

Design and Access Statement

AFAN TAVERN

JERSEY TERRACE

CWMAFAN

PORT TALBOT , SA12 9AS

External Canopy



Design and Access Statement

The Town and Country Planning (Development Management Procedure (Wales) (Amendment) Order 2016 requires that a DAS must be submitted for applications in excess of 100m². The floor area to be covered by this proposal is 120m².

Explain the design principles and concepts that have been applied to the development

At present the external space is surfaced with a mix of grass and concrete and provides an external area that is used in conjunction with the bar & grill activities of the Afan Tavern.

During recent times, and as a result of the Covid 19 pandemic, the requirement to provide a covered external space is considered vital to the sustainability of the business and deemed essential. The covered area will provide a much needed external space that can be used all year round and will provide long term benefit.

To ensure that natural light and flexibility is maximised the proposed canopy is only half covered with profiled metal sheet with 3no integral transparent roof lights. The other half of the canopy will be fitted with retractable awnings. The flexibility afforded by the awnings will be invaluable and can provide the means to open or cover the area dependant on the weather conditions. There are no sides proposed to the canopy enclosure and as such the visual communication across the space and the external play area is maintained as existing.

Demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account

The proposed scale of the development is in keeping with the existing built environment. The highest part of the roof sits comfortably lower than the main buildings surrounding the proposed structure and the canopy will be covered in the majority at the rear by the existing boundary wall. The proposed structure is not visible from the front of the property. Therefore the visual impact on the neighbouring occupants has been kept to a minimum by the sympathetic height of the proposal and will not be overbearing on the existing buildings.

The roof of the canopy is pitched, with the eaves sitting at approximately 2500mm above the existing concrete slab level.

Explain the policy or approach adopted as to access and how policies relating to access in the development plan have been taken into account

The canopy will have no impact on the accessibility of the facility. The canopy will however provide a sheltered wheelchair accessible area, protected from the weather where users can comfortably sit.

Explain how specific issues which might affect access to the development have been addressed.

There are no current access issues on this site, and none that will be affected by the proposed development.