



DS Properties Ltd

The Pump House, Hood Road, Barry

Planning Statement (including Design and Access Statement)

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APPENDIX A – LISTED BUILDING DESCRIPTION

APPENDIX B – DESIGN REVIEW REPORT

1 Introduction

1.1 The Proposal

- 1.1.1 WYG Planning and Environment has prepared this Planning Statement in support of a full planning permission and listed building consent for a the conversion of the existing pumphouse at Hood Road, Barry to provide a mix of uses including a restaurant, cafe bar and bistro (A1), fitness club (Class D2)/health salon (sui generis) and 15 live/work units (Class C3). The application is submitted on behalf of our client, DS Properties Ltd.
- 1.1.2 The proposals incorporate formal public open space in the form of a plaza and car parking situated to the front of the Pump House.
- 1.1.3 The proposed development offers a sensitive design approach in view of the historic value of the pump house building, and the site's location in Barry Waterfront. The development does not seek to materially extend the existing buildings externally, but merely proposes to utilise the existing internal space more beneficially in addition to minor external improvements to the appearance of the listed building.

1.2 Application Submission

- 1.2.1 The application submission comprises the following information, much of which is referred to in this planning statement.
- Architects Design Statement (Ellis Williams Architects) (June 2014)
 - Plans and drawings;
 - Site Location Plan (drawing ref: AE(0) 01 Rev -)
 - Existing Site Plan (drawing ref: AE(0) 01 Rev -)
 - Existing Ground Floor Plan (drawing ref: AE(0)03 Rev -)
 - Existing Basement Plan (drawing ref: AE(0)04 Rev -)
 - Existing Roof Plan (drawing ref: 1899 AE(0)05 Rev -)
 - Existing North Elevation (drawing ref: AE(0)06 Rev-)
 - Existing East Elevation (drawing ref: AE(0)07 Rev -)
 - Existing South Elevation (drawing ref: AE(0)08 Rev -)
 - Existing West Elevation (drawing ref: AE(0)09 Rev -)
 - North Range Existing Elevation Section A-A (drawing ref: AE(0)10 Rev -)
 - North Range Existing Sections East Bay (drawing ref: AG(0)11 Rev -)
 - South Range Existing Sections A-A (drawing ref: AE(0)12 Rev -)
 - South Range Existing Sections B-B (drawing ref: AE(0)13 Rev -)
 - Proposed Site Plan (drawing ref: AG(0)01 Rev E)

- Proposed South Range Ground Floor Plan (drawing ref: AG(0)10 Rev -)
- Proposed North Range Ground Floor Plan (drawing ref: AG(0)11 Rev -)
- Proposed South Range First Floor Plan (drawing ref: AG(0)12 Rev -)
- Proposed South Range Mezzanine (drawing ref: AG(0)13 Rev -)
- Proposed North Range First Floor (drawing ref: AG(0)14 Rev -)
- Proposed North Range Mezzanine Plan (drawing ref: AG(0)15 Rev -)
- South Range Basement (drawing ref: AG(0)16 Rev -)
- Roof Plan (drawing ref: AG(0)17 Rev -)
- Proposed North Range Cross Section (drawing ref: AG(0)22 Rev -)
- Proposed North Range Sections East Bay (drawing ref: AG(0)23 Rev -)
- Proposed North Range Section West Bay (drawing ref: AG(0)24 Rev -)
- Proposed South Range Section A-A (drawing ref: AG(0)25 Rev -)
- Proposed South Range Section B-B (drawing ref: AG(0)26 Rev -)
- Proposed East Elevation (drawing ref: AG(0)30 Rev -)
- Proposed South Elevation (drawing ref: AG(0)31 Rev -)
- Proposed North Elevation (drawing ref: AG(0)32 Rev -)
- Proposed West Elevation (drawing ref: AG(0)33 Rev -)

1.3 Contents

1.3.1 This Planning Statement presents the case for the proposed development in relation to the site and its surroundings, the planning history and policy context. It considers the key issues relative to the sites proposed development and refers to other detailed supporting reports as required. The assessment is structured as follows:

Section 2: provides a description of the site, its planning history and the prevalent planning policy;

Section 3: evaluates the proposed development in light of the principal considerations;

Section 4: provides the Design and Access requirements set out in TAN 12;

Section 5: summarises the statement and outlines our conclusions.

2 Background

2.1 The Site

- 2.1.1 The Pump House is a Grade II Listed Building built in the 1880s and previously formed part of Barry's historic dock complex providing hydraulic power to operate coal drops, lock gates, swing bridges and other equipment around the docks. Listed in 1992 it has been disused for many years but remains an important local landmark with its imposing 42 meter high chimney, and is one of the few hydraulic Pump house buildings which remain in Wales.
- 2.1.2 As recently as 2009 the pump house was still included on the Buildings at Risk register. Subsequently the building has been the subject of a £1.4m refurbishment paid for by the Authority and Welsh Government (WG). This project has consisted of re-roofing the building in Welsh slate, refurbishing the cast iron trusses and re-pointing the brickwork.

