

Design & Access Statement

Planning Application for
A Coffee Shop with Drive
Thru Facility,
Land to South of Cyfarthfa
Shopping Park,
Merthyr Tydfil
August 2024



Corona Vulcan
Merthyr Limited



Contents

1.0 Introduction

2.0 Site Analysis

- 2.1 Site Location
- 2.2 Site Context
- 2.3 Site Constraints
- 2.4 Site Photographs

3.0 Planning Policy

4.0 Design

- 4.1 Design History
- 4.2 Use
- 4.3 Amount
- 4.4 Layout
- 4.5 Scale
- 4.6 Appearance
- 4.7 Materials Palette

5.0 Access

- 5.1 Site Transport and Access
- 5.2 Parking
- 5.3 Pedestrian Access
- 5.4 Entrances
- 5.5 Accessible Parking Spaces
- 5.6 Servicing Strategy
- 5.7 Access for Emergency Vehicles

6.0 Sustainability and Environmental Strategy

- 6.1 Sustainability
- 6.2 Flood Risk
- 6.3 Ecology & Soft Landscaping
- 6.4 External Lighting Strategy

7.0 CGIs

8.0 Schedule of Drawings

9.0 Conclusions



Aerial View of the Site

1.0 Introduction

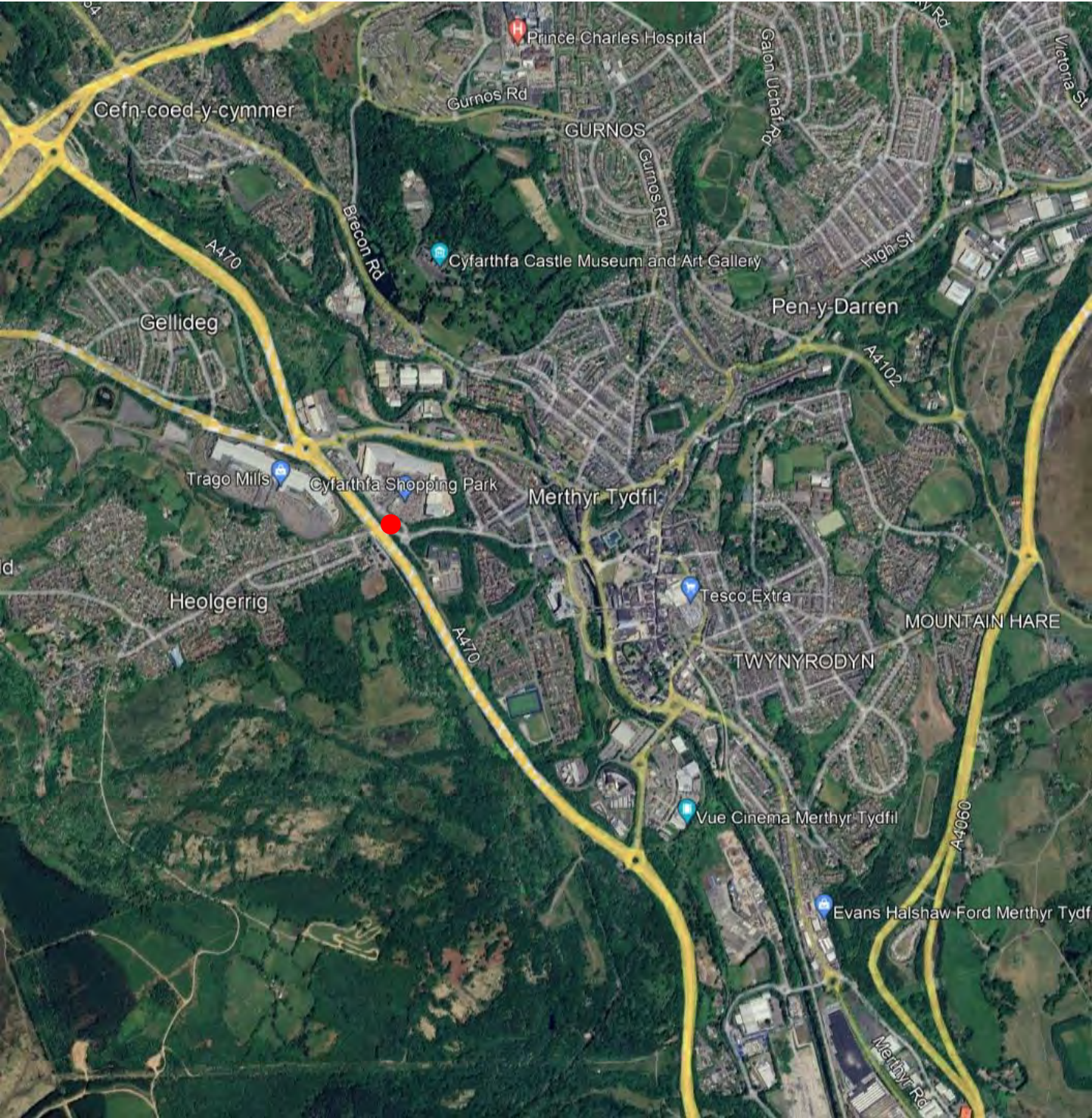
This design and access statement has been produced by RGP Architects, on behalf of Corona Vulcan Merthyr Limited, to support the submission of a planning application for a proposed Coffee Shop with Drive Thru facility and associated access and car park on land to the south of Cyfarthfa Shopping Park, Merthyr Tydfil.

