



## Design and Access Statement For new Storage Building

Montgomeryshire Natural Spring Water Co.  
Crosslikey, Churchstoke, Powys, SY15 6AR

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## Design & Access Statement

### INTRODUCTION

The Montgomeryshire Natural Spring Water Plant was acquired by the Harry Tuffin Group in 1993. The company had established its supermarket site at Crosslikey, Churchstoke in 1972 and the site has seen a process of continuous development since that date providing a valuable service to its customers throughout the area. The site has also hosted a successful Sunday Market for many years with the market utilising the car parks and canopies for stalls and shelter.

K and M Engineering (Shropshire) Ltd has been appointed by the Montgomeryshire Natural Spring Water Co. Ltd to design and construct a new industrial Storage Building to serve the existing operations at the above site.

The building will be used to house raw materials for use in the bottling operation - namely Pallets of Empty Glass bottles, Plastic preforms for PET bottle manufacture, Storage and sorting of Chop Pallets in a clean and dry environment.

Currently these items are stored in the external environment, which is not ideal in respect to health & safety and the industry's evolving manufacturing legislation.

A new steam boiler is to be housed in the new facility also, in a dedicated boiler room, and for the purpose of steam cleaning all surfaces within the existing production areas.

The production plant relies heavily on the efficiency of its bottling plant, warehouse and distribution facilities. The success of the company and its natural spring products has created a demand for an improved storage facility in order to fulfil customer and legislative requirements.

### THE SITE

The site accommodates several uses comprising retail, garden centre, petrol sales, café and the natural spring water bottling plant. The retail operation is now under separate management and works have to be undertaken to separate the services to secure the independent elements.

This phase of the works solely relates to the construction of a Storage Building in conjunction with the Natural Spring Water Bottling operation.

The retail unit is not affected by these proposals.

The site levels across the site vary considerably from North to South. Falling generally from the main road (A489) to the north towards the south and the rear of the retail operation



Site as currently viewed from the East showing Downward slope across the site.



Current externally stored Plastic Preforms.

### PLANNING APPLICATIONS

The overall site has been subject to several recent planning applications as follows:

Planning Reference M2004-1294: Submitted Nov 2004 for the installation of 10no water tanks.  
This was conditionally approved.

Planning Reference M2006-1081: Submitted Feb 2006 for extension to bottling plant warehouse.  
This was approved.

Planning Reference M2007-0761: Submitted Jul 2007 for the installation of 12no water tanks.  
This was conditionally approved.

Planning Reference M2010-0187: Submitted Mar 2010 for erection of open sided canopy.  
This was conditionally approved.

Planning Reference M2010-1152: Submitted Dec 2010 for the erection of borehole shelters.  
This was conditionally approved.

Planning Reference M2012-0004: Submitted Jan 2012 for the erection of a delivery canopy & internal goods lift.  
This was conditionally approved.

### PROPOSALS/DESIGN

The proposals relate to the construction of a Storage Building adjacent to the current water bottling facility. The proposed building will be constructed using a palette of materials and colours to match those of the surrounding industrial and retail buildings adjacent to the site. These generally consist of plastisol coated profiled steel sheeting to the walls and roofs over a steel framed structure.

Personnel / Egress doors will consist of PPC items, again to match those to the adjacent existing building. Rainwater goods will also be of PPC coated aluminium items, integral with and in matching colour to that of roofing sheets.

Surfacing within and to the perimeter of the new Storage Building will be made good and generally remain as that of existing – consisting of a mixture of concrete, tarmac and granular areas.



Plastisol coated profiled steel sheeting to walls

Ground surfacing to remain as existing

### **ACCESS & MOVEMENT IN AND TO THE DEVELOPMENT**

#### **Accessibility.**

The applicants and their suppliers are committed to the provision of equality, inclusion and accessibility in the delivery of their services to members of the public and in the employment opportunities offered to existing and future employees. Access to the warehouse, storage and production lines are restricted on the grounds of Health & Safety as there is a considerable amount of movement by fork lift trucks in these areas. However, the visitor areas and office will be accessible and will comply with Part M of the Building Regulations and will take into account the recommendations of the DDA. The applicant fully recognises the diversity of cultural and individual abilities of its visitors, customers and employees and seeks to ensure any potential sources of exclusivity are addressed in both the physical attributes of the building and in the management practices and procedures it adopts.

All entrances will be designed to provide level access in accordance with Part M: 2010 approved document. Appropriate levels of lighting, signage and colour contrast will be provided across the surfaces.

All signage and general alarm systems will be provided with audio and visual warnings to current Equalities Act guidelines, the Building Regulations Part M 2010 and many of the inclusivity requirements of the Equality Act 2010. The means of escape will generally comply with the revised Building Regulations Part B Volume 2: 2010. The guidance and recommendations of the updated Fire Strategy Report as prepared by other consultants will also be incorporated into the scheme.

#### **Vehicular Access and Movement in and to the Development**

Access to the building will be in a clockwise direction around the site, and via the existing access road which is taken directly off the A489 to the North East corner of the site. This adoptable access road provides good visibility at the brow of the hill.

A large goods yard is currently available to the West of the site to cater for all the articulated goods vehicles, and which allows for parking and manoeuvring so that all vehicles can enter and exit the site in forward gear.

#### **Movement.**

Existing transport and servicing facilities will not be affected by this proposal. Once the materials are delivered and unloaded, no further vehicle movements will be generated by the proposal.

The Western area of the site is restricted to authorised personnel only and the proposals will not affect or encourage further movement of vehicles and pedestrians into this area.