2.2 The Surroundings

- 2.2.1 The building is well located at the west end of Barry Waterfront. The Barry Waterfront site is located to the south-west of Barry town centre and is strategically positioned between the town centre, Barry Island and the Old Harbour.
- 2.2.2 The site is bordered by the Cardiff-Barry Island railway line to the north and a mix of residential, commercial and industrial properties. The existing waterfront development comprises some 700 residential units together with a retail area incorporating a Morrisons food store and non-food retail units as well as a medical centre which are within a safe walking distance of the site. The site also benefits from access to a number of bus stops along Ffordd Y Mileniwm and the Wales Coastal Path.
- 2.2.3 The pump house is situated in the heart of the Innovation Quarter, a 19 acre mixed use development site being overseen by the Authority and in partnership with the WG. This mixed-use development area comprises of a mix of learning, employment, tourism and leisure, to complement and enhance the wider Waterfront. Within the vicinity of the site there is an 80 bed Premier Inn hotel and Brewers Fayre restaurant on the adjacent triangle site.
- 2.2.4 In addition the wider docks area is set for a major redevelopment with the Authority resolving to grant outline planning permission in 2011 for a large scale mixed use redevelopment comprising in the region of 2000 new homes, office, education, retail and leisure uses.

2.3 Planning History

- 2.3.1 The local authority's planning records identify a number of listed building applications at the site relating to the upkeep of the Grade II listed pumphouse.
- 2.3.2 No other planning applications of relevance were identified in connection with the site.

2.4 Relevant Planning Policy

- 2.4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise. This section provides an overview of extant and emerging planning policy, as well as supplementary guidance produced by the Council.
- 2.4.2 The statutory development plan is the Vale of Glamorgan Unitary Development Plan (UDP), which was adopted in 2005. The UDP is in the process of being replaced by the Vale of Glamorgan Local Development Plan (LDP). This The Deposit LDP is due to be submitted to the Welsh Government for Examination in April 2015. Following this, the LDP is scheduled to be adopted in September 2016.
- 2.4.3 Accordingly, the LDP is a material consideration in the determination of the proposed development. This is also true for national planning policy – in the form of Planning Policy Wales (PPW), the Wales Spatial Plan (WSP) and the Technical Advice Notes (TAN) – and supplementary planning guidance (SPG) produced by the Council such as the Amenity Standards SPG.

The Development Plan – The Vale of Glamorgan UDP (up to 2011) (adopted 2005)

- 2.4.4 In terms of policy, the UDP is divided into two. Part I policies address strategic policies for development and provides a framework for the more detailed policies and proposals in Part II.
- 2.4.5 It is specifically recognised within the UDP that the implementation of the regeneration proposals for Barry Waterfront, within which the application site is located, is the Council's priority for economic regeneration.
- 2.4.6 In Part I, the UDP acknowledges that its overriding objective is to conserve the best of the Vale's distinctive rural, urban and coastal character whilst permitting beneficial development. To achieve this, it sets out a series of guiding principles (Paragraph 1.7.1). These include:

- To continue the protection and enhancement of the built and natural environment;
- To promote urban regeneration and the re-use of brownfield land thereby minimising the use of Greenfield sites; and
- To ensure the design of new development is of a high quality (Paragraph 1.7.2).

2.4.7 In the more detailed policies in Part II, there is a general presumption in favour of the development of derelict sites, for instance within Policy ENV25. Policy ENV 17 advises that the qualities of the built and historic environment will be protected.

2.4.8 Policy REC7 refers to sport and leisure facilities, and requires new provision outside of existing town and district centres to meet the identified criteria.

2.4.9 Policy MD5 refers to environmental protection and, as such, development proposals will be required to demonstrate they will not result in unacceptable impact on residential amenity, property and the natural environment. Under Policy MD6, development must provide a positive contribution to biodiversity interests by maintaining and enhancing biodiversity features.

2.4.10 Policy ENV27 refers to design of development and seeks to ensure proposals have full regard to the context of the built environment. Policy TAN10 confirms that parking facilities are required to be in accordance with approved guidelines.

