

DESIGN & ACCESS STATEMENT ADDENDUM

Melyn Close

January 2020



T: 029 2073 2652

T: 01792 480535

Cardiff

Swansea

F: 029 2073 2670

E: mail@asbriplanning.co.uk

W: www.asbriplanning.co.uk

PROJECT SUMMARY

Description of development:

Proposed demolition of existing building and construction of 3 blocks consisting of 12 x 2 person 1 bedroom flats, 6 x 3 person 2 bedroom flats and 2 x 3 person 2 bedroom flats (20 units in total) with associated car parking and landscaping works.

Location:

Melyn Close, Neath

Date:

January 2020

Asbri Project ref:

S19.200

Client:

Tai Tarian



Asbri Planning Ltd

Suite D
1st Floor
220 High St
Swansea
SA1 1NW

T: 01792 480535
E: mail@asbriplanning.co.uk
W: asbriplanning.co.uk

	Prepared by	Approved by
Name	Eleanor Sullivan <i>Planner</i>	Phil Baxter <i>Director</i>
Date	January 2020	January 2020
Revision	-	-



Legend:

- ① Existing parking to be retained, with modification to for 1x designated disabled parking bay.
- ② Neighbouring Properties.
- ③ Existing pedestrian link to be retained.
- ④ Existing steps rebuilt.
- ⑤ Proposed 'Private' Communal Areas.
- ⑥ Proposed Cycle Parking.
- ⑦ Proposed Bin Store 1.
- ⑧ Proposed Bin Store 2.
- ⑨ Proposed Bin Store 3 (Block C only).
- ⑩ Proposed 'Bin Collection Point'.

CHANGES TO SCHEME

Introduction

The purpose of this DAS Addendum is to explain the various design changes that have been submitted in response to the discussions with Welsh Government during the recent pre-planning meeting for the scheme.

Welsh Government have recently introduced new procedures and guidance relating to their Social Housing Grant (SHG). As part of the Technical Scrutiny for SHG, schemes are now required to undergo both a concept stage and a pre-planning stage approval. This is to ensure that Welsh Government is satisfied that the design of the scheme is acceptable and meets their design standards.

The scheme for Melyn Close had previously undergone the Concept Stage, however Welsh Government considered that during the Pre-Planning Stage, further changes were required in order to achieve an acceptable design. The following section of this document will outline how the scheme has evolved following the pre-planning discussions.

Changes to Scheme

Changes to 'Pedestrian Street'

- ⇒ During the pre-planning meeting, design changes were requested to the 'residential street', originally shown between Block A and Block B. It was considered that this area acted more as an alleyway and could be better designed for residents.
- ⇒ The 'pedestrian street' originally shown, has now been amended to act as a secure rear access to the bin and bike store, as well as resident access to the rear private communal areas.
- ⇒ It is considered that this area of the development is now designed in a more functional way and is more secure for residents. The original site layout is shown on page 4, with the amended scheme shown right.

Changes to Block B and Block C

- ⇒ Design amendments were requested for Block B and Block C, which were originally shown as two separate buildings. Block B was shown as having stepped and front access, while Block C was shown as 2 storey walk-up flats.
- ⇒ The blocks have now been shown as one 'L' shaped block, facilitated by the reconfiguration of the internal stair wells and flats. Block B now benefits from ground floor access, having removed the side stepped access, while Block C remains 2 storey in height in the form of walk-up flats.
- ⇒ The overall design of the proposed buildings now form a more linear layout on the site, with better rear access and more usable communal amenity space towards the back of the properties.
- ⇒ Plans showing the proposed amendments to Block B and Block C, with a comparison to the originally submitted scheme are shown on pages 5 and 6.

Changes to Materials

- ⇒ Review of the proposed materials and fenestration was also suggested, to ensure that the scheme fit with the character of the surrounding area.
- ⇒ In terms of materials, one brick type is now proposed, along with the brickwork feature panels and fibre cement cladding. The previously proposed door canopies have also been omitted from the design. This has been demonstrated within the amended Finishes Schedule.

AMENDED SITE LAYOUT PLAN







DESIGN & ACCESS STATEMENT

The purpose of this DAS Addendum is to explain the various design changes that have taken place in order to respond to the Pre-Planning Stage meeting with Welsh Government, under their Social Housing Grant Programme.

The proposed changes to the scheme relate to the pedestrian street between Blocks A and B, the change in layout to Blocks B and C and the proposed materials. These changes are a result of the discussions with Welsh Government, however it is considered that the scheme remains largely the same as that submitted originally and do not result in any material difference.

The proposed changes to the scheme represent acceptable amendments which improve the overall design and functionality of the site for future residents. However, it is still considered that the proposed scheme fits with the character of the surrounding area and represents an improvement in terms of the existing development currently on site.

It has already been established that the site is situated in a sustainable location, being within close walking distance to essential services and facilities, and public transport links. The application will also comprise the beneficial re-use of brownfield land.

In light of the above, it is concluded that the proposal fully accords with both national and local policies and there are no material considerations which should prevent the planning application from being determined in accordance with the relevant planning policy framework.