Access in to the proposed Storage Building will be strictly restricted to that of site personnel and agreed delivery staff only.

#### **Car Parking Standards.**

No increase in car parking provision is envisaged. Any additional staff car parking required as a result of the additional storage space will be controlled within the existing facilities elsewhere on site. Car parking facilities located elsewhere on site include accessible car parking provision, with designated accessible parking bays being clearly signposted.

### **CHARACTER**

The existing Natural Spring Water Plant and the adjacent retail unit have developed organically over many years and the existing building footprint can basically be identified as two main blocks. The first block, running along the North side of the site, accommodates the retail unit and bottling plant. The footprint is approx. 143m x 100m deep with a height of approx. 12.5m from the lowest ground level to the ridge. Directly behind this, to the South, is the natural spring water processing plant and warehouse structures which are of similar height with a plan area of approx. 116m long x 62m deep. The buildings are generally separated by a maintenance corridor of approx. 18m width. Access to this space between the two buildings is restricted to authorised personnel and Industrial vehicle movement.

The plan area of the proposed Storage Building is essentially 15.0m wide by 48.5m long, with an adjacent 'covered link' to the adjoining building which measures 11.5m wide by 12.5m deep; and also a lower lean-to roofed boiler room to the North side which measures some 5.0m wide x 14.0m long. The height of the proposed building from the existing ground level to the highest part of the roof (ridge) is approximately 9.2m, whereas the eaves height is some 8.3m high above the current ground level at the downward slope side of the building (South). The proposed Storage Building is located at the end of the bottling plant building, adjacent to a current covered loading bay which serves the operations within this bottling plant. The proposed location of this building will have a minimal impact on the visual amenity of the area and the building may serve to screen some of the loading bay operations further to the South of the site. The physical appearance of the building will be maintained in a similar character to that of the adjacent industrial buildings - utilising high performance, colour coated, profiled metal cladding.

### **COMMUNITY SAFETY**

The area in which the proposed extension is to be located is within a privately controlled area with access restricted to 'authorised personnel'. This area is predominantly used for the unloading of goods and materials and the movement of heavy goods vehicles to and from the bottling plant. Customer vehicular access is generally restricted to the North car parking areas and these are generally prevented from entering into the rear part of the site during the normal working hours of the Bottling Plant.

### **ENVIRONMENTAL SUSTAINABILITY**

The proposed buildings are to be constructed to sustain the existing business on site and will be constructed along sound environmental principles. No heating is required for the proposed Storage Building.

This proposal will directly contribute to the local economy by creating additional employment and sustain the existing jobs on the site. The new structure will be designed to be flexible enough to allow the adaptation to other production activities if necessary and, ultimately, to be fully recyclable with minimal environmental impact. The materials to be used in the building construction will be sourced locally have a generally low environmental impact (largely steel) and may be recycled for future use on site or within the construction industry. It is also envisaged that the building work will be undertaken by local contractors with local suppliers encouraged to supply materials for the works.

The materials will also involve minimum maintenance, be manageable with local non-specialist skills and to minimize operating costs.

In terms of ecological impact, the proposed site generally comprises an existing hardstanding of limited ecological value and the relatively small building footprint will not generate any significant surface water run off.

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### Services.

The site will be provided with all main services as required. No additional connection for sewage disposal will be required.

Rain water collected from the new roof areas will be discharged into the existing below ground stormwater drainage which exists in close proximity to the proposed building, and furthermore discharge into the existing storm retention pond.

Goods yard and any external lighting will be designed to minimise light pollution.

### Flood Risk Management.

The site itself is clear of the flood zone of the river Camlad as indicated on the NRW Development Advice Maps.

A series of flood attenuation and environmental ponds were created on site during earlier phases of development to minimise any flood surges and also to provide some water storage for the adjacent wildlife reserve. These ponds store and attenuate run-off to Greenfield conditions, thereby complying with good practice. The ponds are sized to provide capacity for a 1 in 100 year storm event plus 20%, and are designed to retain the first 5mm of a rainfall event, with a minimal amount of retained water content in their base (200-300mm), thereby creating a biodiversity improvement area. The use of indigenous wetland planting currently further increase the biodiversity potential of the storage ponds.

Any changes to the current storm water attenuation system will be done under the guidance of the Environment Agency and Powys County Council.

### Landscaping & Ecology.

Existing landscaping in the form of hedges and mature oak trees to the wider site are to be retained and maintained, which in turn will contribute towards natural screening for the development.

An Arboricultural Impact Assessment was previously undertaken for the site by Lingard Styles, under report reference 2854, during a previous phase of construction on site in 2015

The proposed development retains the Wildlife park to the South of the plant, which serves as a valuable visitor attraction and educational facility and most of the land around the plant is now within the ownership of the applicants.



Existing hedging and mature trees to the South West of the site, adjacent to site access road.



Existing attenuation pond to the South East side of the site, with mature trees beyond.

### Signage.

A hierarchy of signs currently exists on site which will remain to maintain safety and security around the working areas.

### CONCLUSION

The proposals will have little effect on the immediate environment in terms of scale, mass, appearance and siting. The proposal will secure the efficient operation of the existing plant and retail operation whilst enabling the retention and long term viability of this valued local business and employer. The proposal will also screen some of the movement of loading vehicles in the vicinity of the bottling plant entrance.

This proposed phase of development will sustain the thriving local business in an extremely competitive market and enable the protection of the existing employment on site.

Revision 1 Date: 10 August 2020 - Reference added to proposed boiler room as part of proposal.