

Design & Access Statement

RC196 - Vaughan Arms

Vaughan Arms, Commercial St, Resolven, SA11
4NA

Tawe Property

Title	Design & Access Statement	Author	David Darkin	Approved	David Darkin
Date	08.06.2019	Reference	0301	Version	10
				Page	1 of 9

Contents

1.	Introduction.....	3
2.	Project Brief + Design Brief.....	3
3.	Consultations & Collaborations	3
4.	Access & Inclusive Design	4
	Car Parking	4
	Bus Stops	4
	Railway Stations.....	4
	Routes to Entrance.....	4
	Entrance	4
	Décor.....	4
5.	Character.....	4
	Amount.....	5
	Layout.....	5
	Scale	5
	Appearance	6
	Landscaping	6
6.	Community Safety, Social Context & Economy	6
7.	Environmental Sustainability	6
	Energy & CO ₂	6
	Materials.....	7
	Climate Resistance	7
	Flood Risk	7
8.	Movement.....	8
9.	Policy Context	8
10.	Conclusion	9
11.	Bibliography	9

Title	Design & Access Statement	Author	David Darkin	Approved	David Darkin
Date	08.06.2019	Reference	0301	Version	10
				Page	2 of 9

1. Introduction

- 1.1. This design and access statement has been prepared to accompany and support a planning application for a renovation of former public house at Vaughan Arms, Commercial St, Resolven, SA11 4NA. This Design & Access Statement has been prepared following the guidance set out in *Technical Advice Note 12: Design (2014)*.
- 1.2. This statement describes our client's proposal and explains the design philosophy and approach taken in the formulation of the scheme. It will be concluded that our client's proposal should receive support and be granted planning consent.
- 1.3. Design is defined in Planning Policy Wales (PPW) as: "the relationship between all elements of the natural and built environment. To create sustainable development, design must go beyond aesthetics and include the social, environmental and economic aspects of the development, including its construction, operation and management, and its relationship to its surroundings."
- 1.4. The project has been designed with the 'Objectives of good design' in mind as illustrated in TAN12. As shown right.
- 1.5. The project was initiated by establishing design objectives, based upon a context appraisal. A site analysis has been attached which graphically represents the analysis. The analysis illustrates that the proposed development is suitably located.
- 1.6. Principal Design Objectives
 - Holistic Design Approach
 - Integrated inclusive design
 - Integrated Sustainable design for community and the environment
 - Integrate with local architecture matching the vernacular
 - Provide rich heritage for the future



2. Project Brief + Design Brief

- 2.1. The client's project brief was to renovate of former public house into commercial units and apartments.
- 2.2. Following on from the context appraisal and consultations with others, the project brief was evolved into the following design brief:
 - Create two commercial units on Ground Floor which will accommodate a small cafe (A3 Restaurants and Cafés) and an office space (A2 Financial and Professional Services) that will accommodate 2 individual businesses
 - Two 2 bed flats (C3(a) Dwelling houses) on First Floor that will be accessed via a communal walkway and stairs leading to the 2 properties.

3. Consultations & Collaborations

- 3.1. This process has informed the design and has been undertaken with the intent that it will foster a sense of ownership and consensus

Title	Design & Access Statement	Author	David Darkin		Approved	David Darkin	
Date	08.06.2019	Reference	0301	Version	10	Page	3 of 9

4. Access & Inclusive Design

- 4.1. PPW emphasises that: “Good design is also inclusive design. The principles of inclusive design are that it places people at the heart of the design process, acknowledges diversity and difference, offers choice where a single design solution cannot accommodate all users, provides for flexibility in use, and, provides buildings and environments that are convenient and enjoyable to use for everyone.”
- 4.2. Inclusive design has been considered from the outset of the development process and this section is intended to demonstrate that this building has been designed with an inclusive agenda in mind. This will ensure that reasonable provision has been made to ensure that all users will have equal and convenient access.

Car Parking

- 4.3. **12** parking spaces located **Rear of Property**.
- 4.4. The designated parking will be as followed:
- 2 parking spaces for each flat with **1** additional space for Visitors
 - 3 parking spaces for the A2 commercial unit
 - 4 parking spaces for the A3 commercial unit

Bus Stops

- 4.5. The nearest bus stop is **Church Hall and is on Neath Road 24m away**. The development is not sufficient in magnitude to impact on public transport decisions.

Railway Stations

- 4.6. The nearest train station is **Neath**. The development is not sufficient in magnitude to impact on public transport decisions.

Routes to Entrance

- 4.7. Pedestrian access is provided from **the fronting road**. The development proposes to **retain** this access point also create a new access points for the cafe, reinstating an existing open on the side elevation off Commercial Road . New hard landscaping between the public footpath/highway and the access points to the proposal will provide access assistance to persons with mobility impairments.