Material Considerations

The Vale of Glamorgan Local Development Plan 2011-2016 –Deposit

- 2.4.11 Prior to reviewing relevant planning policy of the emerging LDP, it is firstly important to consider the weight to be given to the LDP in the determination process.
- 2.4.12 The LDP is anticipated to be adopted in September/October 2015. However, notwithstanding this, the evidence base for, and Sustainability Appraisal of, the LDP provides the most up to date position which respect to the Council's future housing needs and accordance with national policy contained in PPW. The aforementioned UDP policies were adopted in 1995 and are largely time expired with respect to the UDP plan period (1996-2011). PPW's advice is clear; to give outdated policies decreasing weight in favour of other material considerations.
- 2.4.13 Draft Policy SP1 provides the overall strategy for development within the Vale. Providing a range and choice of housing to meet the needs of all sectors of the community is of particular importance in this Policy and regeneration and creation of sustainable communities remains a primary objective.
- 2.4.14 Draft Policy MD4 seeks to ensure that all new development in the Vale of Glamorgan is supported by appropriate services and facilities to meet their needs.
- 2.4.15 Draft Policy MD9 stipulates that for listed and locally listed buildings, development proposals must preserve or enhance the building, its setting and any features of significance.

National Policy

Planning Policy Wales (6th Edition Feb 2014)

Good Design

- 2.4.16 It is set out within PPW that *"meeting the objectives of good design should be the aim of all those involved in the development process and applied to all development proposals, at all scales, from the construction or alteration of individual buildings to larger development proposals"* (Paragraph 4.10.2). Further detail regarding the objectives of good design is set out within Technical Advice Note (TAN) 12: Design (2002) – as detailed below.
- 2.4.17 PPW advises at Paragraph 4.10.9 that *"the visual appearance of proposed development, its scale and its relationship to its surroundings and context are material planning considerations"*. PPW goes on to advise that local planning authorities should reject poor design, however *"they should not attempt to impose a particular architectural taste or style arbitrarily"*.
- 2.4.18 PPW highlights in Paragraph 4.10.10 that *"in areas recognised for their landscape, townscape or historic value, such as National Parks, Areas of Outstanding Natural Beauty and conservation areas, and more widely in areas with an established and distinctive design character, it can be appropriate to seek to promote or reinforce traditional and local distinctiveness. In those areas the impact of development on the existing character, the scale and siting of new development, and the use of appropriate building materials (including where possible sustainably produced materials from local sources), will be particularly important. The impact of development on listed buildings should be given particular attention."*

Conserving the Historic Environment

- 2.4.19 It is highlighted in Paragraph 6.5.8 that *"There should be a general presumption in favour of the preservation of listed buildings. The aim should be to identify the optimum viable use that is compatible with the character and setting of an historic building."*
- 2.4.20 PPW advises in Paragraph 6.5.9 that *"Where a development proposal affects a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, or its setting, or any features of special architectural or historic interest which it possesses."*

2.4.21 PPW indicates that *'employment and development uses can be compatible and local planning authorities should have regard to the proximity and compatibility of proposed residential development adjacent to existing industrial and commercial uses to ensure that both amenity and economic development opportunities are not unduly compromised'* (Paragraph 7.6.3).

Technical Advice Notes (TANs)

2.4.22 The detailed technical advice within the TANs has also been used to inform the proposed development. TAN 5 refers to Nature Conservation and Planning. The document provides advice about how the land use planning system should contribute to protecting and enhancing biodiversity and geological conservation.

2.4.23 It is acknowledged that a replacement TAN 12 (Design) is to be published 31st July 2014 to incorporate some minor elements of the former TAN22. TAN 12 (Design) seeks to equip all those involved in the design of development with advice on how 'promoting sustainability through good design' may be facilitated through the planning system and the preparation and validation of mandatory design and access statements (DAS). The content of the TAN is referred to in more detail in the DAS accompanying this application.

2.4.24 In regard to transport, TAN 18 advises the location of new residential development has a significant influence on travel patterns as the majority of trips start or finish at home. Residential development should be at locations with good access to jobs, shops and services by modes other than the car. Developers should be able to demonstrate:

- the development will facilitate access by new residents to public transport stops, local shops and facilities by walking and cycling;
- walking and cycling routes to public transport stops, local shops and facilities;
- public transport routes through the site are direct and provided; and
- walking, cycling, public transport and car routes through or adjacent to the site are well integrated.

- 2.4.25 TAN 18 recognises the need for inclusive mobility and access for disabled people, together with the needs of pedestrians and cyclists. It states that adopting an inclusive culture will help to ensure that access issues are taken into account at an early stage.
- 2.4.26 TAN 22 and the corresponding parts of PPW are to be cancelled on 31st July 2014. Notwithstanding this, the current TAN 22 Planning for Sustainable Buildings, seeks to provide technical guidance on the implementation of the national planning policy on planning for sustainable buildings through the planning application process.

Supplementary Planning Guidance/Other

Conservation Principles for the Sustainable Management of the Historic Environment in Wales (CADW 2011)

- 2.4.27 The six conservation principles set out within this document are based on those developed by English Heritage published in 2008. These principles will inform Cadw's approach to the protection and management of the historic environment as a whole. The principles are as follows:
- Historic assets will be managed to sustain their values
 - Understanding the significance of historic assets is vital
 - The historic environment is a shared resource
 - Everyone will be able to participate in sustaining the historic environment
 - Decisions about change must be reasonable, transparent and consistent
 - Documenting and learning from decisions is essential

- 2.4.28 In developing the proposals for the site, consideration has been given to the guidance contained within a number of supporting documents, prepared by Authority.
- 2.4.29 The Barry Development Guidelines confirms that the Waterfront should be a social and leisure focal point for the town. It should provide a high quality environment which will contribute to improving Barry's image and provide a link between Barry's heritage and a vision of the future in development form and design.

