

DRAFT



**DESIGN & ACCESS STATEMENT  
FOR PROPOSED  
NEW MANUFACTURING FACILITY & OFFICES  
At GRANGE ROAD  
CWMBRAN WP44 3XX**

For **CEDAR CWMBRAN LTD**

**APPLICATION DOCUMENT**

**ARCTECH PARTNERSHIP LLP**

HARLEY HOUSE  
29 CAMBRAY PLACE  
CHELTENHAM  
GLOS GL50 1JN

## Introduction

1.0 This Design & Access Statement has been prepared to accompany the full planning application by Cedar Cwmbran Ltd / for a new B2 & B1 Factory and Office Development on the vacant site at the corner of Grange Road and Llanfrechfa Way.

Arctech Partnership LLP has been appointed to provide architectural services to support the submission of a planning application.

To assist the reader and provide continuity, national guidance has been followed in the preparation of this document and is based on the recommendation of the following:

Design and Access Statements how to write, read and use them – CABE 2006 (revised 2007)

Section 6 of Guidance on Information Requirements and Validation – DCLG March 2010

TCP (Development Management Procedure) (England) (Amendment) Order 2015

Gov: Wales Technical Advice Note Tan 12

The statement assesses the following:

Site and its Constraints

Proposed Design

Landscape

Appearance

Access

## Involvement and Consultation

1.2 This scheme has been subject to an extensive programme of consultations with statutory authorities and technical consultants.

### Technical Consultants

1.3 The scheme design has been developed by a team of specialist consultants who have contributed detailed analysis and design in their respective areas of expertise: -

Survey	TPS
SuDS	Hydrock
Drainage	Hydrock
Geotech	Hydrock
Ecology	Arbtech
Engineering	Hydrock
Transport	Hydrock
Noise	Hydrock
Planning	Sf Planning
M&E	Hydrock

## Location

2.1 The site is located a short distance to the south east edge of Cwmbran town centre. Cwmbran has a current population of circa 50,000 and was designated in 1949 as a new town. The designation had the express purpose of providing employment opportunity to this part of South Wales.

Cwmbran's located in Torfaen County Borough Council Monmouthshire and is the sixth largest urban area in Wales.

## Site Description

2.2 The site has an area of 2.7HA and is broadly level at around 50m AOD with a slight fall in elevation of around 1.00m to the south east.

The site is bounded to the east by Grange Road and to the south by Llanfrechfa Way. The eastern boundary is adjacent to the Welsh Marshes Rail Line.

The northern boundary is shared with an existing factory occupied by Crane Process Flow Technologies Ltd.

The site was formerly occupied by industrial development which has now been demolished, leaving the site void and vacant.

The site is accessed from the north east by a roadway which is shared with commercial vehicles exiting the Crane unit adjacent. To the south west corner is a vehicular access direct to Llanfrechfa Way.

The site is generally void of any landscaping but located in the south east bounding the boundary is a highway verge covered in mature trees.



Site relative to Town



Site Plan

## Site Context

2.3 The site has been in the ownership of the applicant for several years.

The site is currently referred to in the LDF as the Eastern Strip South Strategic Opportunity Area.

The site has an extant Planning consent for a 9,290 sq.m. DIY store, garden centre and car parking for 400cars. The site has also been the subject of a number of planning applications, the last for a commercial development was withdrawn in January 2018.

Adjacent to the northern boundary is an existing Factory occupied by Crane Process Flow Technologies Ltd (CPFT Ltd).

This factory is old and in poor condition and has been occupied by CPFT Ltd since 1934.

This factory is the subject of later detail in this Design & Access statement.

The western boundary is adjacent to Grange Road which provides access to the site at a road entrance on the northern boundary. To the western edge of Grange Road is a large green space which abuts a dual carriageway which extends to the town centre. Adjacent to the west of the dual carriageway is residential development.

Grange Road has no exit to the North and provides access to further industrial and commercial development which abuts the road.

Beyond the further commercial development is a multi-storey educational establishment and a Morrisons Supermarket.



**View to the existing Crane factory from site entrance**



**View to Grange Road and green area**



## Site Context

2.4 As previously stated the site has been in the ownership of the client group for a considerable period of time. During this period extensive ground investigations have been undertaken concluding in 3 main phases in 2005, 2011 and 2014.

These site investigations undertook a significant amount of environmental investigation and assessment.

At the previous commercial planning application these reports were submitted as part of the application validation and were assessed by NRW. Those reports were generally prepared by the TPS consultancy which as a result of the Carillion collapse were placed into liquidation.

