



Barry Masterplan *The Mole*

Design & Access Statement

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Introduction

1.1 Introduction

This design and access statement is submitted in support of an outline planning application for land at The Mole, Barry Waterfront. The application seeks permission for a high quality mixed-use scheme including new homes; Incubator building; 400 berth Marina with Marina services building and outdoor event space; associated access road and services; parking and open space.

The Vale of Glamorgan Council and Associated British Ports (ABP) have worked together to develop a bid to the Levelling Up Fund (LUF), which would see the creation of the new marina, business incubator, and community hub. The bid has been submitted by VoG with the support of Alun Cairns MP, and also includes the relocation of the Ocean Watersports Trust within the port estate, securing the future of the charity. This outline planning application reflects the proposal submitted for the LUF.

This statement has been prepared in accordance with TAN 12 : Design (March 2016) and is structured as follows:

Section 1: Introduction - outlines the purpose of the document.

Section 2: Context - summarises the physical context of the site as well as the relevant planning policy context.

Section 3: Site Analysis - outlines the physical character of the site and identifies the opportunities and constraints.

Section 4: Masterplan Framework and Vision - presents the masterplan framework and the design evolution of the project.

Section 5: The Proposal - presents the updated masterplan and summarises the development parameters including land use, building heights, access and landscape.

Section 6: Character Areas - demonstrates how different approaches to character across the site support high quality placemaking.

Section 7: Conclusion



1.2 The Brief

Powell Dobson Architects have been appointed by ABP to undertake the architectural services relating to the proposed scheme but not limited to the masterplanning of the site.

This document sets out the masterplan framework, placemaking and regeneration vision that we believe our client ABP wish to achieve for the future development of the site and its benefits to the local and wider community.

The overall vision for the site is to provide a distinctive and high quality mixed use marina development at Barry Mole.

The development will create up to 64 new dwellings with associated public open space. It will provide a choice of housing to meet the growing needs of the area.

A business incubator provision will also form part of the development and may include both office and F&B space.

The proposed 400 berth marina and marina services building provide an opportunity to maximise access to the fantastic waterfront setting whilst also supporting the event space and public open space.







Context Analysis

2.1 Site Location

The application site sits adjacent to the Barry Waterfront development area, located between the Town Centre, Barry Island and the harbour.

The Mole is to the East of the new waterfront district centre and is overlooked from the South by the recent residential development at South Quay.

The Mole is highly visible from the town to the North and has the potential to form a mixed use centrepiece to the wider regeneration of the waterfront.

