



Design & Access Statement

Proposed Extension to
 Pontardawe Primary Care Centre
 Tawe Terrace
 Pontardawe
 Swansea
 SA8 4JU



1. Introduction

BRP architects have been appointed by Pontardawe Primary Care Centre to prepare detailed design proposals for a new extension at the existing Pontardawe Primary Care Centre on Tawe Terrace, Pontardawe, SA8 4JU.

This submission constitutes a full application for planning approval for the proposed extension, including details relating to design and car parking.

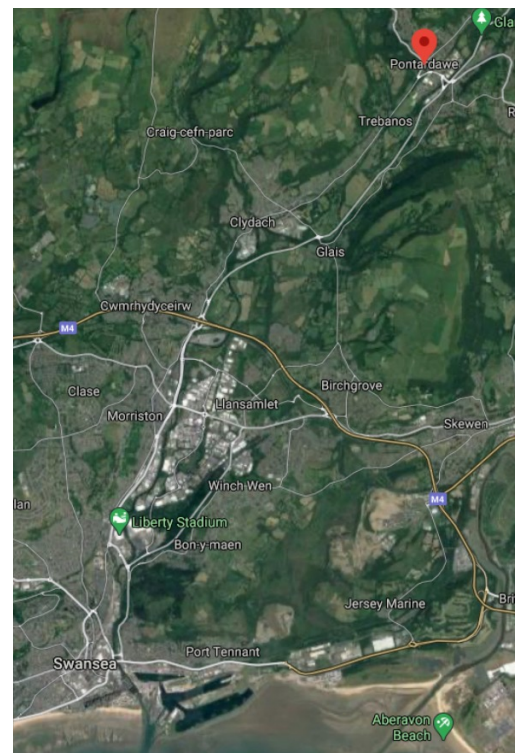
The need for the application has arisen from the demands placed on the premises from the existing patient population and the need to provide improvements to the NHS services offered by the practice to the local community. The design proposals put forward for consideration are the product of site and surrounding context appraisal and an assessment of the practices' current and anticipated needs.

Following further correspondence with the Practices inhabiting the Primary Care Centre, the decision was taken to include an external door and associated walkway to futureproof the new extension against possible future resurgences in COVID19 or Pandemics. These changes will be referenced in Bold Italics within this document.

2. Location

Pontardawe is a small town of almost 12,500 inhabitants in the borough of Neath Port Talbot in the Swansea Valley. The town is approximately 9 miles from Swansea City, on Wales' south coast via the A road, the A4067. The M4 and A465 are easily accessible, passing within 4 miles to the south.

The site is located near to the centre of Pontardawe, in an industrial area and adjacent to neighbouring residential properties. The Industrial estate stretches off to the north east following the shape of the Tawe river, whilst the majority of the towns residences follow the valleys of the Upper Clydach and Tawe river in the north.