Planning Obligations and Sustainable Development – A Developer's Guide and Amenity Standards SPG

- 2.4.30 The guidance on amenity standards states that the Council will ensure that usable, adequate and appropriate private amenity space is provided as part of new residential development (Policy 2).

2.5 Pre-application Advice

- 2.5.1 Pre-applications discussions have formed the basis for the current application submission. The initial proposals were presented to Vale of Glamorgan Planning officers at a pre-application meeting on 26th February 2014, and the subsequently worked up designs were submitted for review by the Design Commission for Wales on 22nd May 2014.
- 2.5.2 A full review of the comments is set out in section 9 of the Ellis Williams Architects Design Statement June 2014.

2.6 Summary

- 2.6.1 The site lies within an established urban area with the defined settlement boundary. The pumphouse forms previously developed land and lies in a sustainable location served by an existing public transport network. The building is Grade II listed.
- 2.6.2 The Council's latest housing land evidence finds a deficit in housing land supply. The need to increase this supply should be given weight when dealing with planning applications.
- 2.6.3 Our client has actively engaged in pre-application discussions to ensure the principle of development and design considerations have been suitably addressed prior to this submission.

3 Principle Considerations

3.1 Introduction

3.1.1 This section sets out the principal planning and development issues arising from the proposed development drawing on the site's planning history, policy review and pre-application discussions with Officers.

3.1.2 We consider that the proposed development represents a suitable and appropriate use of the former pumphouse in planning terms. The key planning considerations are analysed below:

- Principle of Development;
- Loss of Employment Land;
- Conservation and Design;
- Highways/Accessibility

3.2 Principle of Development

3.2.1 PPW highlights a preference in favour of the re-use of suitable previously developed land and buildings (para 4.9.1). The application site fulfils all of the criteria for sites considered suitable for development because their re-use will promote sustainability objectives, which include sites;

- In and around existing settlements where there is vacant or under-used land, commercial property or housing;
- In suburban areas close to public transport nodes which might support more intensive use for housing or mixed use;
- Which secure land for urban extensions; and
- Which facilitate the regeneration of existing communities (para 4.9.2).

3.2.2 The UDP describes the Council's aspirations for a mixed use scheme on the Barry Waterfront site including a significant amount of residential as well as commercial, business, retail, leisure and

open space uses (para 4.4.1). The re-use of this prominent site within the Barry Waterfront site will safeguard the future of a listed building in addition to the significant urban regeneration benefits.

- 3.2.3 UDP Policy ENV25 seeks to regenerate derelict and degraded land within the former dockland of Barry to deliver an urban area which is healthy, viable and a pleasing environment (Paragraph 3.4.91). Policy 2 of the UDP states that the Council will encourage sustainable practices which encourage the reclamation of derelict and degraded land and buildings for appropriate and beneficial use. The principle of the proposed development and the mix of uses proposed are therefore in accordance with the UDP.
- 3.2.4 It is considered that the provision of Class A3 uses will provide a high quality leisure attraction, making the scheme appealing to both visitors and residents whilst contributing to the night time economy in the locality. It is not considered that the proposed Class A3 floorspace will have an unacceptable impact on the vitality or viability of Barry town centre.
- 3.2.5 The proposed cafe and restaurant uses will help to meet the identified need for this type of accommodation at Barry Waterfront and is well located to transport services providing links to central facilities.
- 3.2.6 The proposed live/work units will also complement the wider Innovation Quarter, such as the Business Service Centre, which provides a range of office and work shop units. The proximity of multipurpose live/work accommodation could attract inward investment in the area, creating more local jobs.
- 3.2.7 A key element of the proposed scheme will be the provision of high quality public realm and public open space. The design strategy for these elements has been led by an overarching aim to maximise the benefits of the site's context and waterfront aspect. The design philosophy and principles are set out in the Architect's Design Statement (Ellis Williams Architects) which forms part of the planning application submission.
- 3.2.8 The proposal constitutes a high quality mixed-use scheme, and in line with PPW and local level planning policies, has the potential to promote vitality, diversity and sustainability. The proposal will significantly improve the historic element of the Waterfront's fabric, and in doing so enhances the character of Barry as a whole.

- 3.2.9 To summarise, the planning policy context is supportive of the beneficial re-use of the site as proposed 'in principle', subject to detailed design considerations. In line with the UDP the proposals contribute to the promotion of a historic resource.

