

DESIGN & ACCESS STATEMENT

S73 APPLICATION TO CONSTRUCT PROPOSED BLOCK MAKING PLANT

**BERSHAM COLLIERY SPOIL TIP
RHOSTYLLEN, WREXHAM LL14 4EG**

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Prepared by:
Joe Nugent MRTPI
Planning Executive
Brownshore Management Ltd
M54 Space Centre
Halesfield 8
Telford
TF7 4QN
Phone: 07908 897198

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1. INTRODUCTION

Design Statement

- 1.1 This document has been prepared by Brownshore Management on behalf of Bersham (Glenside) Ltd, for submission as part of a planning application proposing a variation to planning permission P/2015 /0337, as granted by appeal (Appeal Ref: 2082561).
- 1.2 The application seeks a variation of planning permission P/2015 /0337. This variation relates to Condition 6 (Working Plan) and Condition 26 (Vehicle Movements).
- 1.3 The proposal includes the construction of an industrial building in which concrete block making would be carried out.

Location

- 1.4 The development site (the Application Site) comprises the former Bersham Colliery Spoil Tip and the land at the southern extent of the site in proximity to the highway and the rail line. The accompanying plans illustrate the application area outlined in red and in context of the full extent of former Bersham Colliery Spoil Tip.
- 1.5 The site is accessed by road from the East. Rail access is gained by the adjacent (South) railway and the extant planning permission allowing the construction and operation of rail sidings for the purpose of the development.
- 1.6 To the East of the buildings and hardstandings associated with the former Bersham Colliery. This area includes a range of building types including the Bersham Enterprise Centre (North), storage and distribution, recycling, plant hire and the Bersham Enterprise Park (South).
- 1.7 To the West is the A483 and that this location is routed at an elevated position (<8m AOD – Approx.) with mature vegetation along much of the periphery of the transport corridor.

- 1.8 The nearest notable residential receptors are located at Glan Yr Afon. This group of residential properties are located approximately 50m North of the site boundary, these properties are located adjacent commercial businesses including car sales showroom, industrial hire shop and commercial vehicle operations.
- 1.9 The surrounding area is characterised by urban development, primarily comprising industrial and residential uses, with Rhostyllen and Bersham to the North, the commercial / industrial land uses to the East are a key landmark feature as they relate to the site.

Design Overview

- 1.10 This document will focus on the design and layout of the concrete block making plant. The proposed block making plant will be on the permitted development site. The plant will seek to complement the operations at the site whilst maintaining scale and mass proportionate to the adjacent and nearby commercial / industrial buildings.
- 1.11 The design proposals in this document build upon the initial preliminary designs and respond to planning objectives relating to the key design parameters of scale, massing, general building detailing, materials, building siting and landscaping.
- 1.12 The proposals seek to create a building of high architectural quality that makes a positive contribution to the site infrastructure and the locality.

2. CONTEXT

Existing Use

- 2.1 The land subject to this application comprises the former Bersham Colliery Spoil Tip and the land at the southern extent of the site in proximity to the highway and the rail line. The accompanying plans illustrate the application area outlined in red and in context of the full extent of former Bersham Colliery Spoil Tip.
- 2.2 Currently, the site is mainly vacant land located directly to the South of Rhostyllen and is adjacent to the former colliery buildings that accommodate a range of commercial and industrial businesses.
- 2.3 The site and locality have an industrial character and function with the existing spoil material, colliery buildings, winding tower and industrial estate.
- 2.4 The nearest notable residential receptors are located at Glan Yr Afon. This group of residential properties are located approximately 50m North of the site boundary, these properties are located adjacent commercial businesses including car sales showroom, industrial hire shop and commercial vehicle operations.
- 2.5 The proposed location of the block making facility is at the South of the site, adjacent the rail line, in proximity to the onsite substation and the site access.

3. DESIGN DEVELOPMENT

Preliminary Proposals

- 3.1 The preliminary proposal for the block making building is shown on the plans submitted with the application documents.
- 3.2 The site layout orientates the block making building in an East to West orientation with a main office facility incorporated into the building on the Northeast sector of the facility.
- 3.3 Staff and visitor parking is located within the plant facility and adjacent to the office facility. Parking is in proximity to the site entrance, located at the western boundary of the site.
- 3.4 The remainder of the site includes the spoil material to be reclaimed and this is to be used to form external block storage areas.

Visual Proposals

- 3.5 Visually, the preliminary proposals for the buildings were designed in a purely utilitarian form in simple shapes and volumes that reflected the space required to undertake the block making activities within.
- 3.6 The following page shows a block plan and elevational views of the proposals. This also provides a site location plan showing the linear relationship with the adjacent business park and industrial estate.
- 3.7 The design development progressed with a clearer understanding the visual impact of the proposed building on its setting. A review of the siting and orientation of the block making plant, the form and massing, the scale and the choice of materials and colours to be utilised for the building was undertaken to better improve and reduce the visual effects of the building upon its setting.



4. PROPOSED DESIGN

Proposed Plan

- 4.1 The design evolution was developed predominantly with the aim of reducing the potential effects of the proposed development from the key views from the East and South of the site.
- 4.2 The design brief focused on maintaining a proportionate building footprint as the adjacent business park and industrial estate to ensure a visual assimilation with the existing land uses.

Scale & Massing

- 4.3 The need to provide sufficient functionality for operations within the proposed buildings sets the building heights.
- 4.4 Reviewing the proposals resulted in the scale of the proposed building to be marginally reduced from the original proposals. Although the footprint of the building remains the relative to the original proposals.
- 4.5 Particular attention has been directed toward ensuring the scale, massing, and height of the building. In terms of design this has been established to provide an industrial scale and mass that remains proportionate to the neighbouring buildings and land uses.
- 4.6 The adjacent colliery buildings remain the focus of elevations and scale for the block making facility, the proposed facility assimilates with the established buildings in terms of scale, mass, and elevations.
- 4.7 The boundaries of the facility will be fenced with a 2.2m high galvanised palisade fence.

Appearance

- 4.8 The proposed building will utilise a number of building materials and finishes, this includes the primary elevations and ancillary associated infrastructure. The materials and finishes are indicated on the plans submitted with the application.
- 4.9 In terms of materials these are proposed to include a combination of metal cladding and the perimeter boundary to use galvanised steel palisade fences.
- 4.10 The appearance of the building in terms of colouration and finishes can be discussed in detail with the Local Planning Authority to identify a common ground. Options include traditional block colouration finishes for the elevations, alternatively the more recent and modern colouration offering a saturation effect can be reviewed.



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