

DESIGN AND ACCESS STATEMENT ORBIT CENTRE OVERFLOW CAR PARK



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1.1 Introduction

1.1.1 Design Brief

This Design and Access Statement (DAS) accompanies a full planning application with suitable planning drawings for a new overflow car park facility. The purpose of the scheme is to redevelop the unoccupied grassed land adjacent to the Orbit Business Centre by providing additional parking bays.

1.1.2 Background

This site had been formed as part of a previous land reclamation scheme (Rhydycar Reclamation Scheme 1997). The site is currently unused and has minor vegetation within its vicinity.

1.1.3 History

This is a vacant site following previous land reclamation scheme, no previous use. Below shows the site in its present state:



1.1.4 Consultation

No public consultation was required as part of this application.

2.1 Design

The development of this site will create additional parking spaces for the any employees/visitors of the Orbit Business Centre. The has been no inclusion of disabled parking bays within the proposals as it's for overflow use only, the existing car park currently occupies bays for disabled employees/visitors. A new access point will be required for the overflow car park, an existing fence and concrete slab will need to be removed and replaced with a bitumen construction. The car park shall be enclosed with new kerbing and will have a new lockable gate installed at the access point, which will only be open between specific times.



3.1 Environmental Sustainability

3.1.1 Landscape/townscape setting

The existing landscape within the vicinity of the proposed car park has been taken into consideration during the design period and the proposals have been designed to complement its surroundings. All types of materials and plantings used in the construction of the car park will accommodate the existing surroundings.

3.1.2 Biodiversity and Local Environment

The proposed infiltration swale will be planted to match the existing surroundings, creating a habitat for both wildlife and foliage.

3.1.3 Energy Efficiency/Carbon Reduction

The type of materials which have been proposed for the car park will require very low maintenance compared to alternative designs and materials. All works will meet the current codes of practice.



3.1.4 Sustainable Materials

All materials shall be sourced locally from nearby suppliers where practically viable. The sub-base material and tarmacadam for the highways will be produced and supplied from nearby quarries thus reducing transport emissions. Deliveries of materials will also be kept to a minimum; this further reducing transport emissions.

3.1.5 Water

From the proposals, any surface water runoff will be dealt with via an infiltration basin and in line with Welsh SaB guidelines. There will be no increase to risk of groundwater contamination or flooding. After reviewing the flood risk map provided by the welsh government, it has been confirmed that the proposals are not in an area of flood risk and the proposals will not increase the chance of flood risk.

3.1.6 Waste Management

Its anticipated that the proposals will not generate any waste therefore, no special measures related to this will be necessary.

3.1.7 Sustainable Building Standards

N/A

3.1.8 Climate Resilience

The parking bay surfaces will be permeable block paving and accompanying road will be tarmacadam, these are suitable for any climate. The swale has been designed to attenuate storms up to a 1 in 100yr+30% rainfall event.

4.1 Movement

The location of the site is approximately 1 mile from Merthyr Town Centre and approximately 650 meters from Merthyr Tydfil Leisure Village. Pedestrian access to and from the site can be achieved via the local footpath network.

Movement for pedestrians and wheelchair users within the car park will be easily achievable as the area is wide and virtually flat.

The movement of vehicles on the existing highway and within the current car park shall improve as vehicles will no longer be parked illegally, causing an obstruction as there will now be adequate space available due to the new overflow car park.

5.1 Community Safety

It is essential to provide a high degree of safety within the site as the car park will have a high number of daily users. There is a one-way traffic flow system, which is to be implemented; this will make pedestrians aware of the direction of traffic flow within the car park. There has been no inclusion of disabled parking bays within the proposals, however, should a disabled user choose to park within the facility then there would be full, easy access to the orbit centre.

5.1.1 Construction Phase

During the construction period, the contractor will comply with the Construction Design and Management Regulations 2015. Safety measures will include displaying signage in and around the site to advise and warn the public. The site will also be fenced off to protect the public and stop anyone entering the site during work. The contractor will carry out a risk assessment and a method statement which will include a traffic management plan.

6.1 Character

6.1.1 Landscape Design

A small landscaping design has been included within the scheme. Vegetation shall be planted within the proposed swale which will blend with the current surroundings. The proposed timber knee-rail fence surrounding the swale shall give a natural look to the swale.

6.1.2 Scale

The proposed car park will occupy a maximum of 69 vehicles at one time, this includes 2 electric car parking bays.

6.1.3 Amount

The approximate area of the site is 2120 m². This includes the new entrance and the whole of the car park.

6.1.4 Layout of Development

At present, there is minor vegetation spaced out around the existing site, and a small car park area adjacent to the sub-station that is going to be developed within the proposals for the new overflow car park.

6.1.5 Appearance

The design and materials have been chosen to reinforce the character of the site. The car park will complement the surrounding area as a whole. It will also make long-term efficient use of the land.

7.1 Accessibility

7.1.1 Inclusive Access

The engineering department at Merthyr Tydfil County Borough Council is committed to inclusive design for all.

The layout and purpose of the car park is unlikely to have a negative effect on the existing highway network. The design has incorporated a new 69 capacity car park that will help to improve the current state of traffic surrounding the site as parked vehicles will be off the road and no longer creating any obstructions within the existing car park. Access for emergency vehicles to the new car park and Orbit Business Centre can be maintained at all times.

7.1.2 Economic Benefit

The car park will aid to attract new businesses to rent offices/rooms at the business center, as they will now be offered a suitable parking area throughout hours of the working day.

To conclude, this design and access statement has covered all aspects of Tan12 therefore Merthyr Tydfil County Borough Council Planning Department is respectfully requested to consider the application for the submitted Orbit Centre Overflow Car Park.