



DS Properties Ltd

The Pump House, Hood Road, Barry

Design and Access Statement (including Heritage Statement)

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APPENDIX A – LISTED BUILDING DESCRIPTION

1 Introduction

1.1 The Proposal

- 1.1.1 WYG Planning and Environment has prepared this Design and Access Statement in support of an application for listed building consent for alterations to the South Range. The alterations proposed relate to the demolition and removal of the existing granite and brick machine bases, and associated reconstruction in the external public area.
- 1.1.2 The application for listed building consent is part of the wider development proposals for the conversion of the existing Pump House 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) granted in October 2014 (ref: 2014/00920/FUL & 2014/00926/LBC).
- 1.1.3 The application is supported by a suite of documents including a Structural Survey and Report undertaken by the Austin Partnership. This report advise on the structural condition of the remaining machine base, and the overall approach to the structural support of the proposed upper floors.

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 Of specific relevance are the applications (ref: 2014/00920/FUL & 2014/00926/LBC) approved in October 2014 for the redevelopment, refurbishment and re-use of the building.

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
- 2.4.3 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.
- 2.4.4 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.
- 2.4.5 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).

- 2.4.6 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.
- 2.4.7 Policy ENV27 refers to design of development and seeks to ensure proposals have full regard to the context of the built environment.

National Policy

Planning Policy Wales (6th Edition Feb 2014)

Good Design

- 2.4.8 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.
- 2.4.9 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"*.
- 2.4.10 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

- 2.4.11 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."*
- 2.4.12 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."*
- 2.4.13 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)

- 2.4.14 The detailed technical advice within the TANs has also been used to inform the proposed development.
- 2.4.15 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).

Supplementary Planning Guidance/Other

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

- 2.4.16 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

3 Design and Access Statement

3.1 Objectives of good design

3.1.1 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.

3.1.2 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.

3.1.3 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.

3.1.4 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.

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

3.2 Character

Use

- 3.2.1 The previous use of the application site is Class B2 general industrial. The property has been vacant and non-operational for a number of years. The approved development proposal 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).
- 3.2.2 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.
- 3.2.3 The proposed removal of the machine bases will enable four new steel columns to be installed to support the upper floors. The option of potentially locating one of the columns on the granite base was considered however due to the identified concerns over the structural integrity of the base it has been identified that this is not a viable option.

Layout/Density/Amount/Scale/Appearance

- 3.2.4 The building footprint of the south range will remain as existing. The Structural Survey and report confirms that in relation to machine base 1, the structural integrity of it has suffered from a significant amount of corrosion, and given the weight of the granite blocks above this poses a health and safety issue. In addition a vertical crack on one of the corners of the machine base may pose further structural issues.
- 3.2.5 The proposals will not involve significant changes to the amount of development internally within the south range.

Heritage

- 3.2.6 The proposed relocation and reinstatement of the machine bases within the Piazza, alongside a historic interpretation board will preserve the historic integrity of the former Pump House.
- 3.2.7 In view of the structural restrictions outlined within the supporting report, it is considered that the proposed works, within the context of the structural solution proposed for the upper floors, are acceptable.

Access

- 3.2.8 The overall 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
- 3.2.9 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.
- 3.2.10 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.
- 3.2.11 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.
- 3.2.12 The proposed development is considered to accord with UDP Policy TRAN 10 with respect to the provision of appropriate parking.

4 Summary and Conclusions

- 4.1.1 This Statement is submitted with the application to alter a listed building.
- 4.1.2 It is considered that the Statement aims to convey the design principles – in terms of use, layout, amount, appearance, heritage and access – that have informed the proposals for the application.
- 4.1.3 Due to the structural restrictions of the machine bases it is considered that their proposed relocation and reinstatement within the Piazza, alongside a historic interpretation board will preserve the historic integrity associated with the former Pump House.

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Appendix A – Listed Building Description