The client chose to instruct a new firm of engineers to re-visit the Geo-tech status so far, Hydrock were appointed and after a complete review prepared a scope for an additional site investigation. The scoping relied on the NRW comments to the previous application and the suggested planning conditions for that application.

Their report and conclusions are attached to the application and titled Phase 2 Ground Investigation Report.

These conclusions provide a detailed summary of the provision of foundations and environmental issues to the proposed development and these have been taken into account in the design development.

2.5 In September 2015 a Baseline Ecological Survey was undertaken and repeated in April 2015. Both surveys concluded there were no counter indications to development

2.6 Technical note 15 (TAN 15) requires as part of the design process to assess the flood risk of any new development.

Hydrock were instructed by the client to produce a Flood Consequence Assessment (FCA).

The report was instructed to assess the following aspects:

1 Assess whether the site is likely to be affected by flooding, with consideration to the effects of climate change.

2 Assess whether the proposed development is appropriate in the suggested location in accordance with national and local planning policy.

3 Presenting any flood risk mitigation measures necessary to ensure that the proposed development and future occupants will be safe, whilst ensuring flood risk is not increased (or where possible reduced) elsewhere.

The FCA report is part of the application documentation.

2.7 SAB (Sustainable Drainage Approval Body) is a statutory function delivered by the local authority to ensure that drainage proposals for new development is designed and built in accordance with the Welsh National Standards for sustainable drainage.

Hydrock was appointed prior to the design process to produce a SuDS scheme and obtain SAB approval.

The SAB approved scheme is illustrated below



## **Site Development Proposals**

*CONT/D*

3.1 Since the withdrawal of the last planning application several potential opportunities have been discussed but have failed to progress owing to both planning difficulties and commercial failings.

3.2 In 2019 Crane Process Flow Technologies Ltd (CPTF Ltd.) approached Cedar Cwmbran Ltd with a view to exploring the idea of a new factory and offices on the site to replace their occupation of the adjacent unit

3.3 Detailed negotiations and design discussions have led to a final proposal which is the subject of this application.

CPTF Ltd have prepared a press release which is included below. This is included to provide the reader with an understanding of the CPTF Ltd interest.

### **CPFT Ltd Press Release**

*TO BE ATTACHED FOR FINAL SUBMISSION*

CON'D

CON'D

The above statement has been prepared by senior management of the company.

The statement has been published in full as it demonstrates in succinct clarity the needs of the company and the desire of the company to maintain its relationship with Cwmbran.



## Design Process

4.0 Cedar Cwmbarn Ltd instructed Arctech Partnership LLP to undertake an Architectural relationship with CPTF Ltd to help develop the design detail of their aspirations and ambition for a potential new facility.

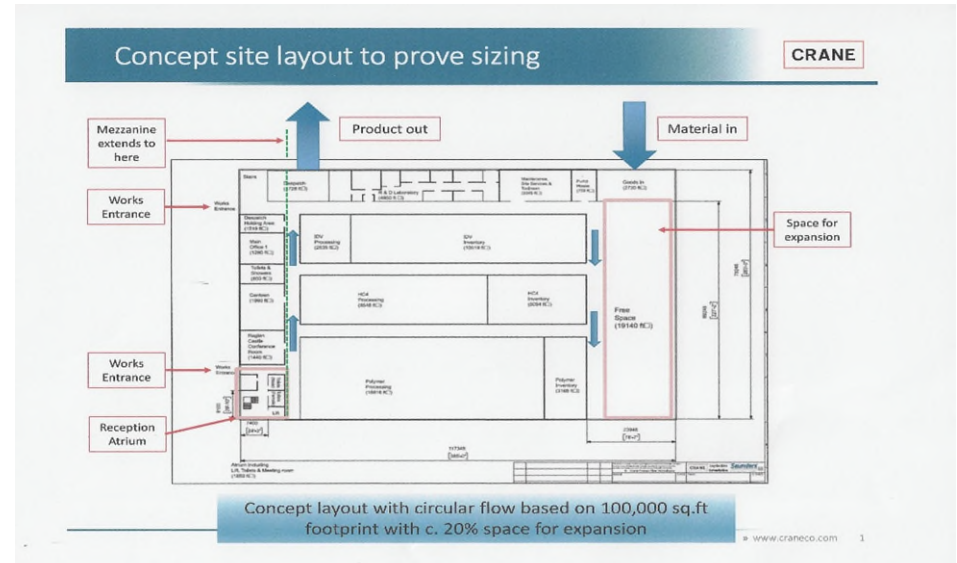
4.1 Cedar Cwmbarn Ltd imposed on the designers the discipline of maintaining “Institutional Industrial Standards” wherever possible, or if not, it had to be substantially justified.