Entrance

- 4.8. The proposal is to have a door half glass half solid for both the cafe entrance and office at the front of the property.
- 4.9. The door leading into the communal walkway will need to meet security standards LSP 1175 SR 1 and BS7950.
- 4.10. Rear doors leading into Cafe and Office will also need to be security doors.

Décor

- 4.11. The colour scheme will include colour contrast between walls, floors, door and ironmongery to assist usage by persons with visual impairment.

5. Character

- 5.1. The principles of good design have been applied to this development and this section is intended to demonstrate that the proposal is of good design and appropriate to the area.
- 5.2. This section will demonstrate that the proposal sustains and enhances local character and promotes legible development.
- 5.3. Below are some photographs of the site and surrounding area:

Title	Design & Access Statement	Author	David Darkin	Approved	David Darkin
Date	08.06.2019	Reference	0301	Version	10
					Page 4 of 9



- 5.4. The surrounding area is a mixture of domestic and commercial usages in two story buildings.
- 5.5. The building pattern is primarily that of terrace buildings.
- 5.6. Surrounding properties are traditional in appearance with features such as door and window surrounds
- 5.7. Clydach Brook river is running along side Commercial Rd opposite Vaughan Arms

Amount

- 5.8. The site currently contains **one large building which seems to have had 3 extensions over the years possibly more.**
- 5.9. The proposed development is to be a **change of use** with the external footprint being reduced via the demolition of the of the storage building shown in section 5.3, due to it being structurally unsafe.
- 5.10. The amount of development proposed will be an efficient use of land that will safeguard quality of life in the area

Layout

- 5.11. In addition, the proposed layout will promote a clear relationship between public and private space
- 5.12. The location of the proposal follows the natural pattern of development
- 5.13. The layout makes the development integrate with it's surroundings and appropriately links in with adjacent spaces

Scale

- 5.14. The scale of development is appropriate to the surroundings, with the massing of the proposal appropriately contributing to the existing hierarchy of the site to reinforce local character
- 5.15. The height and mass of the proposal will not affect privacy or daylight in relation to adjacent land uses / buildings
- 5.16. The scale of proposal will interact with the public realm in appropriate way such that it will not decrease community safety

Title	Design & Access Statement	Author	David Darkin	Approved	David Darkin
Date	08.06.2019	Reference	0301	Version	10
					Page 5 of 9

Appearance

- 5.17. All materials are to be similar to that of the nearby buildings and appropriate to the area and unchanged existing building
- 5.18. The fenestration will be designed to match the local vernacular with similar scale and material windows to the existing windows

Landscaping

- 5.19. The landscaping has been designed such that there will be a small seating area to the rear of the property that would be used by the Cafe in space of the existing storage building.

6. Community Safety, Social Context & Economy

- 6.1. Access for emergency vehicles is sufficient
- 6.2. As the property will be occupied there will be an increased presence on the site which increases community safety
- 6.3. The application will seek to maximise natural surveillance as a fundamental means of discouraging intrusion
- 6.4. The property will be designed to reduce risks from criminal activities e.g. minimising superfluous access points to the proposal
- 6.5. Shrub planting immediately adjacent to footpaths, or in other areas requiring a high-level of natural surveillance, should have a natural growth height of no more than 1 metre
- 6.6. Use of lighter foliage planting will provide visual permeability whilst still offering amenity screening. Trees will be located so as not to become aids to climbing over boundaries or onto buildings
- 6.7. The layout will seek to provide clear distinction between private, semi-private and public spaces
- 6.8. There are no trees or other obstructions at the entrance, as such the entrance to the site is clear and there is more than sufficient visibility of the road for exiting vehicles
- 6.9. As a result of the proposal, natural surveillance will be increased