3.3 Loss of traditional employment land

- 3.3.1 It is recognised that the proposed change of use will lead to the loss of existing industrial employment land to be reclaimed for other economic development purposes. PPW promotes economic development advising the planning system should make provision for, the needs of the entire economy and not just those traditional Class B1-B8 uses. Economic land uses include the traditional employment land uses (offices, research and development, industry and warehousing), as well as uses such as retail, tourism, and public services (Paragraph 7.1.1).
- 3.3.2 The site is no longer considered appropriate or required for the existing employment use. The change of use from traditional employment would not negatively impact the range, choice and quality of available employment land given the site has lain idle for a number of years.

3.4 Conservation/Heritage

- 3.4.1 The former pump house is a Grade II listed building originally built in the 1880s to provide hydraulic power to operate coal, drops, lock gates, swing bridges and other equipment around the docks. The premises forms one of the few hydraulic power houses remaining in Wales, forming part of an important dock complex, this being the reasoned justification given for the listing.
- 3.4.2 The heritage status of the site is considered to further warrant its redevelopment. A sensitive design approach has been executed to ensure the proposals protect and enhance the listed building and its setting, whilst also ensuring that the building is retained in a viable use.
- 3.4.3 The proposed exterior works will use high quality materials and improve the external appearance of the elevations over and above the current position. accords with paragraph 6.5.8 of PPW, which states the follows:

"There should be a general presumption in favour of the preservation of listed buildings. The aim should be to identify the optimum viable use that is compatible with the character and setting of an historic building."

- 3.4.4 The proposed redevelopment is considered to enhance the setting of Barry Waterfront in accordance with UDP policy ENV 17 and LDP policy MD9. In terms of design the approach taken has been informed by pre-application discussions with the Vale of Glamorgan Council and the Design Commission for Wales. The proposed redevelopment leaves the original building largely unaltered whilst providing a sensitive approach having regard to the sensitive and historic nature of the listed structure.
- 3.4.5 The proposals being put forward are both compliant in terms of planning policy and the conservation principles which CADW have outlined.
- 3.4.6 In terms of the proposed physical alterations, the proposed external changes are not considered to have any adverse impact on the listed building. The use of high quality materials and the refurbishment works that are proposed will result in considerable enhancement to the building in line with design and conservation policies.
- 3.4.7 The design approach is set out in further detail in Section 4 which addresses the Design and Access Statement requirements of TAN12.
- 3.4.8 The proposal has been assessed against national and development plan policies on historic buildings and has been found to accord with guidance given. The proposed use is considered appropriate use for this location. Having regard to the above it is therefore apparent that the proposed development will conserve and protect the listed building, in accordance with relevant planning policies.

3.5 Highways

- 3.5.1 The site is located in a highly sustainable location, located just outside of the town centre. The pump house site forms part of the wider Innovation Quarter Masterplan re-development which includes a new link road to Barry Island and improved roads around the site linking new buildings in the Masterplan area. There are a variety of services and facilities within walking distance of the application site.
- 3.5.2 The proposed site is well located in terms of public transport provision, benefiting from three railway stations, with Barry Town railway the closest station to the west of the site which provides a regular service to Cardiff.

- 3.5.3 The need for an inclusive and accessible design is fundamental to the approach outlined in the Section 4. The level nature of the site combined with direct pedestrian and cycle routes ensures that walking and cycling will be encouraged within the development particularly to local facilities. The proposal aims to provide safe access from the site to the train station.

3.6 Design Approach

- 3.6.1 The design approach is outlined in detail at Section 4 of this report and within the accompanying Architects Design Statement (Ellis Williams Architects).

4 Design and Access Statement

4.1 Objectives of good design

4.1.1 This section of the report describes the proposal and fulfils the statutory requirements for an application for planning permission to be accompanied by a design and access statement, as required by the **2012 Order**¹. Article 7 of the Order sets out those matters that must be covered in a design and access statement.

4.1.2 In relation to design these are:

- to explain the design principles and concepts that have been applied to the following aspects of the development;
- environmental sustainability;
- movement to, from and within the development;
- character, which includes any landscaping comprised in the development and the amount, layout, scale and appearance of the development; and
- community safety.

4.1.3 To demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account in relation to its proposed use and each aspects listed above.

4.1.4 In relation to access these are to explain:

- the policy or approach adopted as to access and how policies relating to access in the development plan have been taken into account;
- how any specific issues which might affect access to the development have been addressed; and
- how features which ensure access to the development will be maintained.

¹ The Town and Country Planning (Development Management Procedure) (Wales) Order 2012, 2012 No. 801 (W.110).

- 4.1.5 The design and access statement satisfies the advisory requirements introduced by one of the Technical Advice Notices (TANs) that forms part of the Welsh Government's planning policy guidance: TAN 12 Design.