3. Application Site

3.1 Site Locality

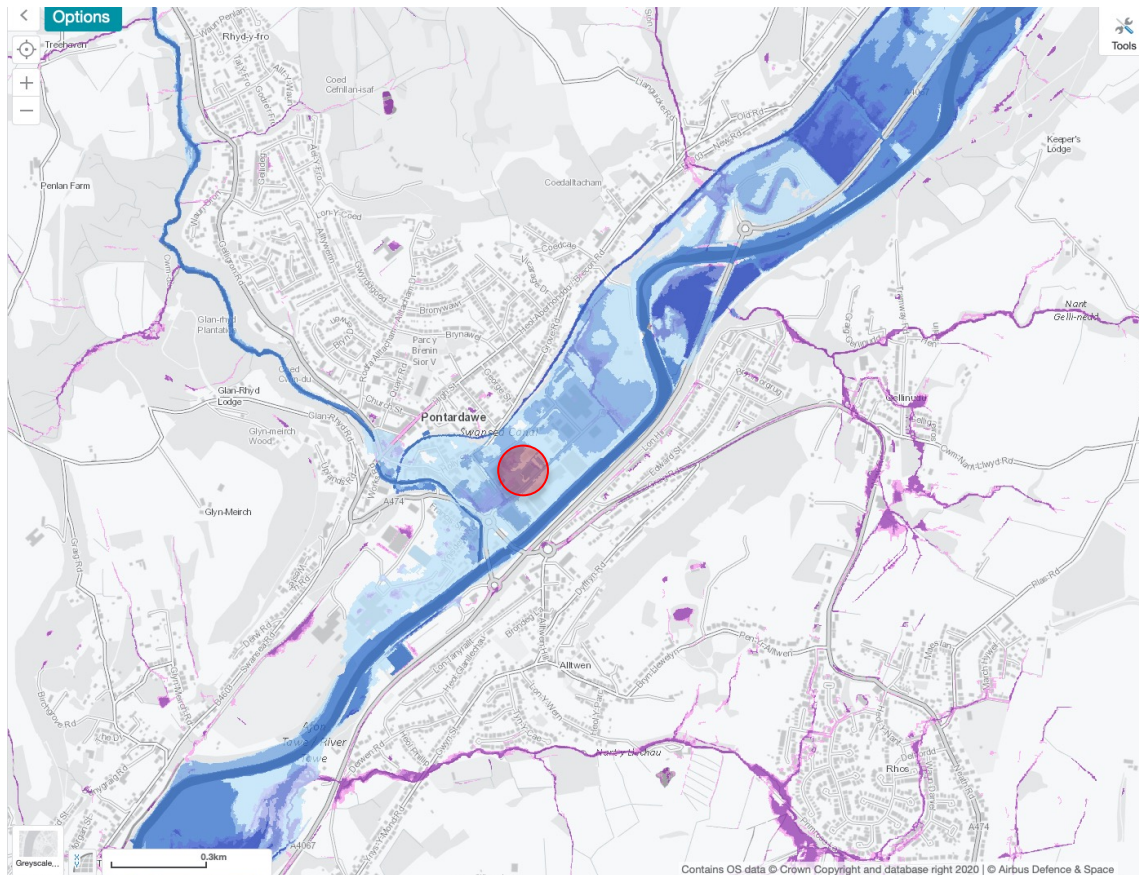
The application site, as described previously, is situated within the Alloy Industrial Estate which encompasses an array of commercial properties, local greengrocer, café's and two colleges, which are located opposite.

The overall site area is 3500sqm; in which the northern half (adjacent to Tawe Terrace) provides dedicated car parking. The existing building is positioned to the south, with soft landscaping bounding the site, The majority of trees are situated on the eastern boundary surrounding the vehicular access point, from Tawe Terrace.



3.2 Flood risk

According to the Environment Agency Flood Map the site is situated within a **medium** flood risk area. A copy of this map is shown below:-



Further information supplied by the Natural Resources Wales Floor Risk Maps has shown that the site does not sit within the areas of national flood risk (Top, see page below) but sits within a **C1** flood zone that is served by **significant infrastructure and flood defences**. (Bottom, see page below)

As the extension will be constructed over existing hard landscaping and tarmacadam, it is not thought that there will be any considerable increase in flood risk associated with the construction.

4. Context

The existing building was designed and constructed between 2001 and 2003.

The property is of a typical domestic design with red and buff brick wall finishes, and standard concrete roof tiles. This aesthetic and scale is particularly amiable and in-keeping with the nearby residences in comparison to the vast, commercial aesthetic of the industrial estate

The building's accommodation is spread across two storeys, housing consulting areas and administration space on both storeys.

The form of the building, with both Two storey and single storey elements mimics the surrounding commercial and residential buildings in its locality. The two storey element faces the main road, opposite to the large commercial properties, with the single story elements relating to the more domestic size of the residences along Tawe terrace.

5. Movement & Access

There is currently a single vehicular access to the site from Tawe Terrace from the western boundary, which provides direct access to the car parking area outside the main entrance of the building and continues around to the northern part of the site. Pedestrian access is also provided via the same entrance with a view direct to the main access doors from the site frontage.



Currently, pedestrian access is gained via the main access doors which open to the rear of the site into the car park. Permission is sought to install a new external door and associated footpath that extends from the existing. This will allow for the extension to be cordoned off to create a COVID secure area with separate access.

6. Public Transport

Due to the site's location within the local centre, there are already several bus routes that come within close proximity to the site.

The Jubilee By-pass and Afon Veterinary centre drop off points are within 170 and 50m respectively.

7. Planning history

The following listed applications provide a concise planning history for the proposed site.