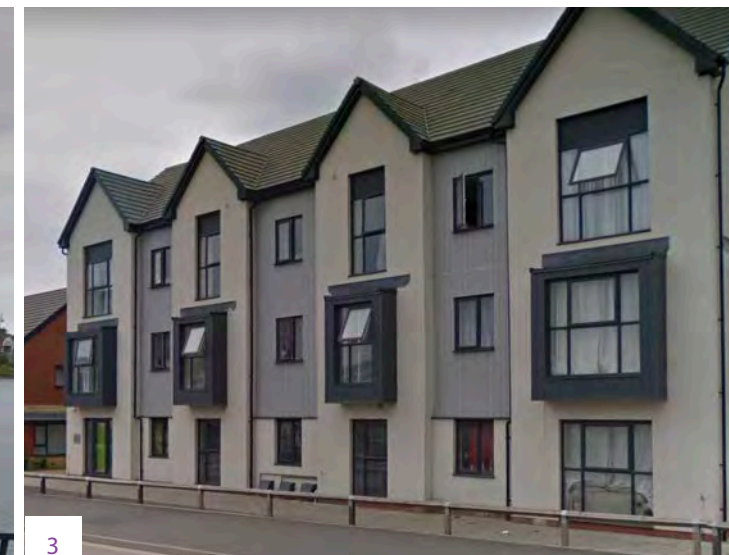
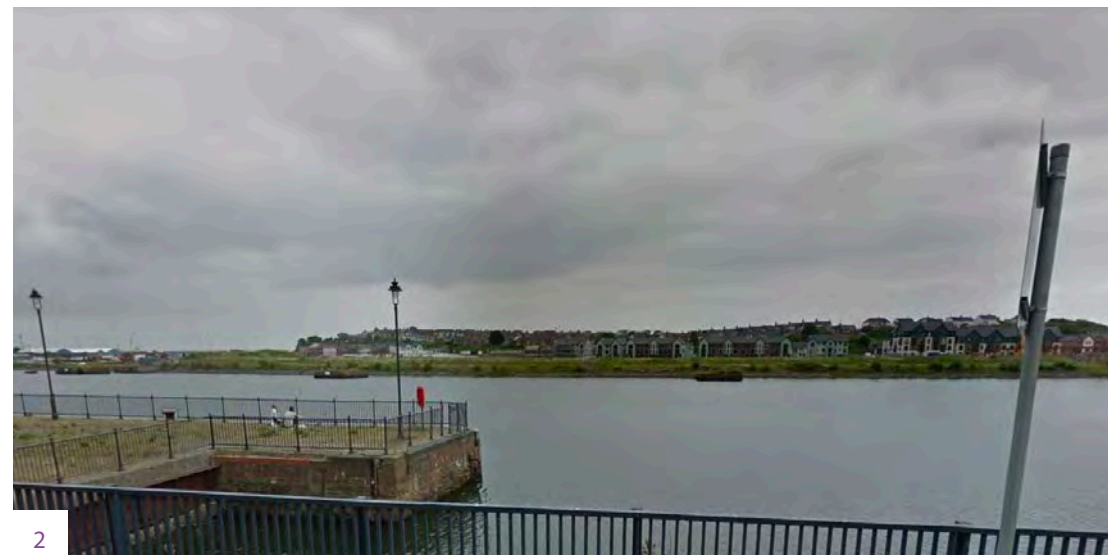
The adjacent Waterfront development, when completed, will comprise circa 690 new homes, with a mixed use district centre, a retail food store, medical centre, primary school and associated public open space.

The Mole sits within the 1st dock accessed from Neptune Road to the West, while the dock gates allow access to the Waterfront by boat from the sea.