Cedar Cwmbarn Ltd were investing substantial funds in agreeing to the design development with CPTF Ltd who were not able to finalise any investment decisions, until the process was complete. It follows therefore the site owners had to have the fall-back standards and hence the requirement to follow best institutional standards to allow for the CPTF Ltd proposals fail to materialise.

4.2 Arctech Partnership LLP worked with CPTF Ltd for a period of 18 months in establishing their requirements the central issue of which would be the floor plate required.

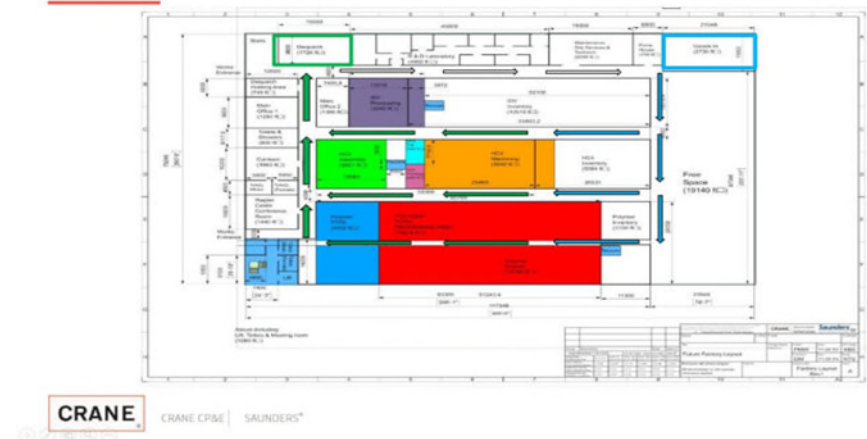
4.3 The floor plate was resolved based on the process flow plan developed by CPTF Ltd to maximise their efficiency and advantage of designing to their own brief.

4.4 Arctech Partnership LLP decided to proceed on the basis of “form follows function” which would allow for a well-established design principal of an integrated design approach.



## CPTF LTD Production documents

### Full layout schematic



## Design Development

5.1 The objective of the analysis is to demonstrate how the design evolved in plan, section and elevation.

## Site Constraints

5.2 The following headings list the constraints imposed on the design on this site:

Site Dimensions

Geo-technical properties of the ground conditions

SuD's requirements to secure SAB approval prior to a planning application being submitted