This document has been prepared to explain how the proposed development is a suitable response to the site & its setting, and that it can be adequately accessed by its users.

This document should be read in conjunction with the accompanying planning application drawings and documents.



2.0 Site Analysis



Site Location

2.1 Site Location

The application site is located on land immediately to the south of Cyfarthfa Shopping Park, which is located to the west of Merthyr Tydfil town centre.

The site is accessible from the A470, which runs north-south, connecting Brecon to the north with the M4 and Cardiff to the south.

To the northwest of the site is Trago Mills, a retail park, and to the north several food & beverage outlets and B&Q which form part of the wider retail development surrounding Cyfarthfa Shopping Park. It follows that Cyfarthfa Shopping Park is an established retail destination, itself part of a wider retail and commercial area.

To the south is Keir Hardie University Health park, with residential suburbs located around the site generally, including Heolgerrig to the west, beyond the A470.

Cyfarthfa Castle is located further north, beyond the B&Q.

2.2 Site Context

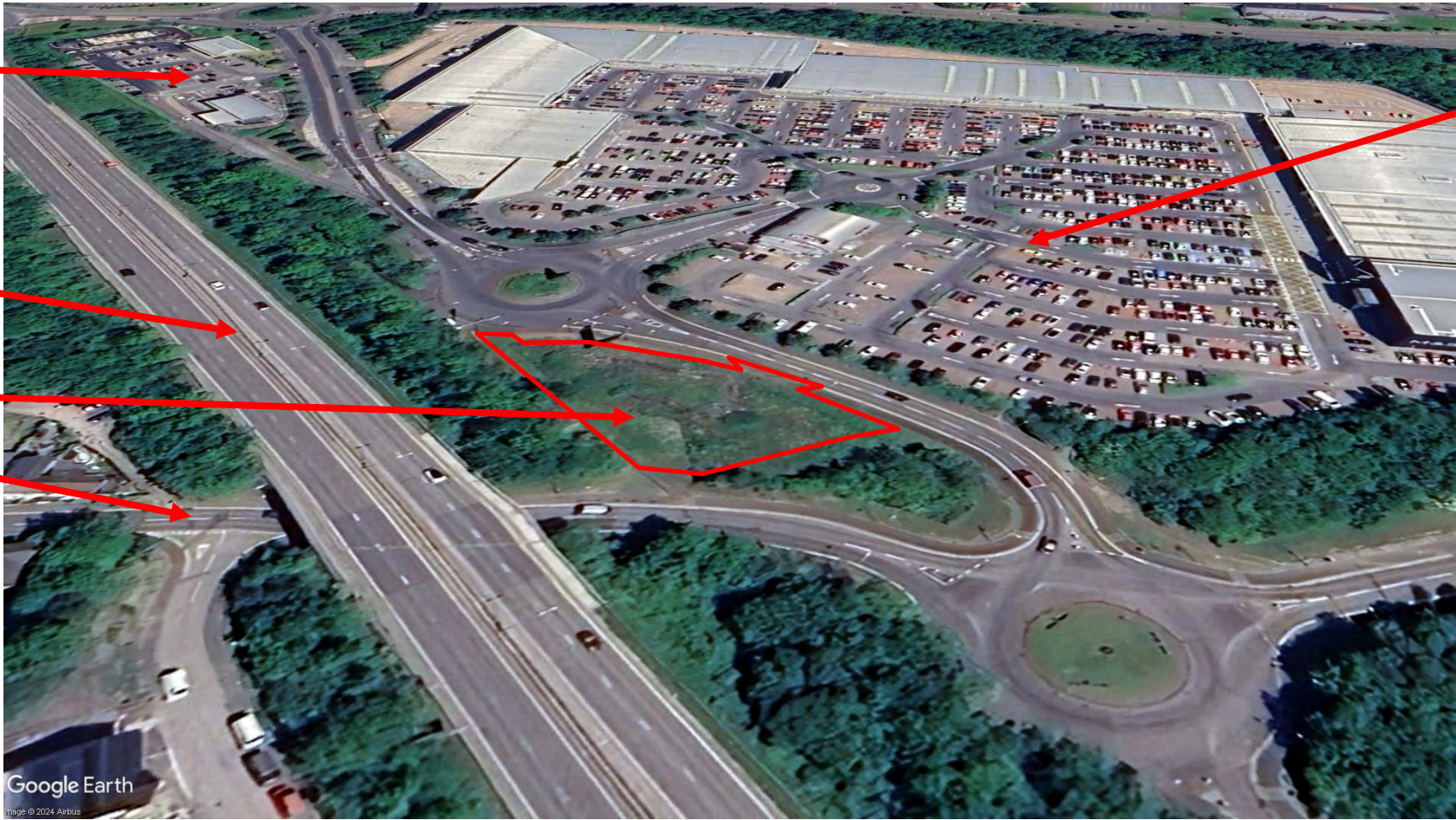
KFC,
McDonalds &
Greggs on
nearby
development

