

Design and Access Statement_0291 DAS 001

New Boat Maintenance Building at Cardiff Marine Village

Penarth Road

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INTRODUCTION

This Design and Access Statement has been prepared by Rio Architects on behalf of Cardiff Marine Group in support of their detailed planning application for the development of a new 450m² Boat Maintenance Building plus external boat storage racks at their premises at Penarth Road in Cardiff.

The Cardiff Marine Village campus currently comprises of a series of Office, Retail and Maintenance buildings along with external boat storage and maintenance areas.

The Boatyard services are an important part of the activities of The Marine Group, which over recent years, has grown to be Wales' largest boat repair centres. The business employs around 30 people and it is a major centre for insurance repair contracts with work performed on boats from throughout the UK. The Marine Group has recently invested heavily in major equipment including a 50 ton sealift enabling it to increasingly expand into the service of commercial marine vessels.

The facilities at Cardiff Marine Village are however running at capacity with a constant waiting list for the existing workshops. The acquisition of new land at Cardiff Marine Village provides the business with the opportunity to meet the increasing demand and allowing for the servicing of more and larger boats. The proposed building will cement South Wales as a major service centre for marine works and will allow for the creation of a further seven new full time engineering and technician jobs.

The new facility is programmed to be completed towards the latter part of 2017.



Existing Cardiff Marine Village premises

CONTEXT

The built environment around the Cardiff Marine Village is predominantly light industrial in nature consisting of retail, office and general industrial.

Properties are large footprint and generally 2 or 3 storey's in height. The external finishes consist predominantly of varying colours of metal cladding with some areas of brick or render.

Cardiff Marine Village itself consists of 2 storey buildings finished externally with Ocean Blue metal cladding and low level brick.

The land between the Marine Village and the river is generally open grassland and woodland as well as the Ely Trail public footpath which runs along the Western boundary of the Marine Village.

The Marine Village currently has access to the River Ely via a 20 ton swing arm crane and a 9.5ton lift truck positioned on the river's Eastern bank, which is used to transport boats from the river directly into the Marine Village.



Typical Environment adjacent to the Cardiff Marine Village



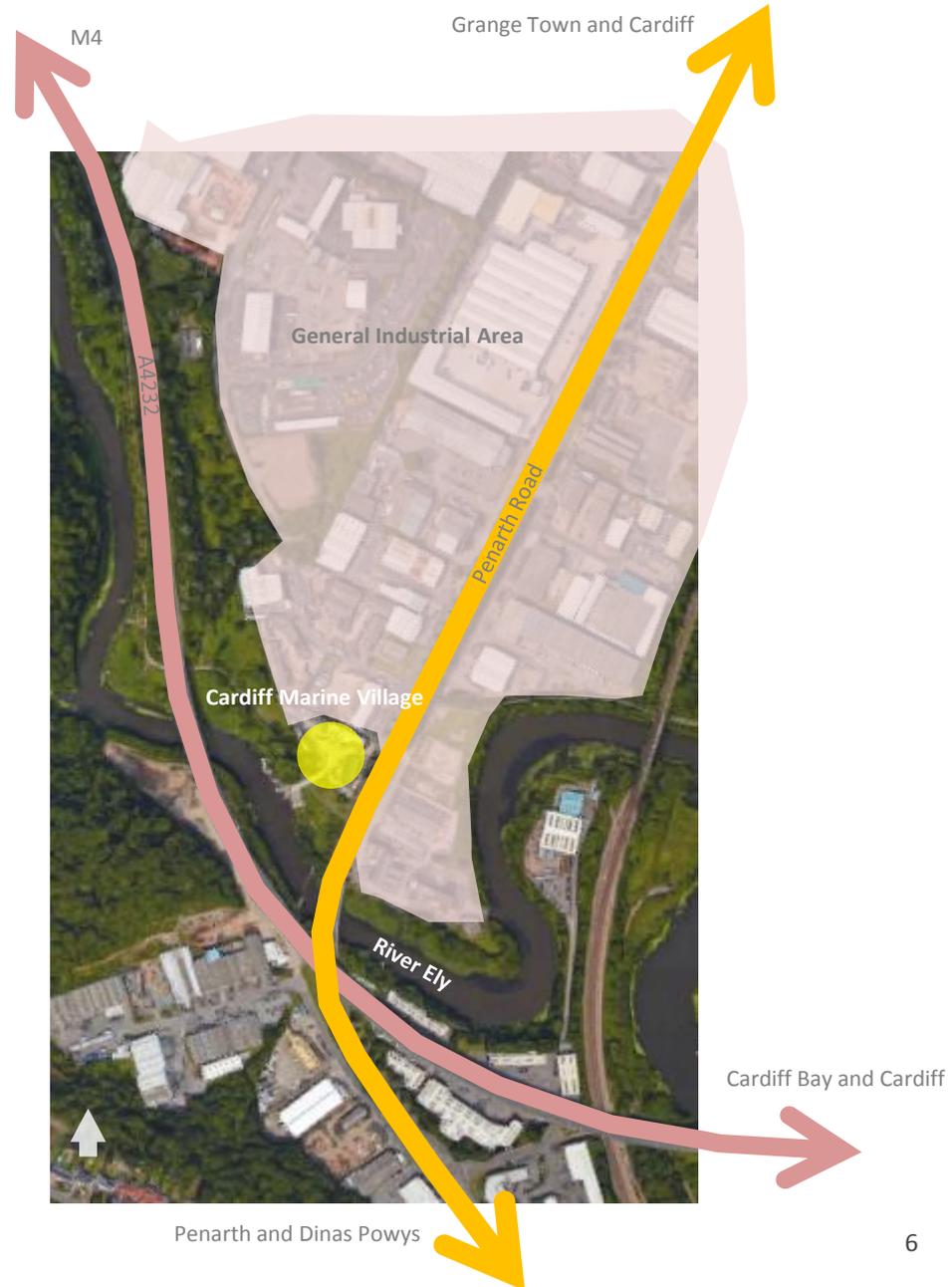
Land between the Cardiff Marine Village and the River Ely including the Ely Trail

