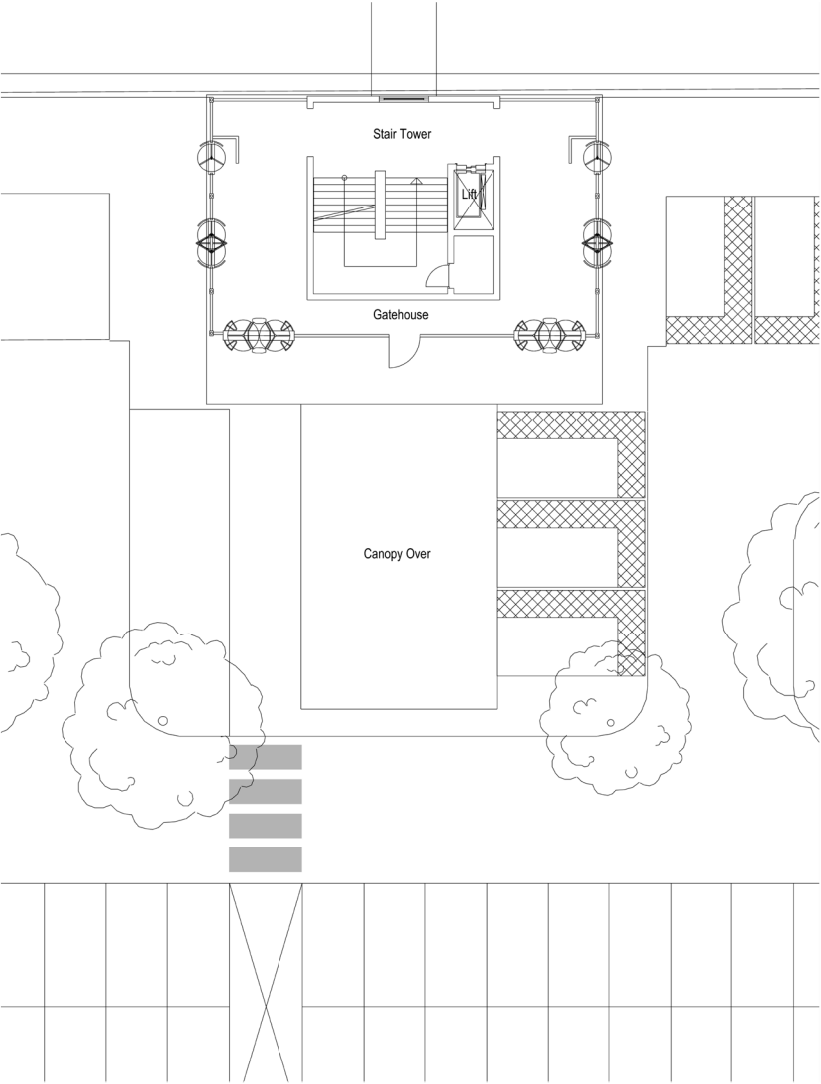
Existing site plan



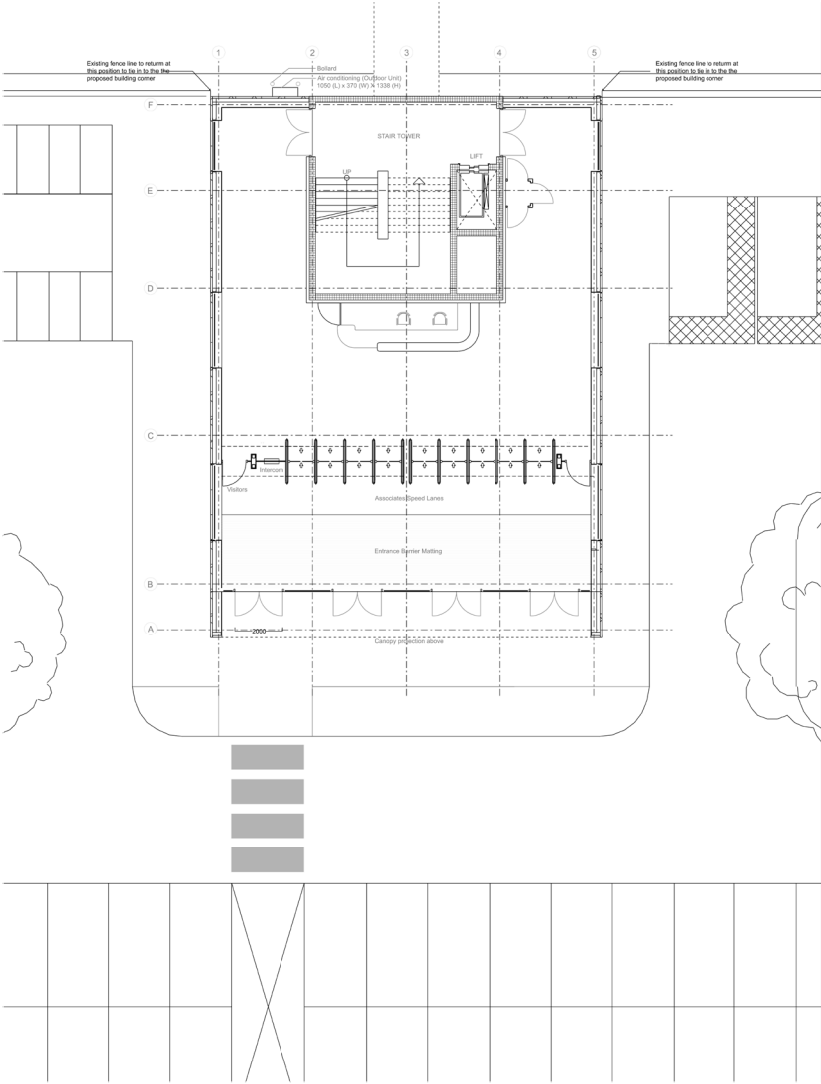
Proposed site plan

- Notes
- ① 3 No. disabled parking bays relocated from the existing entrance area.
 - ② Reorganised Motorcycle bays including 10 No. relocated from the existing entrance area.
 - ③ 4 No. displaced bays added to accommodate 3 No. disabled bays to the west of the proposed entrance building.
 - ④ PPC curtain walling system (RAL 7016 Anthracite Grey).
 - ⑤ PPC louvers (Colour to match Cladding).
 - ⑥ Air conditioning Condenser unit with 2No. Stainless steel bollards.
 - ⑦ Kingspan, Vitrulite Insulated wall panel (Metallic Silver - RAL 9005).