A470

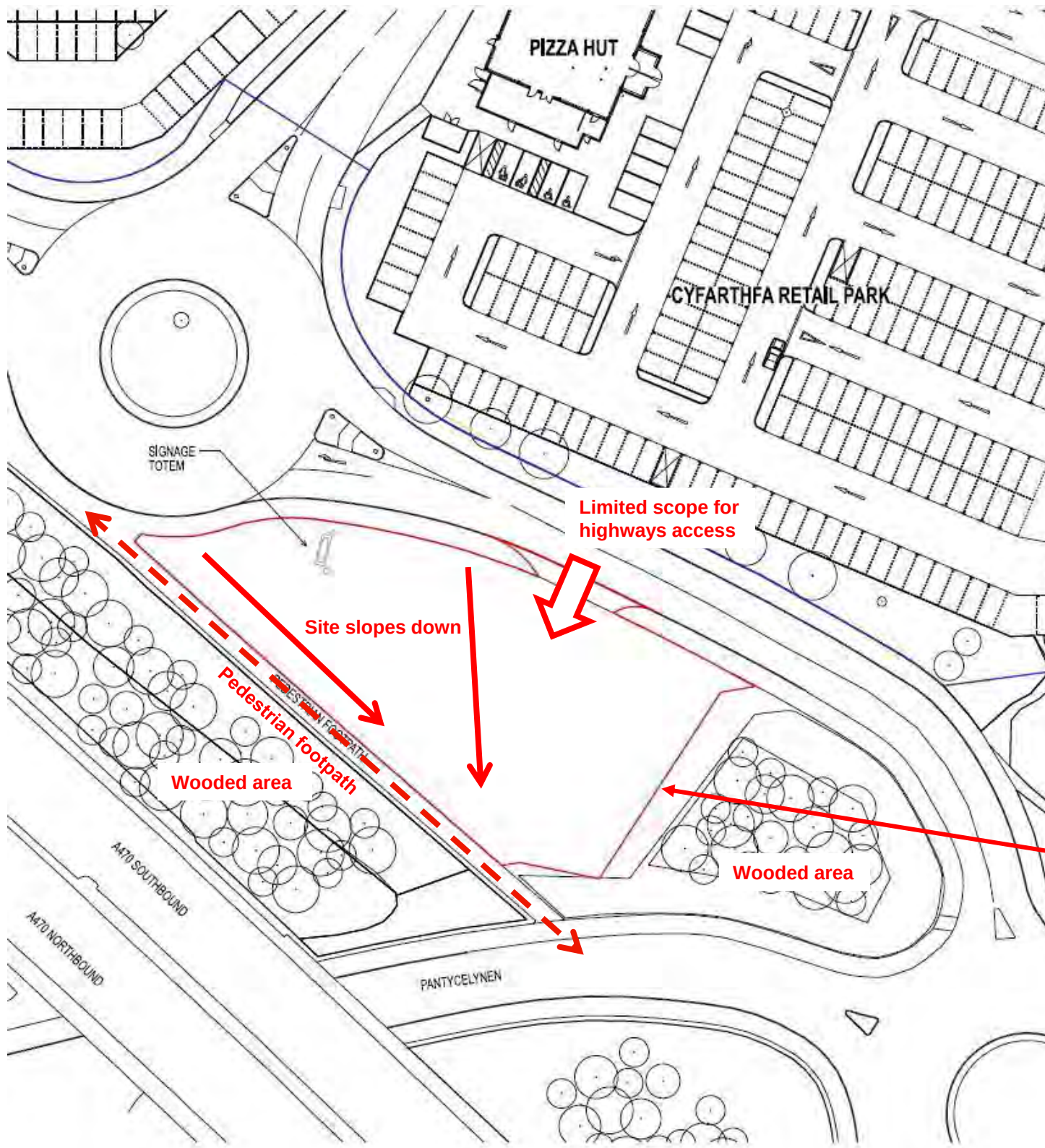
Application site

Pantycelyn

Cyfarthfa Shopping Park



Aerial View of the Site,



Existing Site Plan

2.3 Site Constraints

The site features several constraints as follows:

- The existing site slopes down from the north to the south with a change in level of 2-3m.
- There is an existing pedestrian footpath which bounds the south perimeter of the site.
- Vehicular access to the site is limited by the existing highways infrastructure.
- An existing signage totem is located at the north of the site, adjacent the existing roundabout access to Cyfarthfa Shopping Park.
- There are existing wooded areas to the east and west of the site.

Application boundary.
Site area 0.17 ha



2.4 Site Photographs



View of site frontage Cyfarthfa Shopping Park.



Views of site from roundabout to north.





View of site from southeast.



View of site and pedestrian footpath from Pantycelyn to the south.



View looking northwest along pedestrian footpath to west of site



View looking south along pedestrian footpath to west of site.

