

# DESIGN & ACCESS STATEMENT

## PRESTEIGNE MILL, LEOMINSTER ROAD, PRESTEIGNE, LD8 2HG

### Introduction

This statement provides information in support of a planning application for the erection of a building containing two additional workshop units (B1 & B8) over an existing concrete yard area.

### History

The Presteigne Mill site was established in the early 1970's by Midland Shires Farmers and provided a grain storage and milling service to local farmers. The business became Countrywide Farmers in the early 2000's and the mill building, together with grain storage silos, were demolished soon after. The Countrywide retail store continued to operate from the site until it ceased trading in 2018. The vacant site was acquired by Radnor Hills Mineral Water Company in 2019. In August 2020 planning permission (20/0609/FUL) was granted for change of use from combined retail, storage & distribution (A1 & B8) to combined production, storage and distribution (B1 & B8). The existing building is currently occupied by three businesses, Radnor Hills Mineral Water Company, MJS Energy and Penny Morrison. Flogas continues to operate the former Countrywide LPG business from the rear of the site.

### Proposal

The proposal is for the erection of a new building containing two separate units, each with a floor area of 350 sq. m.

### Layout

The new building will be located to the rear of the existing building, positioned on the concrete floor slab of the original mill building. Almost the entire site is hard surfaced with either concrete or tarmac, together with an established surface water drainage system, with numerous gullies and inspection chambers. Seven standard sized 4.8 x 2.4m parking spaces will be provided for each unit, together with one 6 x 3.6m disabled space.

### Scale

This application is for a single steel portal framed building, consisting of two units, each with a floor area of 350 sq. m.  
Overall dimensions – 30.2m x 24.6m.  
Eaves height – 5.75m.  
Ridge height – 7.37m.  
The existing building has a floor area of 2258 sq. m plus 230 sq. m of separate office space in an adjoining building.  
Overall dimensions – 42m x 60m.  
Eaves height – 5.8m  
Ridge height – 8m

### **Sustainable Materials & Construction Standards**

The use of materials with well proved durability properties, together with the use of nationally recognized robust details, construction standards and planned maintenance will ensure that the structure is durable and will have an extended serviceable life span. The external envelope will have a high level of insulation and excellent air tightness, together with the use of renewable energy sources, which will exceed current building regulation requirements.

### **Foul and Surface Water Drainage**

The proposed building will be connected to existing infrastructure arrangements, which include foul and surface water drainage.

Foul water drains to an existing cesspit with a capacity in excess of 2000 litres. The sealed tank is currently emptied every two years by local contractor Mayglothling Waste Management. The small additional loading may result in a higher frequency of emptying and will be monitored by the waste contractor to ensure the tank is emptied as required.

The site includes an established surface water drainage system with water collected in a chamber at the north end of the site before being discharged to a water course on agricultural land to the north.

### **External Lighting Design Scheme**

Lighting to be designed in accordance with the recommendations of the Bat Conservation Trust guidance note 08/18 'Bats and artificial lighting in the UK'.

External light fittings to be maximum 7W Warm White(2700 Kelvin) LED not exceeding 700 lumens and mounted no higher than 2.4m above ground level with a beam angle below 70 degrees.

Light fittings positioned at door openings on the north west elevation of unit one and the south east elevation of unit two, with emergency lighting only above exit doors.

Light fittings to be operated automatically using PIR motion sensors set to trigger for no more than 1 minute maximum illumination and situated to avoid being triggered by incidental movement of passing animals, cars, passers-by, etc.

### **Biodiversity Enhancement Plan**

Biodiversity enhancement measures include:

The established hedgerow to the north west boundary is to be retained.

A wildlife buffer zone will be created in the north east corner of the site with wildlife friendly planting using native species.

A mixed native species hedgerow with native trees will be provided inside the south east site boundary.

2 no. Woodstone bat boxes and 2 no. Woodstone bird boxes on the proposed building, as indicated.

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