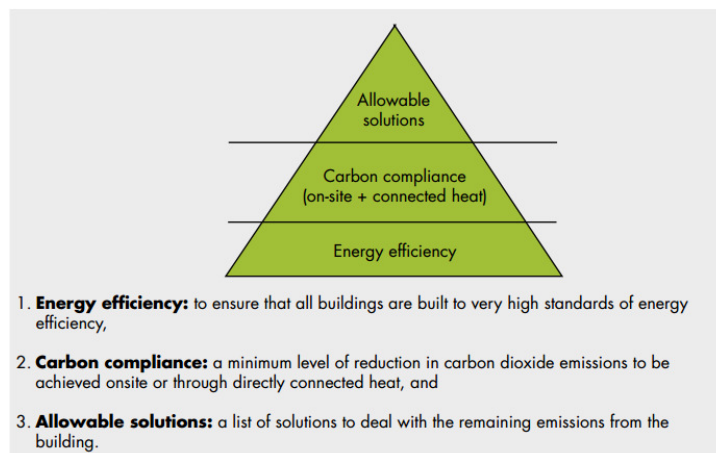
7. Environmental Sustainability

- 7.1. In this section attention is drawn to relevant policies to be considered during the design of the proposal as well as possible avenues of environmental sustainability to be considered.
- 7.2. Planning Policy Wales 2019 (PPW) sets out the Welsh Government's land use policy in respect of 'Promoting sustainability through good design' and 'Planning for sustainable buildings'.
- 7.3. As noted in TAN12 "Design issues, as influenced through the planning system, should not duplicate the role of Building Regulations. As a general rule, planning relates to the external appearance of a building and its relationship with its context. Building Regulations deal with the technical performance of a building's structure and services". Therefore, technical detailing has not been illustrated in great detail in this DAS.
- 7.4. The building has been designed with a sustainable agenda in mind from the outset, considering the various aspects of sustainability from the outset such as materials, water, and energy.

Energy & CO₂

- 7.5. The building will reduce carbon (CO₂) emissions where possible through implementation of the energy hierarchy

Title	Design & Access Statement	Author	David Darkin	Approved	David Darkin
Date	08.06.2019	Reference	0301	Version	10
				Page	6 of 9



- 7.6. The level of carbon reduction expected will be determined by the minimum required by Building Regulations Approved Document Part L
- 7.7. The physical envelope of the proposal will be appropriately designed for the climate

Materials

- 7.8. Waste materials produced during construction to be minimised.
- 7.9. Waste materials produced during construction to be sorted, recycled where practical and responsibly disposed of where not
- 7.10. Space to be provided for external storage of both recyclable and non recyclable refuse
- 7.11. Materials to be responsibly sourced
- 7.12. Materials with a low embodied energy to be used where practical
- 7.13. The environment agency has been contacted for pre-application advice. Please see their comments attached.

Climate Resistance

- 7.14. Proposal has been proofed to take into account the local climate likely to be experienced over its expected lifetime, e.g. the roof pitch promotes natural movement of snow loads, minimised eaves discourages wind uplift during high winds

Flood Risk

- 7.15. As indicated in the Flood Map below this site is at risk of flooding. Although the map is out of date as there is a large ditch in the landscape where the railway track runs (As shown in the photos below), therefore this would be the natural direction of flow for any flood water. Furthermore the river hasn't flooded in over 100 years

Title	Design & Access Statement	Author	David Darkin	Approved	David Darkin
Date	08.06.2019	Reference	0301	Version	10
				Page	7 of 9



(Green space above shows the large ditch where the track runs)



8. Movement

- 8.1. Primary pedestrian movement into the site is provided via the fronting road
- 8.2. Vehicular movement into the site is provided via the fronting road
- 8.3. See Section 4 for details of proposed vehicle parking
- 8.4. As previously noted in Sections 4 & 7, sustainable means of travel will be promoted

9. Policy Context

- 9.1. Local Development Plan (LDP) Policy GP1 "*Sustainability & High Quality Design*" encourages environmentally sustainable proposals which utilise vacant, underused or previously developed land.
- 9.2. Policy GP2 "*Development Limits*" encourages good quality design which ". . . achieves the aims of the development and ensures its fitness for purpose." Ten strategic objectives are listed which include requirements that proposals will sustain or enhance the local environment in terms of mass and scale, and will be of a suitable design appropriate to its location and utilising materials appropriate to the character of the area.
- 9.3. The property is affected by the following specific policies:
 - Local Centre (R2/1) - The proposed works shall enhance the vitality, visibility and attractiveness of the town centre. While strengthening the layout, retail character and pedestrian flow of the centre. Also will maintain a vibrant and attractive frontage while in keeping the effective use of the upper floors.

Title	Design & Access Statement	Author	David Darkin	Approved	David Darkin
Date	08.06.2019	Reference	0301	Version	10
					Page 8 of 9

- Settlement Limit (SC1) - Proposed development falls into the settlement limits and will be acceptable in principle.

10. Conclusion

- 10.1. The site utilises an underused area of land, improving the natural surveillance of the area
- 10.2. In conclusion it is considered that the proposed development represents a high quality design solution
- 10.3. It is respectfully requested, therefore, that both Officers and Members of the County Council look favourably on this proposal and grant planning permission

11. Bibliography

- Maps taken from <http://www.openstreetmap.org> © OpenStreetMap contributors, CC-BY-SA
- (2014) *Planning Policy Wales*
- (2014) *Technical Advice Note 12: Design* Published by Feliden Fowles, retrieved from wales.gov.uk
- (2010) *The Equality Act*
- (2014) *Building Regulations Approved Document Part L*
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Title	Design & Access Statement	Author	David Darkin	Approved	David Darkin
Date	08.06.2019	Reference	0301	Version	10
				Page	9 of 9