P2001/1238 – Approved 27.11.01

CONSTRUCTION OF SINGLE/TWO STOREY PRIMARY CARE CENTRE, BIN STORE AND ASSOCIATED CAR PARKING AND LANDSCAPING

Associated conditions – Approved

P2002/0064 - DETAILS IN ACCORDANCE WITH CONDITION 3

P2002/0075 - DETAILS UNDER CONDITION 15

P2002/0074 - DETAILS IN ACCORDANCE WITH CONDITION 12

P2002/0066 - DETAILS IN ACCORDANCE WITH CONDITIONS 4 AND 9

P2002/0918 - DETAILS RELATING TO CONDITION 2

P2002/0197 - BIN STORAGE AND COMPRESSOR HOUSING ASSOCIATED WITH ADJACENT PRIMARY CARE CENTRE.

P2002/0337 - CONDITION 13 OF P/2001/1238 - LANDSCAPING

P2002/0089 - APPROVAL OF DETAILS RELATING TO CONDITION 10

P2002/0239 - TO CONTINUE WITH DEVELOPMENT WITHOUT COMPLYING WITH CONDITION 8 (DELETION OF REQUIREMENTS FOR VISION SPLAY) AND CONDITION 6 (ALTERATION OF THE POSITION OF TEMPORARY FOOTPATH DURING CONSTRUCTION PERIOD).

The previous approved applications for the site comprise the Full Planning Permission application and the associated approved discharge of conditions of the existing Primary Care Centre.

8.0 Consultation:-

A telephone call was sought with the local council planning team but due to COVID19 and the displacement of Planning officers and administration staff BRP, were unable to seek any advice.

Correspondence has been ongoing throughout the planning process and has continued well prior to the submission of this document. The Planning Officer has indicated that he is largely approves of the proposed additional walkway and door where the door colour and glazing matches that of the existing windows and doors.

9.0 Scheme design

5.1 Use

The intention of the extension to the northern, single-storey element of the building is to serve the needs of the current practice patients. ***Following further input from the practice we wish to include an external door and associated footpath that extends from the existing.***

The extension will be accessed internally from the existing, extended corridor, providing further access to the two new additional consulting rooms and WC.

5.2 Scale

The ground floor internal area will be increased by 32.1 sqm for the two consulting rooms; 3.1sqm for the WC and 2.7 sqm for extended corridor. A total gross internal area of 39.6 sqm.

On a building of this size, the extension will be a small addition to the overall existing volume.

5.3 Appearance

The walls of the existing building has a material palette of both buff and red brick that terminate at differing heights.

The existing roof is hipped with an interlocking tile finish.

The main access and principle exits have large areas of curtain wall glazing with dark frames. ***Other areas of the building continue to utilise the dark frame for the windows and external doors.***

The proposed extension intends to mimic the residential aesthetic and match the existing material palette in order to appear as a cohesive part of the existing development.

The extension will follow the existing lines of the existing single storey wing. The roof will be constructed to extend the existing form with the buff and red brick elements organised to mimic the existing end façade.

10.0 Landscaping

The landscaping will be subject to several changes to enable the car parking to be reorganised and to make the best use of the available space on site when extending the existing building.

The intention is to retain the large majority of the landscaping around the new car parking to maintain the buffer to the western boundary with Tawe Terrace.

A small area of vegetation will be lost due to the new car parking to the rear.

The existing trees, on the western boundary will be unaffected by the proposed development.

6.1 Pedestrian and vehicular access

The site's vehicular access will remain as existing. As patient numbers are not due to increase with the proposed development, it is assumed that the existing vehicular.

An external door will be provided to the new extension. This is not to provide access, only emergency egress, to the building under general circumstances. Due to the global pandemic, the practice, along with the wider Healthcare System has needed to adapt to meet new requirements. Although the pandemic has largely subsided we find the inclusion of an additional door important to meet requirements imposed by possible future surges, allowing the new extension to become a zoned-off area for treatment which can be accessed separately from the main building if ever required.

6.2 Car parking

Two parking spaces will be lost to increase the width of the highway and one will be re-landscaped as a result of the extension.

Five car parking spaces being repositioned to the north following the extension. Two additional car parking spaces have been agreed with the planning officer to the back of the site in order to have as small impact as possible on current parking provision.

6.3 Inclusive access

All existing entrances to the building will be retained as existing.

The new external door will have level access gained via both the existing steps and existing ramp.