3.0 Planning Policy

The submitted Planning Statement explains that the principle of coffee shop with drive thru facility development on the site has already been found to be in conformity with the adopted Merthyr Tydfil Replacement Local Development Plan 2016 – 2031 and Planning Policy Wales (February 2024) through the approval of the recent application for this form of development under application P/23/0254 granted in May 2024. The current application is for a revised and improved form of development on the site and as set out in the Planning Statement the revised proposals comply with local and national planning policies including LDP Policy SW11: Sustainable Design and Placemaking.

4.0 Design

4.1 Design History

Planning consent was previously granted on 2nd May 2019 for a coffee drive thru unit under application reference P/18/0399.

A subsequent application, reference P/23/0254, was granted approval on 1st May 2024 to vary condition 1 of application P/18/0399, to extend the consent period of the original consent by a period of five years.

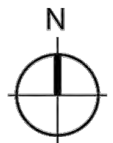
The reworked scheme generally follows the principles of the consented scheme with some minor design changes as detailed later in this document.

4.2 Use

The proposed coffee shop with drive thru facility will be mixed use class A1/A3.

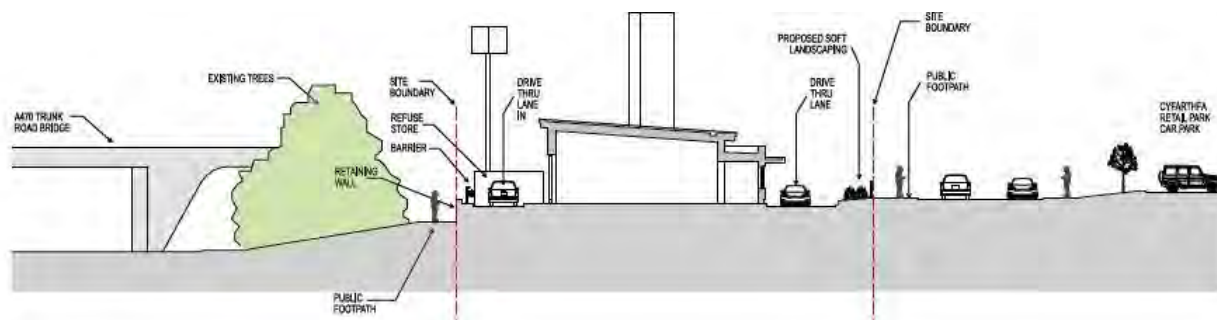


Previous Planning Approved Site Plan





Proposed Site Plan



Proposed Site Sections

4.3 Amount

The floor space created within the new coffee drive thru unit will be 1,800 sqft / 176 sqm.

4.4 Layout

The proposed building will be positioned to the west of the site, with the customer car park to the east and a new vehicular access junction from the north. A drive thru lane accessed from the car park will take customers around the building in a clockwise direction to the collection point on the north of the building and discharge back into the car park adjacent the main access junction.

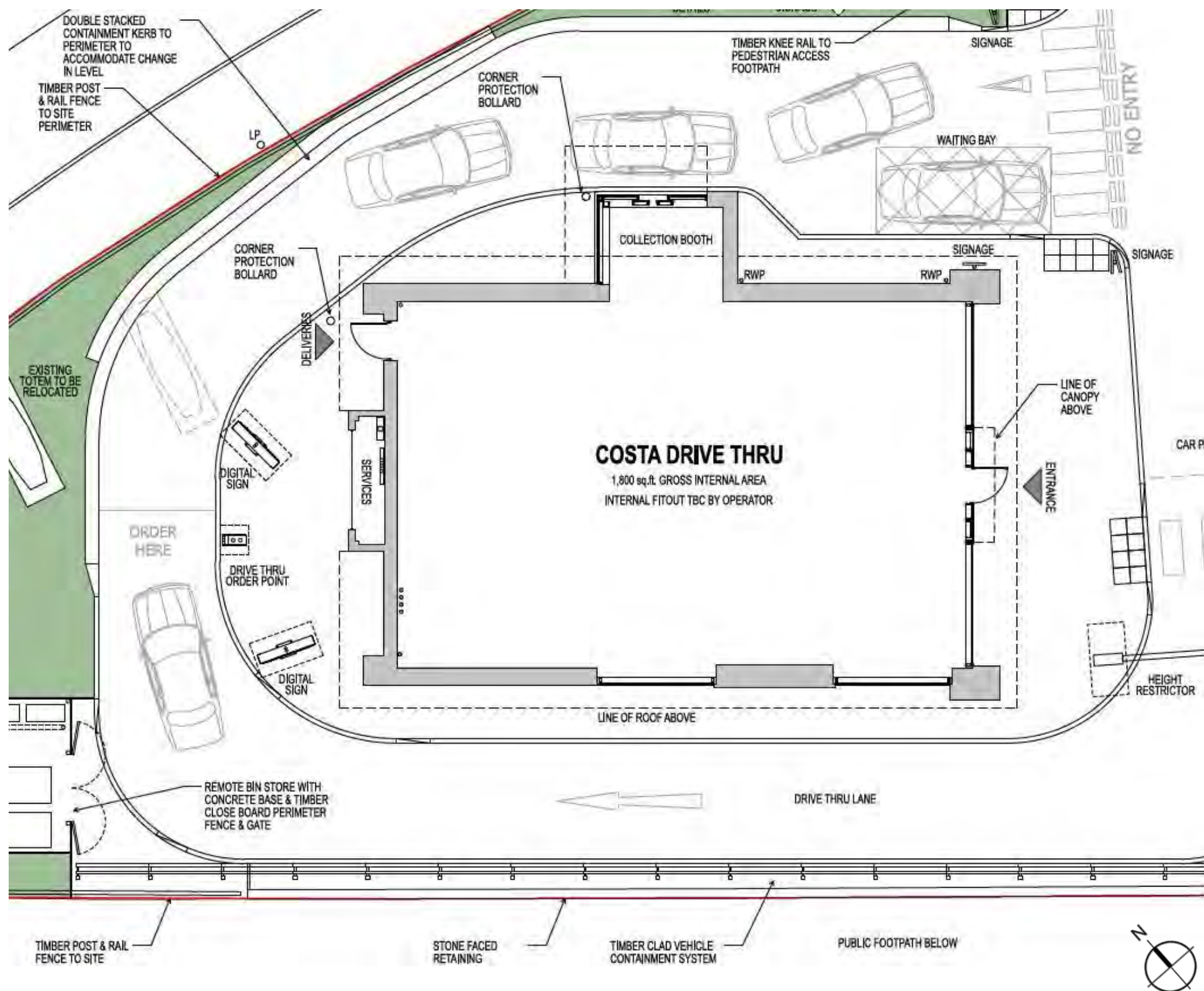
The main entrance will face east towards the car park with a delivery door to the rear, facing west.