 - ⑧ Note: Overall parking numbers remain unchanged
 - ⑨ 2 No. trees to front of Entrance building to be removed with 2 no. new trees replanted in a different location
 - ⑩ Proposed Oak tree
 - ⑪ Turf to be removed and area replanted with wild flower meadow plants
 - ⑫ Existing 2 no. planters to be omitted and new flower bed to be created and sown with wild flower meadow plants

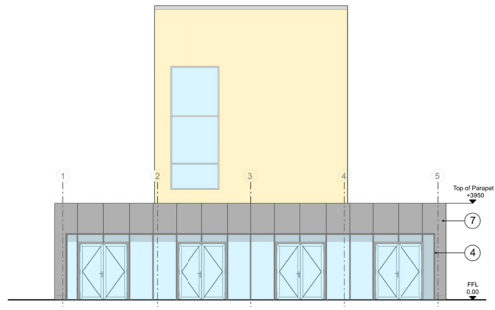
4.0 DESIGN & ACCESS



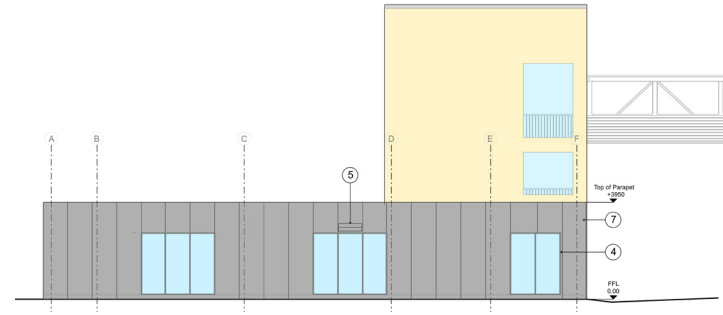
Existing plan of entrance area



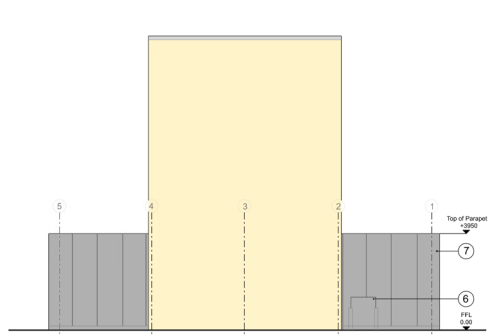
Proposed plan of new entrance building



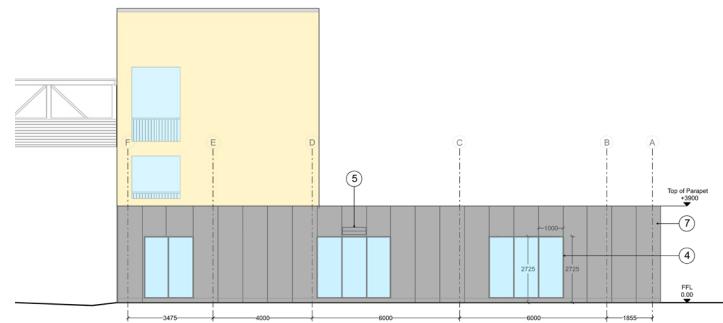
Proposed north elevation of new entrance building