LOCATION

Cardiff Marine Village is located at the Western end of Penarth Road at the boundary of the industrial environment and the River Ely, close to the A4232.

It is approximately 1km from Grangetown and the Railway station on Penarth Road to the North, and approximately 2km from Penarth Town centre to the South East.

Penarth Road itself is a primary link road between Cardiff and the Vale of Glamorgan and the A4232 is a major dual carriageway linking Cardiff and Cardiff Bay to the M4.



THE SITE

The Marine Village campus is approximately 0.8 hectares in area and consists of 2 No. two storey buildings and an external boat maintenance and storage yard.

The main two storey front building (1) faces onto Penarth Road and consists of Offices and Retail units, the second 2 storey building is a boat maintenance building.

The two buildings enclose the external yard (3) to the West which is located between the buildings and the River Ely. There is currently a secure gate on the South West boundary allowing direct access from the yard to the River Lift Crane and Truck(4) which is positioned on the Eastern bank of the River.

The proposed development site (5) is located to the North of the existing campus and is currently utilised for external boat storage. The area is open and undeveloped land, with an enclosing palisade fence boundary and a level hardcore ground surface finish.

The whole campus is a fully secure facility

There are a number of General Industrial Units (6) immediately to the North East of the campus and of the development land



Cardiff Marine Village's Lift Crane on the bank of the River Ely



Image of the existing site indicating the development area

View from the external yard towards the secure access leading to the Sea Lift at the River



View of the external yard and the boat maintenance building



View of the main frontage on Penarth Road



View of the development site currently used as boat storage



DEVELOPMENT PROPOSALS

The proposed development includes the construction of a 450m building for the purposes of boat maintenance and repair on land within the ownership of the applicant and which is currently utilised for the storage of boats awaiting maintenance and repair within the Cardiff Marine Village campus.

The proposals will also include the erection of additional boat racking frames adjacent to the new building which will be akin to the racking frames already used elsewhere within the campus.

The new general industrial building will be a single volume steel frame structure. The walls and roof will be finished externally with a composite metal cladding to match the existing buildings within the campus.

Daylight within the building will be maximised with generously proportioned high level windows on the Southern facade as well as and rooflights to both pitches.

Commercial signage will also be located at high level on the Southern facade facing the river and the A4232 which will form part of a separate signage application.