A refuse store, with a 2m high close board timber fence enclosure, will be positioned to the west of the building, beyond the drive thru lane.

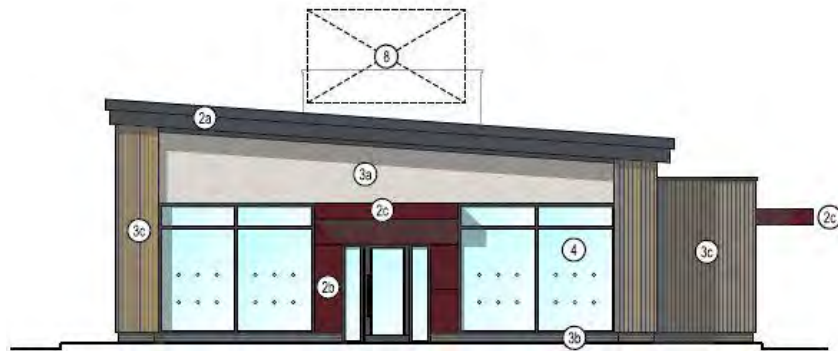
A grey stone clad retaining wall is proposed along the south perimeter of the site where the existing footpath levels fall below the level of the car park and drive thru lane. A timber clad vehicle containment barrier with integrated pedestrian guarding is proposed in accordance with Approved Document Part K.

The design of the drive thru building, whilst keeping to the operator's typical material palette, is a bespoke design to suit the site constraints and configuration.

The internal layout will be confirmed by the tenant in due course, however there will be a front of house area to the east of the building and back of house areas to the west.



Proposed Ground Floor Plan



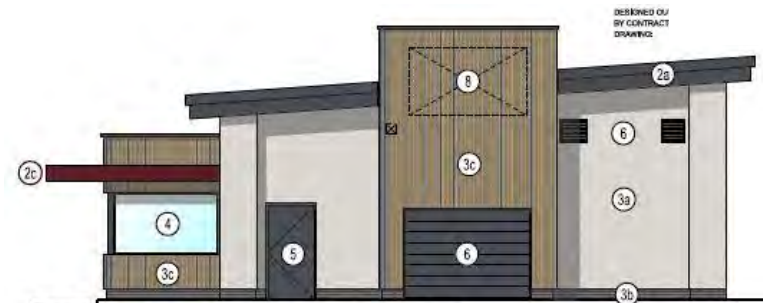
S.E. ELEVATION (TO CAR PARK)



N.E. ELEVATION (TO ROAD)



S.W. ELEVATION (TO DRIVE THRU LANE)



N.W. ELEVATION (TO ROUNDABOUT)

4.5 Scale

The scale of the proposed building will be a single-story structure sympathetic to the surrounding buildings on the retail park and the nearby development to the north. The building will feature a monopitch roof falling towards the street frontage to the north.

