Design & Access Statement

Proposed Lightweight Warehouse 2

Eriez Magentics
Bedwas House Industrial Estate, Caerphilly, CF83 8YG, Cardiff

November 2023

RE DESIGN

The Existing Site

The site is located towards the rear of Eriez Magnetics's existing site on Bedwas House Industrial Estate, Caerphilly, CF83 8YG, Cardiff, The land is currently vacant and used for external storage.

Eriez Europe is engaged in the design of magnetic separation equipment and metal detection systems. End products are sold globally into various sectors such as mining, recycling, minerals, food & pharmaceutical.

The proposal

The proposal will involve the erecting of a lightweight storage building of 375 square metres (GIA). The location of the proposed building is currently external storage space within the existing industrial complex. The proposed building will replace the existing external storage area.

The proposed building will be used as an extension to the existing facilities on site and structure will be used solely for storage of materials and components. The proposed building will provide much needed additional storage to allow the business to continue to grow and operate more efficiently.

The building will have an aluminium frame, trapezoidal steel walls and a twin layer PVC tarpaulin roof. The company supplying the building have erected over 5000 similar structures all over Europe.

There is currently another application for a similar building on the site (APPLICATION NO. 23/0666/FULL) the building this application is in addition to the building being considered in that application.

Layout

The layout has been designed considering the operation of the site as well as its wider context. The orientation of the buildings have been designed to reduce impact on the neighbouring properties by utilizing leftover space and maintaining the building line of the existing buildings on site.

Scale

The scale of the proposed building takes surrounding buildings into account. The buildings makes efficient use of the existing land available on the site whilst not being disruptive or overbearing. The height of the building is less than neighbouring buildings which also reduce impact.

Appearance

The buildings will be constructed of high quality materials and is in keeping with materials used on other buildings in the area. Please see images below.

Drainage

Rainwater will be dealt with by directing downpipes from the guttering systems into the existing sustainable urban drainage system that is present on the site. A FCA and Sudds application will be submitted alongside the application.

Sustainability

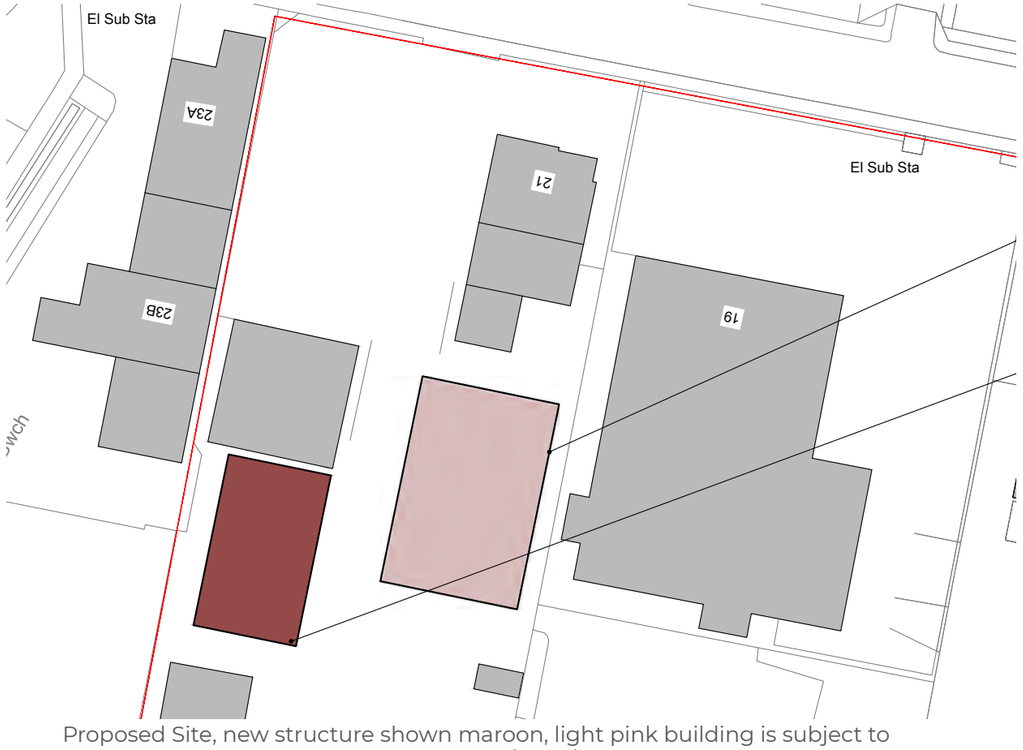
The building is a light weight structure that uses the least material to create the required storage space as possible, significantly reducing the embodied energy of the structure. The walls and frame are also easily recyclable at the end of the life of the building. The transparent roof covering reduces the need for artificial light during daylight hours reducing the in use energy consumption of the building. At the end of the buildings life cycle the materials are easily recycled.

Access

The new units will be accessed from within the existing site, the existing site access will be maintained and no new access from the existing high way will be required for vehicles, cyclists or pedestrians. All existing staff parking provision will be retained. The site has excellent public transport links due to its proximity to the road and rail network.

Existing access points serving the development will be maintained to a high standard. This will ensure that the vehicle access remains in good order to serve the commercial requirements at the site.