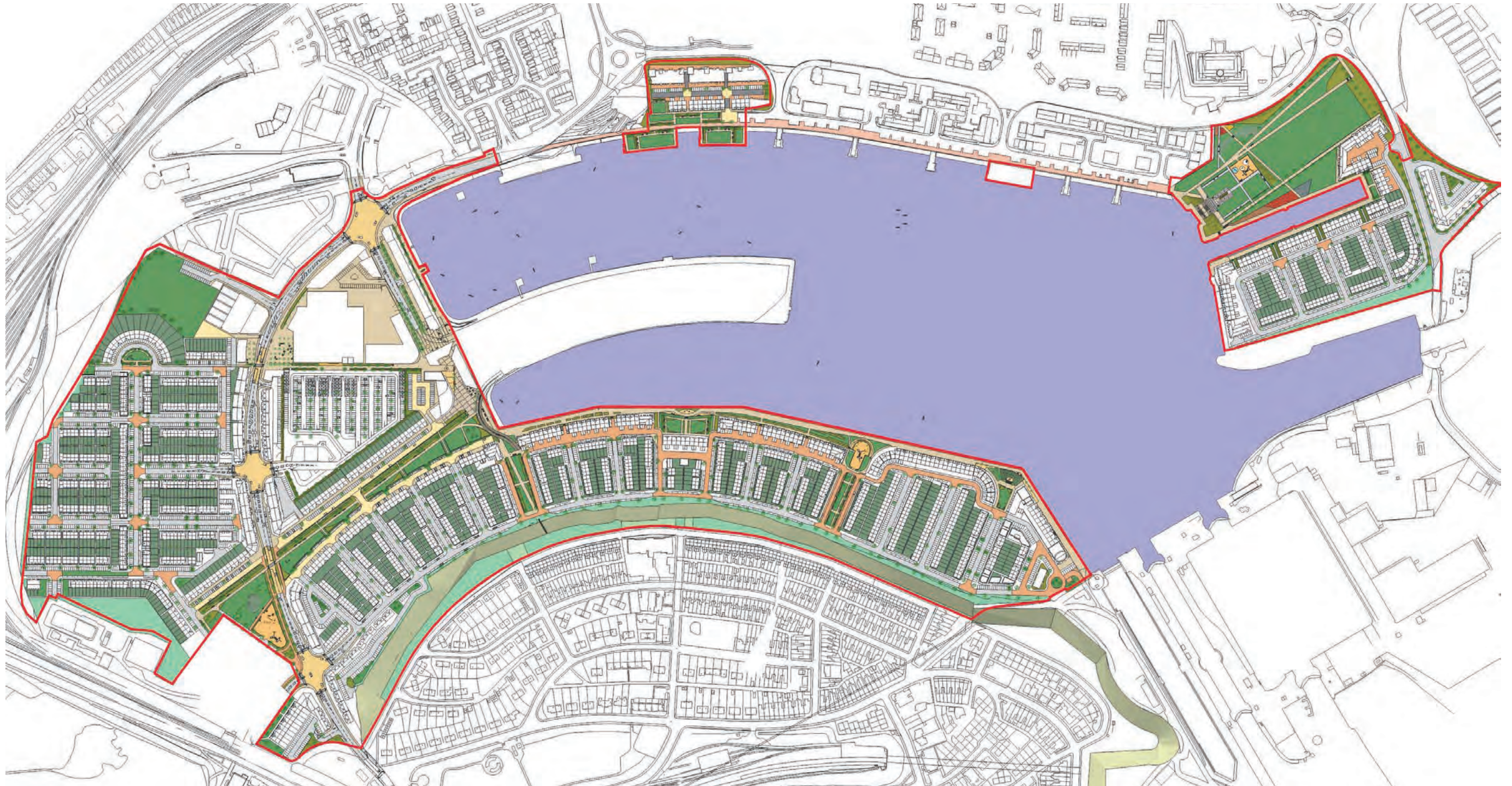
Site Location View

Site & Context Photographs



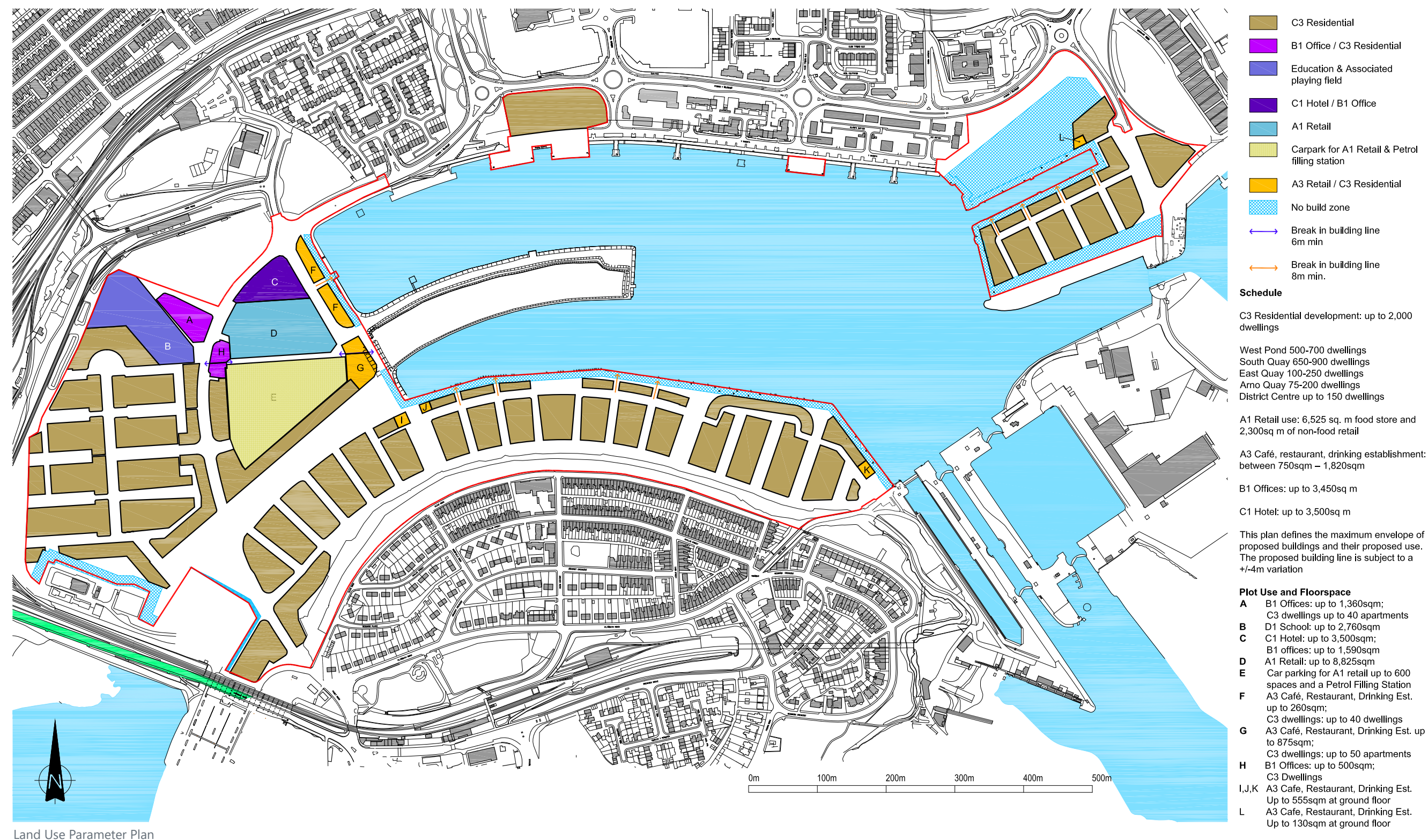
2.2 Barry Waterfront Masterplan

The application site sits adjacent to the Barry Waterfront development area.



Illustrative Masterplan

The wider masterplan area, currently under construction, includes, residential, commercial, education, employment and hotel uses.



2.3 Transport Links

The site can be accessed by all modes of transport. The surrounding area is well connected to local transport infrastructure, with 2 railway stations close by offering fast and frequent services to the surrounding area.

Multiple bus services serve the nearby Waterfront area and food store on Ffordd y Mileniwm with services into Barry, Penarth, Cardiff and Swansea.

Pedestrians and cyclists are catered for by a segregated cycleway/footway adjacent to Ffordd y Mileniwm, connecting to the Wales coastal path.

Key:

- Site Boundary
- Vehicular Access
- Sustrans route/ off-road cycle route
- Bus routes
- Pedestrian routes
- Rail line
- Train Station



2.4 Local Facilities

The site is served by a number of local facilities clustered around 3 distinct areas. The Town Centre, the developing Barry Waterfront masterplan area and Barry Island.

- Key:
- Site Boundary
 - Vehicle Routes
 - Train Line
 - Train Stop
 - Play Area
 - Fairground
 - Primary School
 - Secondary School
 - Leisure Centre
 - Doctors Surgery
 - Supermarket



2.5 Historical Context

The Barry Waterfront area has a significant industrial past following its development as major coal export centre in the mid 19th Century. In 1884, parliament authorised construction of new docks at Barry as part of a combined dock and railway project that was being promoted by colliery owners from the Rhondda, Ogmore and Llynfi valleys. Construction commenced in November 1884.

