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Design Statement

DAS for a side portal frame extension to factory 2 to form a new production line, at Groundhog (UK) Ltd, Ynysygerwn Avenue, Aberdulais, Neath SA10 8HH

Version 1

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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:

- 25-008-OS-A200(Location)A3
- 25-008-A201(Existing)A1
- 25-008-A202(Proposed)A1
- 25-008-A203(3Ds)A1
- 25-008-OS-A204(Sites)A1
- 25-008-GIS

Site Analysis – Opportunities and Constraints

LOCATION: The Industrial Area on Ynysgerwn 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 new building positioned behind the existing factory 2 unit to the east of the site – the new enclosure cannot 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





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OPPORTUNITIES: This enclosure is looked upon as a key aspect to improve its production processes and keep the stock and equipment secure. The aim is to deter crime in the area by enclosing valve items so that they do not become targets.

CONSTRAINTS: The proposed site is adjacent a tree line and over 100m² so subject to a SAB application.

Relevant Planning History

- P2005-1897 – INDUSTRIAL UNIT FOR THE FITTING OUT AND FINISHING WELFARE & OFFICE UNITS
- P2007/0540 - PROPOSED EXTENSION OF EXISTING INDUSTRIAL UNIT
- 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
- Q2020/0165 - Pre-application advice request for an Office Extension
- P2021/0025 - Proposed detached storage unit
- P2021/1195 - Proposed extension to canteen
- P2022/0226 - Demolition of existing single storey structure and construction of two storey front extension to existing factory building to incorporate ancillary office space, visitors' suite / showroom, reception area together with staff and visitor facilities
- P2024/0120 - Detached portal frame building to existing storage area to secure plant equipment and stock

Planning policy

- 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 OS1 Open Space Provision
- Policy I1 Infrastructure requirements
- Policy EC4 Protection of Existing Employment Uses
- Policy EN7 Important Natural Features



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- Policy TR2 Design and Access of New Development
- Policy EN8 Pollution and land stability
- Policy W3 Waste management in new development
- Policy BE1 Design

Supplementary Planning Guidance:

The following SPG is of relevance to this application: -

- 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)

Consultation

- None

Proposal Description

Planning application for FULL Planning Consent for an extension to factory 2. See description below:

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.

To ensure the factory space is kept unrestricted for production materials have been stored in cargo containers on open areas around the site. As the business develops it has been noted that additional large equipment (cranes, lift, etc) have no secure home for the time it is not in uses. Therefore, it is proposed to consolidate the area required and house these items in a purpose made enclosure with minimal access points to improve security.

Character

- Extent of Development – New 309m² store enclosure to form a new production line
- Layout – Within the constraints of the existing yard
- 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. Materials to be used will match all products already used within the area, such as powder coated metal cladding and brick plinths.



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- Landscaping – The site is already landscaped and the applicant doesn't need any further hardstanding. However, the gross area is over 100m² therefore a civil engineer is currently developing a SUDS design for a separate SAB application to be submitted in tandem with this application.

Movement

- The proposal site is well located for easy access to all forms of public transport.
- The current circulation on site will not be affected and the proposal is not going to increase any traffic to and from the factory
- Redundant containers have been removed from site to free up additional space in the car parking area (4 new spaces proposed).

Access

- The Build will not be occupied by the workforce and access will be in association with moving stock materials and equipment only.

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.
 - See accompanying Green infrastructure statement
- A SAB application will be processed in tandem with this application by Vale Consultancy.

Community Safety

- Consolidation of expensive stock and equipment will simplify surveillance.
- 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 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.

Ecology - See accompanying Green infrastructure statement

- The building design can incorporate elements to encourage ecology integration if required.
- No permanent structures are being removed and the chance of disturbance is minimal.
- The height and size of the new structure is unlikely to impede migration in this location.



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- There is enough distance from the SNIC area to the north to prevent any ecological impact.
- The tree line to the north is far enough way to be affected.

Movement

- The proposed site is well located for easy access to all forms of public transport.
- The current circulation of the site will not be affected and the proposal is not going to increase any traffic to and from the factory.
- Redundant containers have been removed from site to free up additional space in the car parking area (4 new spaces proposed).

Access

- The Build will not be occupied by the workforce and access will be in association with moving stock materials and equipment only.

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 and 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.
- The accompanying Green Infrastructure Statement.
- A SAB application will be processed in tandem with this application by Vale Consultancy.

Community Safety

- Continuation of extensive stock and equipment will simplify surveillance.
- Existing boundary treatment 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 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.

Biodiversity - see accompanying Green Infrastructure Statement

- The building design can incorporate elements to encourage ecology integration if required.
- No permanent structures are being removed and the chance of disturbance is minimal.
- The height and size of the new structure is unlikely to impede migration in this location.