Existing site



Proposed Site, new structure shown maroon, light pink building is subject to another application APPLICATION NO. 23/0666/FULL

Proposed location for new building

These images are examples of similar structures that have been erected all over the UK and Europe. The materials used are the same as the materials proposed in this application.

Example Images

Flood Risk Assessment

The site is located within Flood Zone C1 and benefits from existing flood defences.

We are aware of the standing advice for new buildings and extensions we seek a relaxation of the normal requirements on the following grounds:-

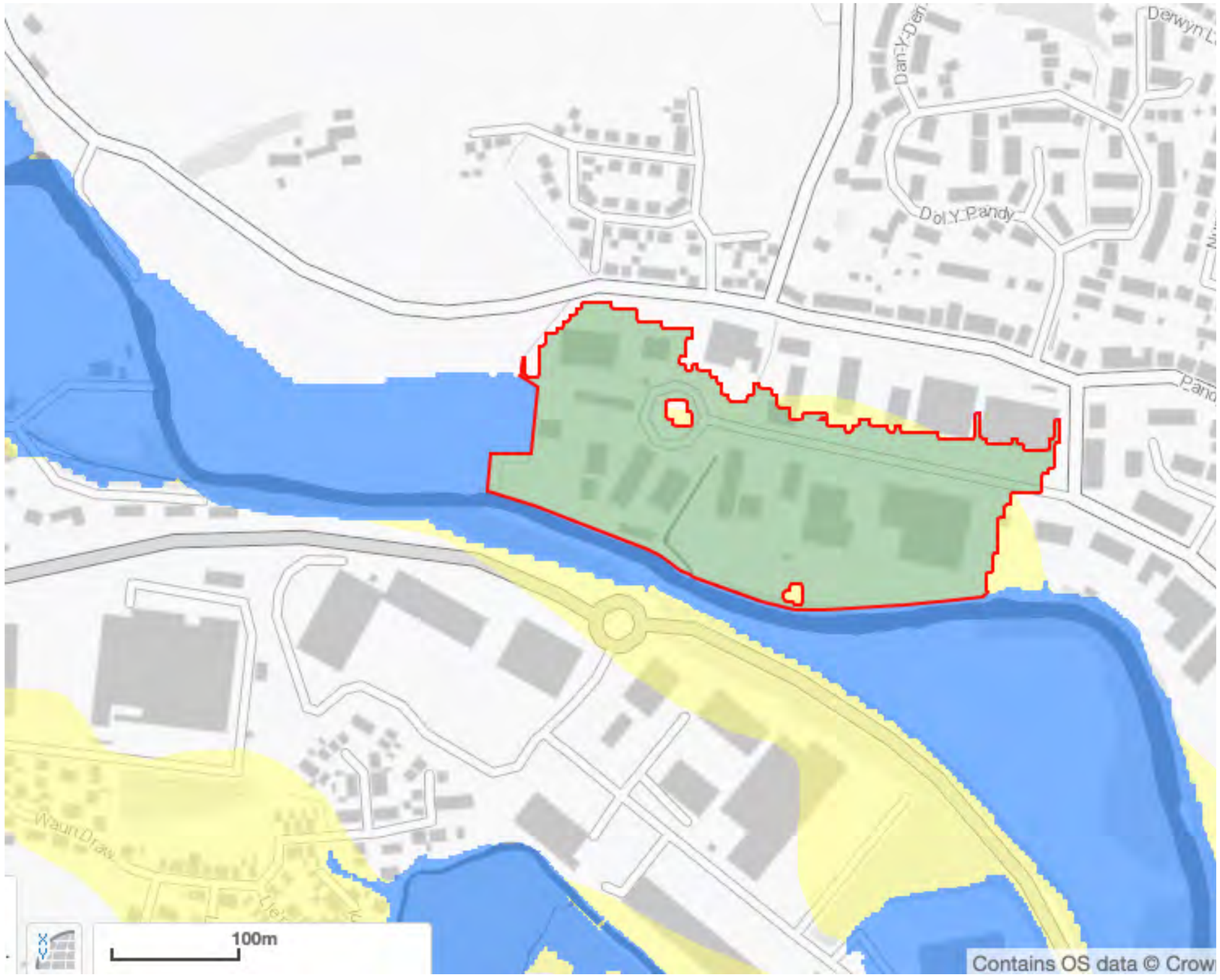
• Flooding of the building is an acceptable risk to the applicant

• The proposed building is a lightweight aluminium frame structure without foundations or a dedicated floor slab. It is proposed to be bolted directly to the existing concrete and no additional hard standing will be created by the proposed development meaning that there will be no additional flood risk to its surroundings.

• The Building is to be used for the storage of goods are unlikely to be damaged by flooding.

• Level Access is required between the new building and the existing facility for vehicle movement. The relative proximity of the buildings precludes the viable introduction of ramps.

• The Proposed building is sealed to the existing concrete slab to prevent any water ingress as shown in the below image.



RE DESIGN

RE Design Archtects Ltd
79 Orchard Avenue, Cheltenham, GL517LG
Company No: 13775448
Registered in England and Wales

info@re-dsn.com
www.re-dsn.com

arb Architects Registration Board