Flood Consequence Assessment

Existing Location Access

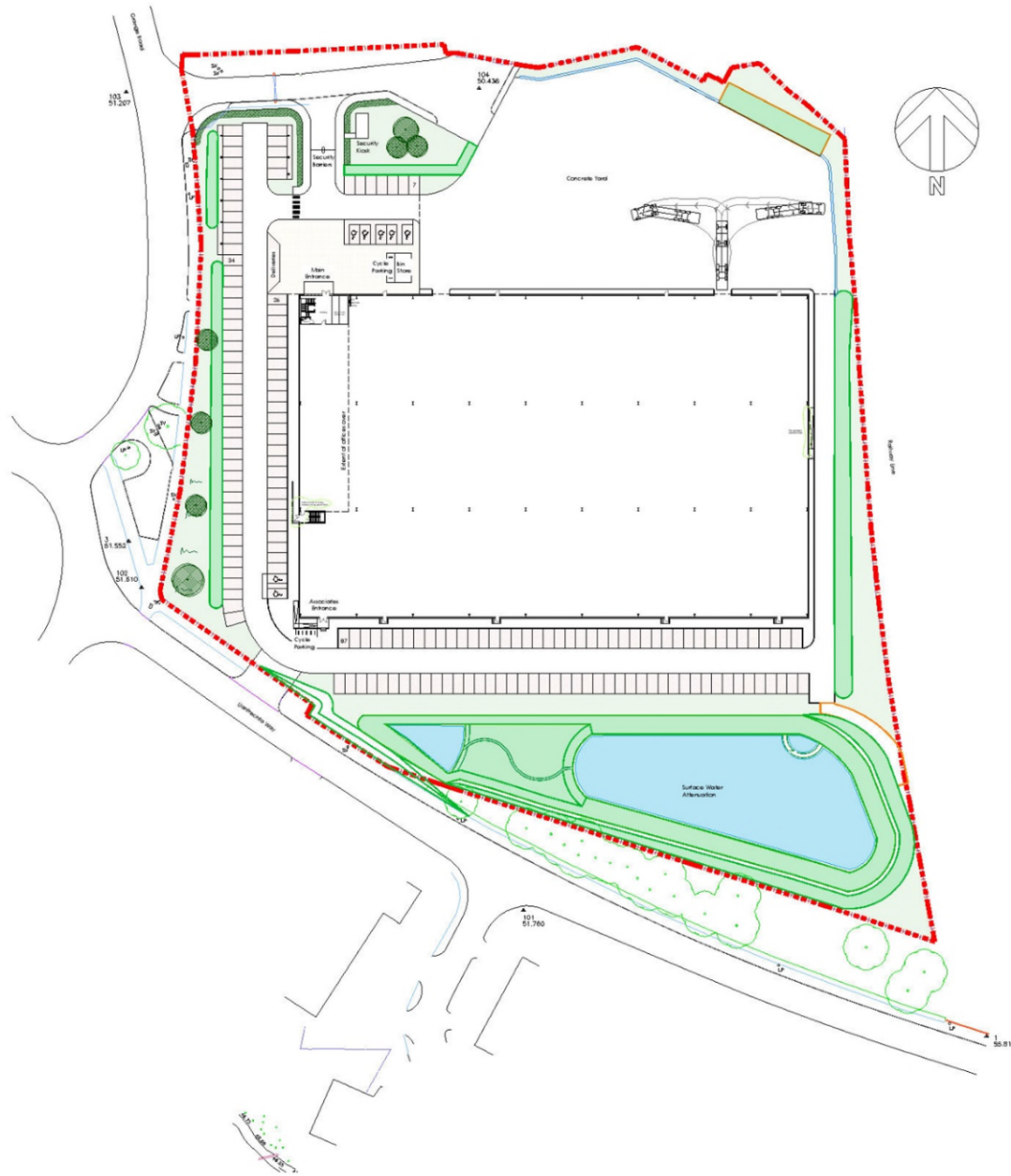
Live railway line to eastern boundary

Adjacent building heights

Public views to the western boundary and part southern boundary

Services location

**Compliance with the CPTF Ltd brief to make the site viable for their selection process to allow consideration of this location for their new base.**

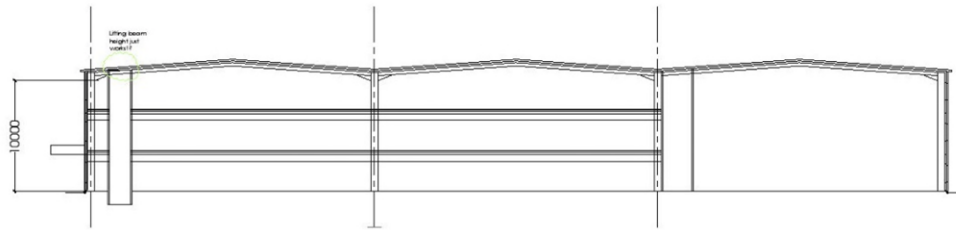


**Car parking:**  
 7 no. accessible spaces  
 17 no. ULEV  
 178 Total

**DRAFT ISSUE  
 FOR DISCUSSION**

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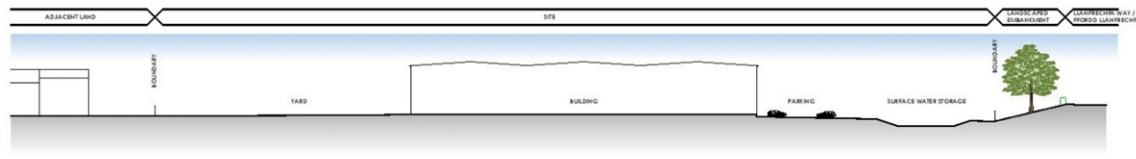
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<b>ARCTECH PARTNERSHIP LLP</b> <small>MARKET HOUSE, 28 LAMBETH PLACE, CHICHESTER, SUSSEX PO19 1SE        01243 822222        info@arctech.co.uk</small>				
<b>PROPOSED NEW FACTORY AND OFFICES</b>				
<b>SITE PLAN</b>				
<b>CEDAR CVMBRAN LTD</b>				
SCALE	1:500	DATE		
TITLE	30	PLANNING DRAFT		
FILE NO.	8514-XX-XX-DR-A-120			