Proposed east Elevation of new entrance building



Proposed south elevation of new entrance building



Proposed west elevation of new entrance building

4.0 DESIGN & ACCESS

4.2 Scale & Massing

Entrance Building

The proposed entrance building is single storey as per the existing entrance area, albeit slightly taller to be able to accommodate the proposed roof build up and to ensure compliance with the current Amazon Worldwide Real Estate Building Design Standards. 2no. existing windows located within the circulation core will require their cill levels to be raised to allow the roof to be constructed at the proposed height.

The footprint of the existing entrance area measures 109 sqm and the proposed footprint measures 253 sqm. As mentioned earlier the larger footprint is necessary to accommodate the relocated reception / security screening functions

Goods Lift

The proposed goods lift is 9m tall, spanning between the existing ground level loading area and existing gantry located at first floor level.

4.2 Appearance

Entrance Building

The external enveloped of the main entrance building comprises of a mixture of composite insulated panels similar to what has been used on the existing building and powder coated curtain walling, the extent of which has been defined to ensure appropriate levels of visibility between inside and outside for natural surveillance and security but also to optimise natural daylighting, whilst limiting solar gain.

Goods Lift

The proposed goods lift enclosure comprises of a galvanised steel frame with infill galvanised mesh panels to achieve a functional and durable finish.

Please see overleaf for general arrangement details of the goods lift.

4.3 Accessibility

Entrance Building

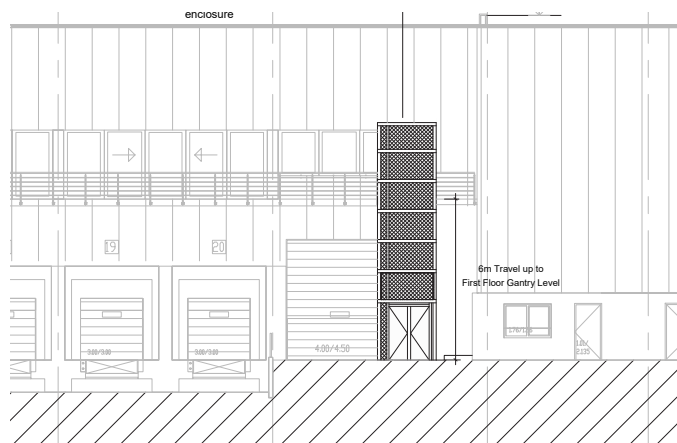
The primary access routes for pedestrians accessing the main FC building generally remains unchanged, however the point at which visitors undergo security checks differs; in the current scenario visitors undergo security clearance at the security desk located within the FC building. In the proposed scenario, security checks will take place within the new entrance building.

Level access is also proposed the new entrance building.

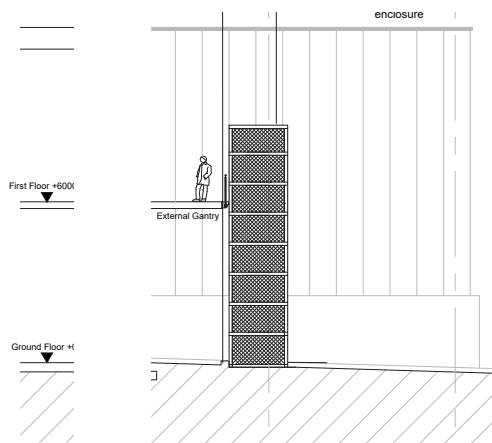
Goods Lift

Deliveries for the kitchen are proposed via the new goods lift which will provide a simplified and direct access route between the loading area and kitchen. As mentioned earlier, deliveries are currently taken through the main entrance area, up the lift within the circulation tower, across the link bridge and through the FC building and into the kitchen.

4.0 DESIGN & ACCESS



Proposed north elevation of goods lift



Proposed west elevation of goods lift



Precedent image showing goods lift enclosure similar to that being proposed

5.0 CONCLUSION

The proposed changes to the site facilities are considered minimal within the larger site context, with no impact on the immediate or wider context and are deemed to provide a simplified and rationalised site operations function, whilst according with the ongoing Amazon Worldwide Real Estate Building Design standards rationalisation program.

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