4.2 Character

Use

- 4.2.1 The extant use of the application site is Class B2 general industrial. Notwithstanding this, the property has been vacant and non-operational for a number of years. The proposed development intends to change the use of the property to a mix including a restaurant, cafe bar and bistro (A3), fitness club (Class D2)/health salon (sui generis) and 15 live/work units (Class C3).
- 4.2.2 It is considered that this is an appropriate mix of uses to enable the comprehensive regeneration of the Pump House and is complementary to the wider Innovation Quarter Masterplan area in Barry Dock. The nature of the commercial uses support the existing and future Innovation Quarter uses.

Layout

- 4.2.3 The building footprint of the pump house will remain as existing.
- 4.2.4 The proposed layout of each of the proposed uses maximises the internal space whilst retaining a sense of space. The live/work units encourage open space living, incorporating a large mezzanine loft space to maximise habitable floorspace whilst retaining the full roof height maintaining the integrity of the listed building.

Density/Amount/Scale

- 4.2.5 Similar to layout, the proposals will not involve significant changes to the amount of development internally within the pump house. The proposed changes are minor in nature and relate predominantly to ensuring a functional internal space for the proposed mix of uses.
- 4.2.6 It is considered that the amount of development is appropriate to ensure the listed building is preserved and enhanced.

Appearance

- 4.2.7 The most noticeable change to the property will be the appearance of the building.

- 4.2.8 The proposals retain the existing brick elevations and windows that have been recently refurbished, and also retain the new roof and rooflights. The main interventions visible in the external elevations will be a number of additional or amended new window and door openings, and the introduction into the existing roof of a number of conservation type rooflights. The existing entrances will be re-opened and re-used as entrances to the various commercial units. Additional entrance doors are proposed for the live/work units.
- 4.2.9 It is considered that the proposed changes are comparatively minor and will represent an overall improvement to the appearance of the application site. The design approach is sympathetic to the traditional brickwork. Further details on the proposals are discussed in the supporting Architects Design Statement (Ellis Williams Architects).

Landscaping

- 4.2.10 The proposed accords with the materials palette detailed in the Innovation Quarter Masterplan including granite cobbles and setts.
- 4.2.11 The proposed planting respects the maritime environment and difficult soil conditions. In terms of trees, Fastigate Hornbeam will be used to create a formal enclosure around the new plaza. The boundary trees will screen the commercial and residential units to the north.

4.3 Environmental sustainability

- 4.3.1 TAN 12 notes the need to provide environmentally sustainable design solutions, recognising both site constraints and site opportunities.
- 4.3.2 For the purposes of considering the environmental sustainability, the site appraisal is summarised in the following table.

Summary of site appraisal

Factors	Appraisal
Slope/topography	The site is generally flat.

Hydrology	The site is largely within Zone A at little or no risk of flooding on the development advice maps.
Ground Conditions	The site comprises previously developed brownfield land in an established urban area.
Cultural Heritage	The comprises a Grade II listed former hydraulic pumping station. The site is not located in a conservation area and does not contain any scheduled monuments.
Natural habitats	The site is not located in an area that has been identified for its natures conservation value.
Trees	There are no tree preservation orders on site.
Land use	The sites former use was a hydraulic pumping house.

4.3.3 The proposed re-use of the former pump house is considered to respond favourably to the objectives of environmental sustainability and all aspects of the pumphouse redevelopment is considered to be highly sustainable. The development is easily reversible and flexible allowing the building to be adapted if required in the future. The proposal makes use of the existing, without raising the need to demolish and rebuild reducing the schemes overall carbon emissions.

4.3.4 The use of previously developed land removes pressure on development of Greenfield land.

4.4 Community safety

4.4.1 Community safety is a vital ingredient of a safe and sustainable community and is promoted by the Welsh Government through TAN 12: Design and the Manual for Streets.

4.4.2 The proposed layout for the site incorporates design features to deter criminal activity and anti-social behaviour by minimising opportunities to commit crime or to impact negatively on the quality of life of those using the development. The following principles from TAN 12 have been adopted:

- the creation of high-quality public realm in the form of the plaza;

- the provision of routes that are fit for purpose and provide opportunities for safe physical activity and recreation that meet the needs of all members of society; and
- the promotion of a sense of ownership and responsibility throughout the various uses within the development.

4.4.3 The design proposals respond to the local circumstances of existing crime and anti-social behaviour levels, the fear of crime and other safety and security issues. The mix of both commercial and residential windows which overlook the public realm ensure a high level of natural surveillance at both day and night.

4.4.4 It is intended that the development will meet the 'Secured by Design New Homes 2010' standard.

4.5 Access and movement

Access

4.5.1 The site will be served by two vehicular access/egress points, one to the north and one to the south of the site which correspond with the Innovation Quarter Masterplan design principles. The location of the vehicle entrances either end of the site allows access removed from other road junctions, allowing the quayside to remain pedestrianized

4.5.2 A number of local rail services run from Barry Town centre railway station, circa half a mile west of the Pump House. A bus stop lies adjacent to the site.