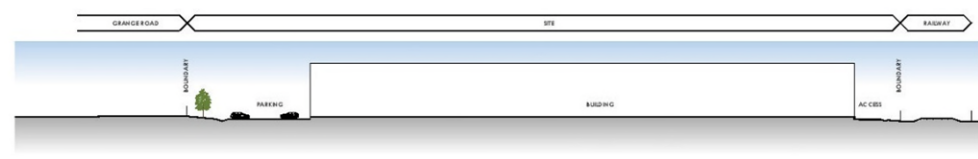
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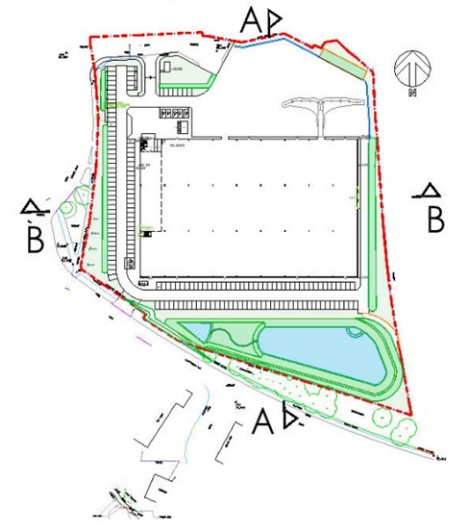
DRAFT ISSUE FOR DISCUSSION



SITE SECTION A-A



SITE SECTION B-B



REV		DATE	BY	CHKD
1	01	2020-11-05	ARCTECH PARTNERSHIP LLP	
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<b>PROPOSED NEW FACTORY AND OFFICES</b>				
SECTIONS				
CEDAR C VMBRAN LTD				
SCALE	1:200	1:500	AS SHOWN	
TITLE	30	PLANNING DRAFT		
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## Materials

6.0 Early in this statement “form follows function” was expressed as the basis of the design and has resulted in a rectangular box that is fit for purpose based on the design brief.

This simplicity of thought is extended into the proposed materials to be used for the building elevations.

6.1 The design allows the building walls to be clad in a proprietary steel cladding system finished in a plastisol coated finish in two colours as indicated on the drawings attached. Windows will be inserted into the walls as indicated and together with glazed curtain walling will be finished in gun metal grey powder coating.

6.2 The sheeting colours will be based on a dark grey / light grey combination and similar to the illustration below. Material pallets will be agreed with the Local Authority prior to construction.



**Showing colour variation from dark to light**



**Curtain walling in panel corner**

## Landscaping

7.0 The proposal is subject to an extensive SuDS scheme which as shown earlier will provide an extensive area of green landscape.

The main features consist of grass swales running along the perimeter of the site and discharging into a newly formed surface water storage area.

7.1 The swale features will provide an opportunity for Bio retention areas to be landscaped with native trees and shrubs together with support for wildlife, particularly birdlife.

7.2 The southern boundary is adjacent to a large plantation of mature trees. The development will allow the retention of these trees. Root system protection will be provided within the site.

7.3 The Western boundary along the Grange Road footpath provides an opportunity for new planting for a mixed hedgerow.

7.4 All of the enhancements to the existing landscape will deliver planning and biodiversity gains.

7.5 The SuDS proposals will require construction approval prior to a start on site. This application will provide the opportunity to produce the landscape design in association with the needs of the SuDS scheme

## Sustainability

8.0 The location of the site to the Town Centre and public transport links allows for the continuity of this employment location to be maintained. This will avoid any re-location and its consequential effects on transport.

8.1 The development will be compliant with modern building regulations allowing for low energy usage. This will be further supported by Crane providing an extensive photovoltaic installation to the roof area. This will contribute significantly to renewable sources of energy.

## Conclusion

9.1 This statement together with the investigative reports attached to the application demonstrates that all policy requirements can be satisfied.

9.2 As part of the planning application process a pre-application was submitted to the LA. This application identified the LA had no planning objections to the proposal.

The pre-app response identified a list of information to validate the application. This list has been complied with.

9.3 A former application had identified issues with previously submitted technical information regarding contamination and geotechnical detail.

The applicant has addressed this situation by instructing a new firm of engineers to investigate these queries. The result of which is a new site investigation commissioned to provide additional information. This further input has enabled a further geotechnical report to be prepared which will inform the geotechnical construction detail and resolve previous concern. .

9.4 The LA support has been further reinforced by the Welsh Government support following a thorough review of the proposal.

9.5 The proposed development will enhance this current vacant site which is strategically located adjacent to one of the main entrances to the town centre. The building and landscaping will provide within the constraints of modern economics a simple and suitable addition to the local landscape.

9.6 This statement has identified the issues of Crane Process Flow Technologies Ltd and the approval of the application is essential in resolving these together with securing for the town the continuation of their business and future activity.