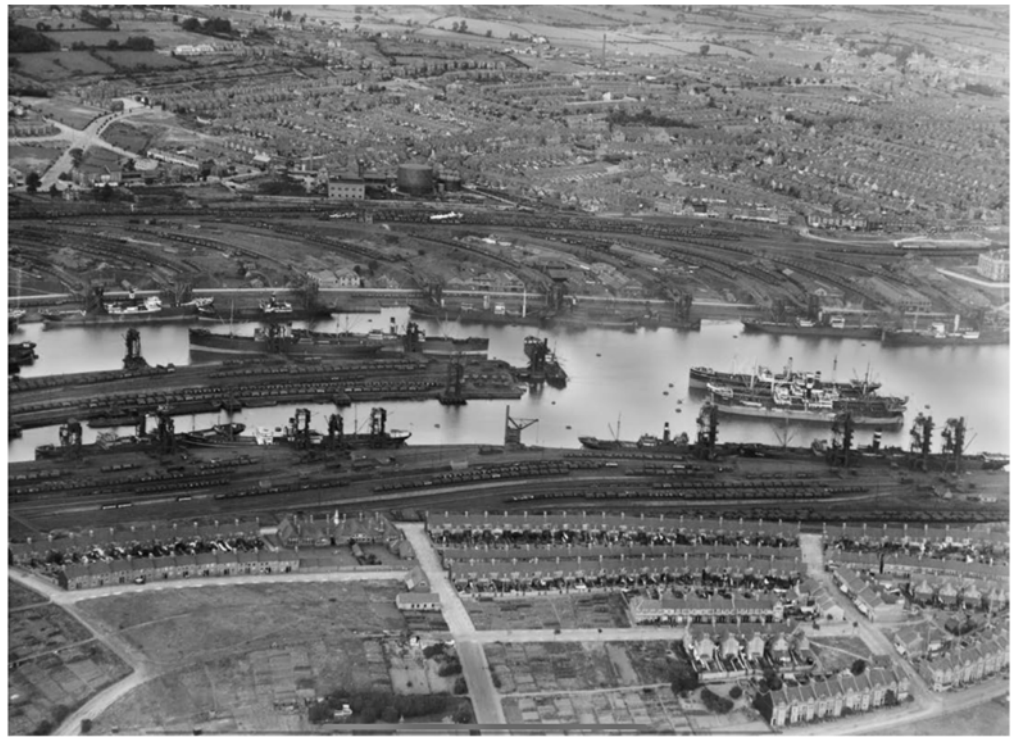
The Mole sits within what was known as No.1 Dock, which opened to shipping on 18th July 1889. The Mole divided the dock into two arms.



1910



1944



Aerial view of The Mole viewed from the South 1923



Aerial view of The Mole viewed from the North 1943

2.6 Local Character

The immediate local character is defined by 2 distinct areas:

1. The Existing town and Barry Island
2. The adjacent waterfront masterplan area currently being developed

The existing town's character is derived from its rapid expansion during the period of industrialisation, with densely packed rows of terrace houses in local limestone and brick built to house workers.

The Barry Island resort flourished as a leisure destination when the island became linked by rail to the mainland in 1896 and it became a popular resort.

Immediately adjacent to the Mole the character for the different neighbourhoods within the wider waterfront masterplan are set by the approved Design and Access Statement.

To the West of the Mole is the District Centre:

- Mixed use development
- 3 - 4 storey
- High quality contemporary design
- Emphasis on public frontages
- Palette of materials would includes render, brick high proportion of glazing, cladding

To the South side of the dock is South Quay Waterside:

- Residential development
- 2-3 storey
- High quality contemporary design
- Emphasis on layering of details - balconies and bays
- Palette of materials includes render, brick, cladding

Further West is West Pond:

- Predominantly two-storey terraced housing
- Occasional larger detached and semi-detached properties
- High quality contemporary design
- Emphasis on layering of details - balconies and bays
- Palette of materials includes render, brick, cladding

Barry Town



Barry Waterfront







Site Analysis