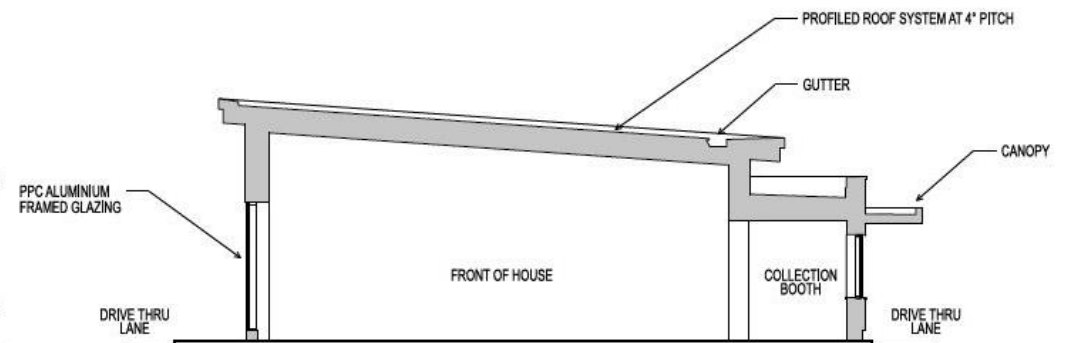
4.6 Appearance

The proposed architecture is contemporary design with bold, clean lines using high quality materials and finishes, including blue brick, western red cedar timber cladding, areas of white and red render, and dark grey and red polyester powder coated pressed metal canopies and parapets. Tall shopfront windows to the front elevation, with dark grey PPC metal frames, will provide visual amenity, allowing views into the building and outwards light-spill towards the car park.

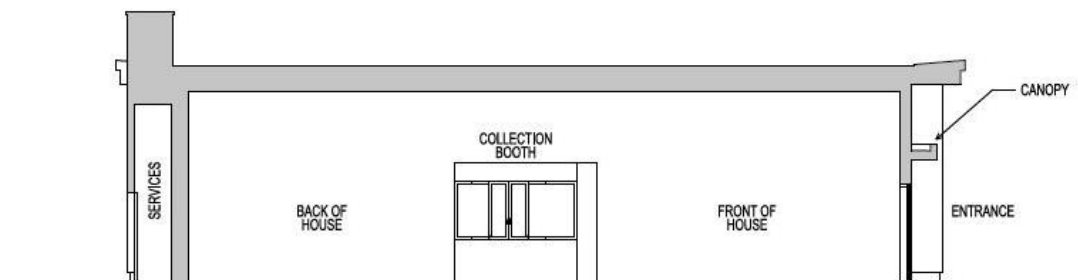
The proposed retaining wall will be finished in grey stone, in keeping with the local material palette, including the nearby Cyfarthfa Castle. The car park and footpaths will be finished in tarmac with grey textured paving to the building frontage and perimeter.

Signage is to be provided at identified zones, with details to be submitted under a separate advertisement application.

- KEY**
1. PLASTISOL COATED PROFILED ROOF SYSTEM, COLOUR: RAL 7016 ANTHRACITE GREY
 2. FASCIAS AND SOFFITS
 - 2a. PPC ALUMINIUM FLASHINGS, COLOUR: RAL 7016 ANTHRACITE GREY
 - 2b. PPC ALUMINIUM PANELS, COLOUR: RAL 3005 WINE RED GREY
 - 2c. PPC ALUMINIUM FLASHINGS, COLOUR: RAL 3005 WINE RED GREY
 3. WALLS
 - 3a. THRU COLOUR RENDER ON BLOCKWORK, COLOUR: RAL 9010 WHITE
 - 3b. FACING BRICK TO PLINTH, STAFFORDSHIRE BLUE BRICK
 - 3c. WESTERN RED CEDAR CLADDING
 - 3d. THRU COLOUR RENDER ON BLOCKWORK, COLOUR: RED PANTONE 209c RED
 4. GLAZING: ALUMINIUM SHOPFRONT SYSTEM, COLOUR: RAL 7016 ANTHRACITE GREY
 5. SERVICE DOOR: PPC STEEL DOORS AND FRAMES, COLOUR: RAL 7016 ANTHRACITE GREY
 6. PPC ROLLER SHUTTER, COLOUR: RAL 7016 ANTHRACITE GREY
 7. LOUVRES, COLOUR: RAL 9010
 8. INDICATIVE SIGNAGE ZONES SUBJECT TO SEPARATE ADVERTISEMENTS APPLICATION.



SECTION A-A



SECTION B-B

Typical Sections

Elevations

4.7 Materials Palette



Costa Drive Thru Building & External Finishes



Timber Post & Rail Fence



Timber Knee Rail



Timber Clad Vehicle Containment Barrier with Integrated Pedestrian Guarding



Grey Stone to Retaining Wall

5.0 Access

The philosophy and approach for the provision of vehicular and pedestrian access for the proposals is based upon inclusive design. The design guidance and standards followed are in accordance with the following:-

Equality Act 2010

BS 8300:2018 – Design of buildings and approaches to meet the needs of disabled people.

Approved document Part M Volume 2 of the Building Regulations 2015.

Accordingly, level access will be provided from the site frontage and accessible parking bays to the main entrance.

5.1 Site Transport and Access

Access/egress to the development will be from a new junction at the north of the site, similar to the proposals previously approved under application ref. P/18/0399.

5.2 Parking

The proposed car parking will comprise standard 2.4 x 4.8m bays. Accessible bays will feature standard 1.2m circulation space.

The proposals will provide 17 car parking spaces within the park overall including two Accessible spaces and two electric charging spaces. Four cycle space are also proposed.

5.3 Pedestrian Access

Pedestrian access to the site will be via a level access footpath from the site frontage, which will be situated close to the existing crossing to the adjacent shopping park.

Customer's cars are accommodated in the car park close to the front of the proposed unit and there are dedicated disabled parking spaces provided close to the entrance.