The application proposals will form an extension to the current business facilities and will benefit from the staff welfare and amenities which currently exist at the Marine Village.



CGI Image of the proposed building

ACCESS AND MOVEMENT

The new building and boat storage racks will benefit from the current access arrangements at the campus.

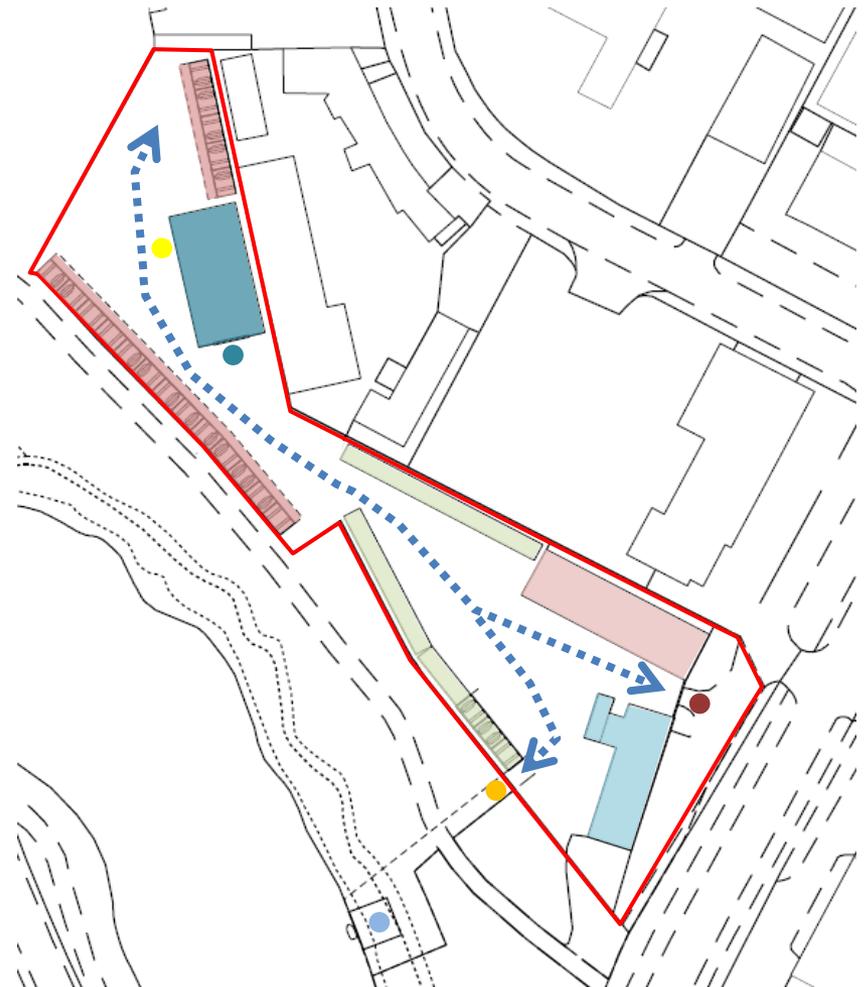
The current primary access is directly from Penarth Road at the Eastern corner of the campus. An existing secure gated entrance allows access to the central external yard area which itself affords level access to the new building and storage racks.

The main access to the campus currently allows large articulated vehicles to transport boats into and out of the Marine Village. An existing secondary secure gated access on the Western boundary allows boats to be transported directly into and out of the Marine Village via the 20 tonne swing arm crane on the river bank.

These campus's access arrangements will not be affected by the proposed works, and neither will the general movement of vehicles or pedestrians within the campus. Furthermore the impact on vehicle movement to and from the campus will be negligible as boats are anticipated to remain in the new building for circa two weeks for maintenance works.

The new building will have a large roller shutter door access on the Eastern facade which will be used as the primary access and for the entrance and exit of the boats. A smaller roller shutter door access at the opposite South West corner will allow for secondary pedestrian and materials access as required.