4.5.3 It is anticipated that the mix of uses will encourage a number of 'walk-in' customers to the proposed Class A3 units from the surrounding residential catchment in addition to residential units on-site.

4.5.4 Car parking provision is considered sufficient to serve the needs of the residents, employees and visitors alike. Secure cycle parking will be provided at the front of the pump house. Electric car charging points will be provided on site.

4.5.5 The proposed development is considered to accord with UDP Policy TRAN 10 with respect to the provision of appropriate parking.

Inclusive access

- 4.5.6 The proposed development will provide a range of public facilities and public realm which will all be Equalities Act (2010) compliant. The proposed surface car parking is safe and level into and out of the site for residents and visitors that are disabled.

Deliveries/servicing

- 4.5.7 According to the nature of the proposed use, a limited number of deliveries will be anticipated during the week. It is not anticipated that there will be an impact on the highway network as a result of deliveries.

5 Summary and Conclusions

5.1.1 This Planning Statement (including Design and Access Statement) sets out the context for the proposals and aims to fully assess the principal considerations. We provide the following summary of conclusions:

- The application site is located in Barry Waterfront, occupying a strategic position between the town centre, Barry Island and the Old Harbour and forming the focus for economic regeneration in the locality as identified in the adopted UDP and emerging LDP;
- The site forms previously developed land and its well served by existing infrastructure/facilities and lies adjacent to an existing bus route. The site is considered to form a sustainable location;
- Bringing the site back into active use will secure the future of an attractive and underutilised listed building;
- The incorporation of live/work units will encourage new business and enterprise;
- The scale, massing, design and landscaping of the proposed redeveloped constitutes an appropriate and sensitive approach which will enhance the landscape setting of the listed building in accordance with UDP policy ENV17 and LDP policy MD9.

Appendix A – Listed Building Description

Communit	Barry	Grade	II
Locality		Date	20/08/1992
Post		Grid Ref	311170 167550
		Record	13468
Name	NORTH HYDRAULIC PUMPING HOUSE, BARRY DOCKS		
Entry	NORTH HYDRAULIC PUMPING HOUSE, BARRY DOCKS / 830		
Street No,			

Location

At NW corner of No 1 Dock, set back from the dock side.

History

Built in 1880's to provide hydraulic power to operate coal drops, lock gates, swing bridges and other equipment around the new docks.

Exterior

Two ranges in red and blue engineering brick in matching styles with corbel-headed panels and segmental arched small-pane windows. Both had double-gabled roofs constructed of wrought-iron trusses and partially timber-panelled ceilings, a slate covering, and raised louvred roof-lights.

Interior

North range contained workshops and hydraulic controls and has 2 gables at each end of 3 bays width, with a dividing wall running down the middle. This range is the longer (9 bays). There are segmental-arched windows at one level, with round windows to the gables. The western section has a dado in brown glazed tiles and gauges fixed to one wall, and a travelling crane by East Ferry Road Engineering Works, Millwall, dated 1912. The Eastern section contains smithy hearths and the main chimney rising through the roof. The chimney is of square section, circa 42m high, tapering to a corbelled band, and a massively-corbelled ring.

The south range contained the boilers and steam engines and has two gables to each end, each of 3 bays width. There are segmental arched windows at ground level, with circular openings to the gables and a partial basement for servicing the plant. Several windows retain wooden multi-pane frames. Engine beds of concrete and granite blocks survive although the plant has been removed. Short cast-iron pipes are fixed vertically to the walls at regular intervals. The hydraulic accumulator tower itself stood at the N of the building but has been demolished.

Listed

Listed as one of the few hydraulic power houses remaining in Wales, part of this important dock complex.

Reference

Appendix B – Design Review Report

Design Review Report

Hydraulic Pump House,

Barry

DCFW Ref: 47

Meeting of 22nd May 2014



Declarations of Interest

Panel members, observers and other relevant parties are required to declare *in advance* any interests they may have in relation to the Design Review Agenda items. Any such declarations are recorded here and in DCFW's central records.

Review Status

Meeting date	22 nd May 2014
Issue date	11 th June 2014
Scheme location	Innovation Quarter, Barry
Scheme description	Mixed-use refurbishment
Scheme reference number	47
Planning status	Pre-application

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Declarations of Interest

None declared.

Consultations to Date

Pre-application advice has been sought from the Local Authority including a site visit with the conservation officer. No public consultations have taken place specifically for this project, but the wider Innovation Quarter regeneration project has been widely consulted on and publicised.

The Proposals

The scheme comprises the conversion of an existing grade II listed former hydraulic pumping station into a mixed use residential and retail scheme within the Barry Docks Innovation Quarter. The scheme proposes four A3 units at split ground level and 15 duplex one-bed live/work units within the roof forms.