The pedestrian routes will terminate with tactile dropped kerbs at crossing points.

Pedestrian traffic into the site from other approaches will be discouraged, especially where there are slopes and changes in ground level, by means of robust boundary treatments comprising timbers post & rail fencing and hedgerows.

5.4 Entrances

Entrances will be provided with a level access in accordance with Approved Document Part M 2.

5.5 Accessible Parking Spaces

In accordance with Approved Document Part M 2, the following provisions have been made:-

People regardless of age, disability or gender are able to reach the principal entrance to the building from the customer car park within the realms of the site boundary.

For convenience and to assist the ease of access for accessibility, parking spaces have been located in accordance with the provisions of AD Part M 2. The spaces include accessibility and safety zones to aid egress and access to vehicle once parked.

5.6 Servicing Strategy

Service vehicle access to the development will be via the car park with goods and refuse to be wheeled to and from the rear of the building and adjacent refuse store, along a pedestrian route bounding the south elevation of the building.

5.7 Access for Emergency Vehicles

Access for emergency vehicles is provided via paved routes to all necessary areas of the building. The building contains the requisite provision for emergency evacuation.

6.0 Sustainability and Environment

6.1 Sustainability

The proposal will provide additional facilities at an existing retail destination within Merthyr Tydfil, which will provide opportunities for linked trips to occur between operators. The proposed site is therefore a sustainable location for the proposed development.

The proposal provides enhanced opportunities for employment at the site as Costa will employ 15 people in a mix of full time and part time positions. The proposal therefore represents sustainable development through the provision of competitive economic development at a sustainable location.

Costa has a strong and long-standing corporate responsibility programme called 'Good Together', through which they aim to be a 'force for good' across three pillars: teams and communities, customer wellbeing and energy and environment. Costa has a clear strategy to reduce energy in store through efficient lighting, HVAC and equipment. This has led to a 46% reduction in energy usage. 100% of the energy purchased by Costa is only source from REGO back Renewable Energy.

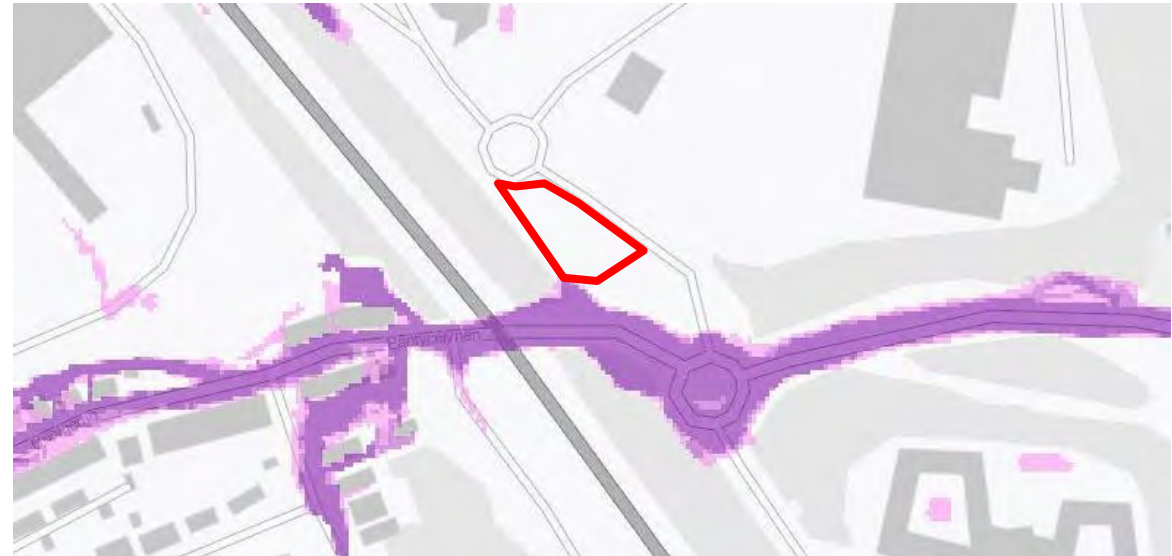
6.2 Flood Risk

The proposed development site is not within a flood risk zone, as determined by information derived from <https://flood-risk-maps.naturalresources.wales/>