- | | |
|------------------------------------|-------------------------------------|
| Existing Principle Site Entrance | Shared level access through campus |
| Existing Secondary Site Entrance | Proposed Boat Maintenance building |
| Primary entrance to new building | Proposed boat storage racks |
| Secondary entrance to new building | Existing boat storage racks |
| Swing arm crane | Existing Boat Maintenance Building |
| | Existing Retail and Office Building |



Proposed Site Plan demonstrating access and movement

SCALE AND FORM

The scale of the building and of the access doors are a result of the size and proportions of the boats anticipated to be brought in for the purposes of maintenance and repair.

The new building will be a single storey structure, 8.5m to eaves and 10m to ridge.

The form of the building derives from the portal frame design of the steel structure which provides the necessary clear and unobstructed space within.

The scale and appearance of the new building is entirely in-keeping with that of the other general industrial buildings within the campus and of the surrounding environment.



*Birdseye image
of the proposed
building within
its context*

SUSTAINABILITY

Planning Policy Wales (2016) promotes the re-use of brown field sites as one of the major ways in which climate change can be tackled. To this end, although not a brown field site, the proposed development utilises land within the Cardiff Marine Village campus currently used as hard standing for boat storage and which has no ecological or landscape value.

The project has adopted an holistic approach to sustainable design, promoting passive measures for comfort and reducing the demand on the energy.

The design is based on the fundamental principles of sustainability namely:

- **Maximising natural light.** Generous windows and rooflights maximise natural daylight into the space, reducing the need for artificial lighting.
- **Envelope design.** Although no insulation is required within the external envelope under the building regulations for this building, the envelope has been designed to incorporate insulation to minimise the need for plug-in heaters and cooling systems.
- **Future Flexibility.** The efficient structural design allows a completely open floor plan internally. This enables greater flexibility for adopting alternative layouts in the future for alternative uses.
- **Renewable Technology.** The current proposals are considering the inclusion of PV Electric panels on the roof. These energy generated would either be utilised in the running of the building or fed back directly into the local grid.



PV Electric Panels on other existing buildings at the Cardiff Marine Village

COMMUNITY SAFETY

The Cardiff Marine Village campus is currently a completely secure site and the proposals within this application will not impact on any aspect of this.

The campus is fully enclosed with 2m high metal palisade fencing. The 2No. campus entrances and all existing building entrances are secured and alarmed during non-operational hours.

The external service yard areas and the building areas are covered by CCTV cameras and PIR motion detector lighting

The CCTV, PIR and alarm systems will be extended as necessary to cover the new development, and the new building will be fully secured during non-operational hours.

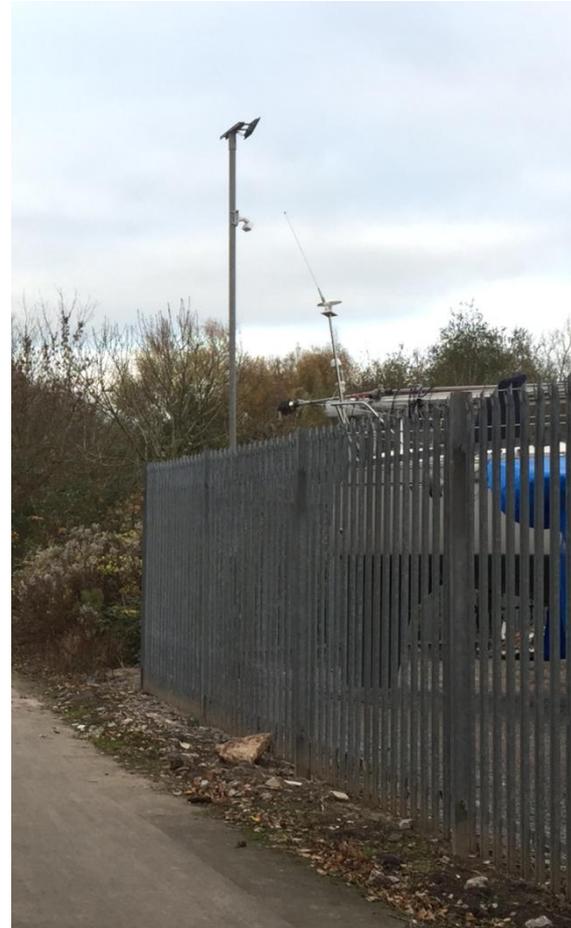


Image of current Cardiff Marine Village security measures including secure fencing, security lighting and CCTV.



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