The existing brick buildings were constructed in the 1880s and are in good condition due to recent basic restoration by the Local Authority.

Summary

- The basic restoration that has taken place already is positive, and the Local Authority is to be commended for this
- The proposed uses suit the building and location in the Innovation Quarter, which will contribute to a new hub in the community
- The Design Commission welcomes many of the contemporary interventions to the historic building

- The removal of cars from the piazza is welcomed. The lighting and treatment of the outside spaces need more work, but designs are progressing in the right direction
- The Commission has a number of concerns about the proposed vertical circulation drum and its impact on the piazza space. It does not appear to provide the best value solution
- The external setting of the building, car parking and approach require further consideration to provide good connections to surrounding facilities whilst forming an integrated whole
- The window treatment to the live/work units needs further clarity and detail, although the Commission is not opposed to the general approach to insertion of new openings
- The arrangement of the mechanical plant to the rear of the building needs to be properly resolved before a planning application is made. The relationship of the plant to the live/work units, and to the pedestrian experience from the north west, must be carefully considered. An M&E engineer should now be appointed.

Main Points in Detail

Coordination with Local Authority

It is good to see the design team and developer working well with the Local Authority (LA) on the conservation and planning issues relating to this project.

The basic restoration work already undertaken by Vale of Glamorgan Council is a positive step and the LA is commended for this action.

We would encourage the team to continue to discussions with the Local Authority to further improve the way the building relates to its wider landscape and surrounding facilities.

Building in Context

The images previously issued to the Commission showed parking in the piazza space in front of the buildings, which the Commission thought would undermine the potential for the enjoyment of the space as an outdoor extension of the cafe/bars. However, the presenting team explained that they were no longer proposing car parking in this area.

Pedestrian access to and from neighbouring buildings and facilities needs to be improved. The design team should liaise with the Local Authority to achieve this coordination with other development in the Innovation Quarter and surrounding areas. This should not be only a destination that people drive to, but should be well integrated with the surrounding built fabric.

It is important that the surrounding landscape and highways are designed as part of the building, not in isolation. Lighting of the external areas should be subtle and integrated with the rest of the design.

Vertical Circulation

The Commission's main concern with the proposal is the new glazed vertical circulation drum. The existing building is of good quality and has a strong character which the drum obscures, whilst also conflicting with the verticality of the existing chimney. The drum also interrupts the amenity space of the piazza, creating awkward dead spaces around and behind it. The Commission is concerned that the proposed structure would degrade quickly in the marine environment, and believes that an alternative, better value solution could be found.

The least valuable space inside the building, at the internal corner might offer a better location in which to resolve the vertical circulation. We would encourage the team to give further consideration to alternative solutions which address the vertical circulation, entrances to the live/work units and entrance to the restaurant.

Mixed-Use

The proposed mix of uses appears to suit the building and site, and would contribute to the forming of a new community hub in this area. It is positive that the proposal makes use of the basement area.

The Commission supports the proposal for live/work units (which have proved successful in previous schemes by this developer), on this site. However, there are a number of design issues yet to be resolved.

The location and proportion of the new window inserts is not convincing at this stage, although there were some inconsistencies in the drawings presented (due to the evolution of the design) which meant that it was difficult to appreciate exactly how they would relate to the internal spaces. Detailed sections and elevation drawings would be useful to test the fenestration and its impact on the internal and external environments. The Commission is not opposed to the overall approach to insertion of the new openings with metal-lined reveals.

Inhabited section drawings would also help to demonstrate that sufficient headroom is available on the mezzanine levels.

The proposals presented showed inaccessible 'lids' over the WCs and utility areas, which would collect dust and could become unsightly.

The fire ratings of the party walls, particularly where they meet the existing windows, will have to be carefully resolved.

Building Services

The Commission would encourage the team to appoint an M&E Engineer at this stage, before the planning application is submitted. The Local Authority will be looking for assurance that the submitted scheme will perform environmentally, and can be delivered as drawn.

The engineer will be able to help resolve the servicing to the A3 units which has the potential to conflict with comfortable use of the live/work units. Care should be taken

that the air handling plant and flues are well resolved with the exterior of the listed building. Views from the various approaches will be especially important.

Options for centralised plant should be explored, as these might offer a more sustainable solution.

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A Welsh language copy of this report is available upon request.

Attendees

Agent/Client/Developer:	Simon Baston, DS Properties
Architectural/Urban Designer:	Paul Duenas, Ellis Williams Architects Robert Freeman, Ellis Williams Architects
Local Authority:	Mark White, VoG Council Peter Thomas, VoG Council
Design Review Panel:	
Chair	Alan Francis
Lead Panellist	Michael Griffiths Jonathan Adams Angela Williams Roger Ayton Amanda Spence, Design Advisor, DCFW
Observing:	Jamie Brewster