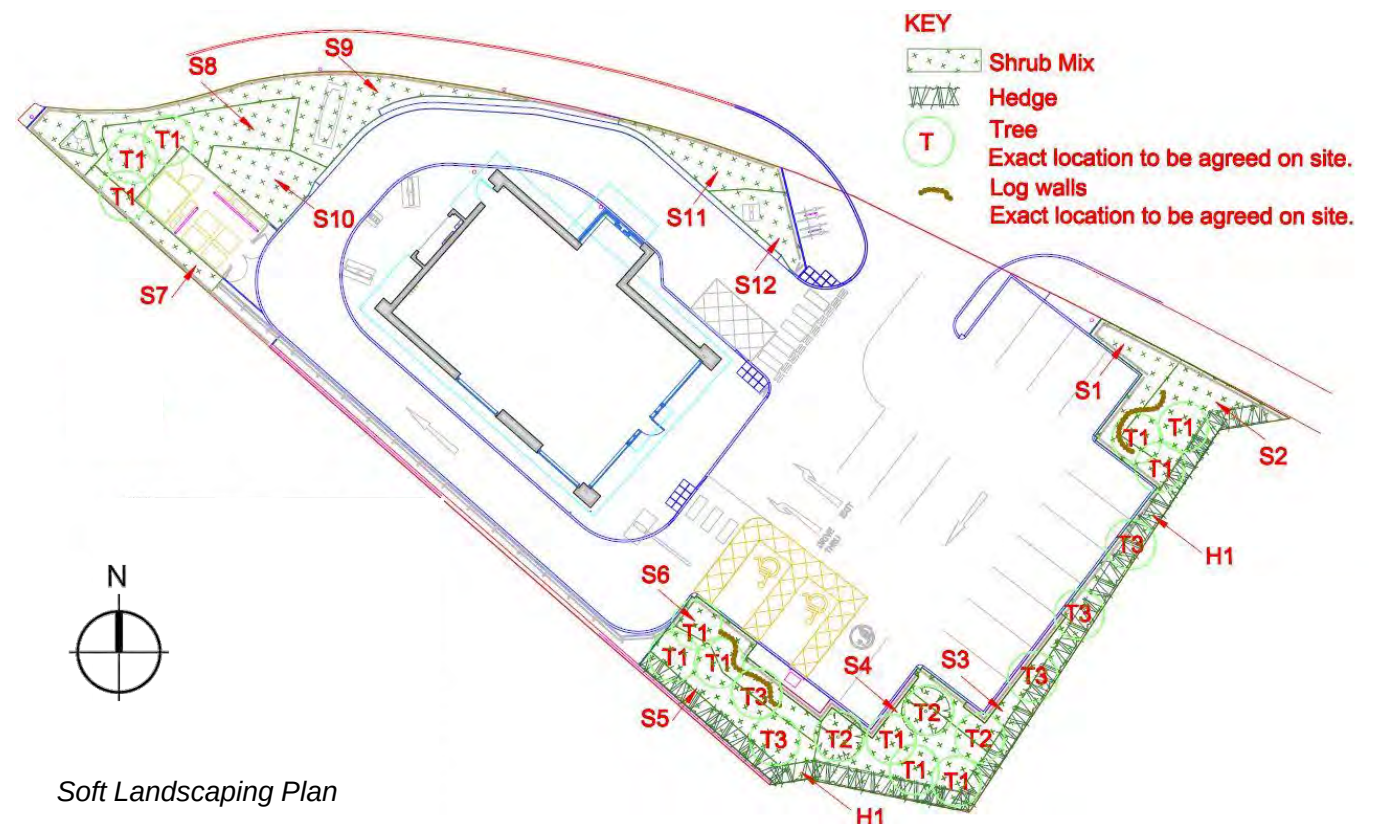
6.3 Ecology & Soft Landscaping

The proposals seek to maximise Net Benefit for Biodiversity by implementing a considered soft landscaping scheme which comprises of species selected to maximise NBB and additional features including log piles within the development.

Refer to the Preliminary Ecological Assessment and soft landscaping proposals for further details.



Flood Risk Map Extract



Soft Landscaping Plan

6.4 External Lighting Strategy

A formal proposed external lightings scheme is to be confirmed in due course, however the lighting strategy would be sensitive to the local ecology. This would comprise of lighting columns to the car park, pedestrian access and along part of the drive thru lane, with additional lighting bollards to the remainder of the drive thru lane. Lighting will also be provided to the adjacent footpath to the south. Lighting will feature deflectors where necessary to prevent light pollution to the adjacent wooded areas.



CGI Showing Localised Lighting to Footpath

7.0 CGIs



View Looking West Along Estate Access Road



View Looking South Along Estate Access Road



View Looking East Along Footpath to Rear of Site



View Looking Northwest Towards Footpath to Rear of Site



View Looking East Along Footpath to Rear of Site



View Looking Northwest Towards Footpath to Rear of Site

8.0 Schedule of drawings accompanying this application.

Architect Drawings (RGP Architects):

- 11428-DT-PL-LP01, Site Location Plan
- 11428-DT-PL-L01, Existing Site Plan
- 11428-DT-PL-L02, Proposed Site Plan
- 11428-DT-PL-P01, Proposed Ground Floor Plan
- 11428-DT-PL-P02, Proposed Roof Plan
- 11428-DT-PL-E01, Proposed Elevations
- 11428-DT-PL-S01, Proposed Sections
- 11428-DT-PL-S02, Proposed Site Sections

9.0 Conclusions

- The proposals will provide a coffee shop with drive thru facility use on a vacant plot of land which already has planning permission for this type of development.
- The proposals are a bespoke design solution which fully recognise the constraints and opportunities of the site and its context, whilst achieving the operator's requirements.
- The scale of the proposals has been determined to strike a suitable balance between viability of the development and the capacity of the site, whilst incorporating soft landscaped areas and other measures to maximise net benefit for biodiversity.
- The proposed architectural form and external hard landscaping are designed to aid wayfinding and navigation to and within the site.
- The proposals will enhance and improve safety to the adjacent public footpath.

