



DESIGN & ACCESS STATEMENT

PROJECT: PROPOSED 4 BEDROOM NEW BUILD AT PLOT 1, GLANNANT PLACE, CWMGWRACH, NEATH, SA11 5TE.

CLIENT: Mr & Mrs Johnson

DATE: 6TH MAY 2021

DESCRIPTION OF DEVELOPMENT

The proposed development envisages the construction of a 4-bedroom detached new build on Plot 1 at Glannant Place, Cwmgwrach, Neath, SA11 5TE.

The land is situated within the settlement of Cwmgwrach and currently has the benefit of an existing access to the main highways.

The site is in both walking and cycling distance of the town of Cwmgwrach, which benefits from a variety of shops, commercial & industrial businesses, and various other facilities for all ages, such as, a Primary School, Children's Nursery, Post Offices, Public Library, Doctor's Surgery, and Sporting Facilities, all within 80m of the site.

The site itself is a green-field site and is currently unused. Part of the site is relatively level with a gradient falling from South to North.

The existing established boundaries are mainly made up of hedgerows, block walls and mesh fencing.

Movement

Many sites do not offer effective solutions to promoting sustainable travel. However, the site location off High Street does offer such an opportunity, as a result of its proximity to the town, where public bus facilities are regularly to hand.

The ability to walk, cycle and use public transport safely, and therefore, reduce reliance on motor vehicles is feasibly possible with regards to this site.

Movement to, from and within the Development

Access to the site is directly from High Street. The site is well integrated into the local transport network, with hourly and half-hourly bus services running between Cwmgwrach, Neath & Port Talbot, with the nearest bus stop located a two-minute walk from the site to the North, and another a short distance away. Access from further afield is greatly aided by the M4 Motorway via the A465 to the North.

The site is close to many of the local facilities, including a public library, doctor's surgery, rugby & football club, and supermarket, all of which are also within walking distance.

The provision of car parking within this development is a relevant factor, which needs to be explained, in connection with both the movement and access criteria.

We have therefore provided parking facilities within the boundaries of the development, to satisfy the requirements for car parking, as we consider them to be relevant to this development.

Adequate parking will be provided within the red line boundary of this development. As you will see by the drawings enclosed, we have satisfied this requirement by providing adequate parking for the individual dwelling.

Access

- *Building Regulations approved document M-Access to buildings*
- *Building Regulations approved document K-Protection from falling collision and impact*
- *BS8300:- 2001 – Design of buildings and their approaches to meet the needs of disabled people (code of practice)*

New build housing will be governed by the requirements of Part M of the Building Regulations, and therefore the access at the main doorway to the development, and areas within the building, will in any case be governed by those regulations.

The development proposals comprise relatively level areas surrounding the building, and adjacent car parking facilities. This level will provide ease of access for all into the development, including both on foot, and by a motor vehicle.

Access for emergency vehicles, will be straight-forward as the site is located a short distance from the main High Street.

Access to the proposed site is from an adopted highway, as described previously in this document.

Level Pedestrian Access will be provided from the drive to the front and side of all dwelling.

Hard landscaping of the dwelling will be wheelchair friendly. Soft landscape areas will be designed to prevent from them being barriers to disabled persons.

Maximum gradient of pathways will be 1/20

Ramps - All equipped with handrails.

Required Doc M- Ramp 1/12max, 1/20 & 1200 Min depth 'level platform'

1/22 Platform Ramp Provided

Ground floor accessible WC compartment will be provided in accordance with section 10 of Approved Document M.

Public Transport

We anticipate that the nearest public transport service is provided on the nearby road 100m from the proposed development.

Character

The external appearance of the proposed dwellings is designed to be in character with the existing surrounding dwellings, this is achieved by comprising a combination of brickwork, tile roofs, stone heads and cills with UPVC windows.

The existing road, buildings & landscaping have been designed in accordance with an urban design. The use of soft landscaping is utilised to break up the street scene. The development allows for easy navigation for all visitors by seeking to encourage walking and cycling. The landscaping design incorporates a sympathetic and sustainable appearance to blend in well with the local area.

With regards to the overall site layout, we feel that our design approach is sympathetic to the character of the town of Cwmgwrach. The proposed housing design is primarily based on the layout that you would find within the local area, and in our view the proposal sits comfortably into the village setting.

Anticipated Design of Dwellings

In undertaking the design to this site, we anticipate the following design decisions being considered:

The brief of the project is to provide a 4-bedroom detached dwelling with private garden space.

With regards to the design of the proposed dwelling, we have carefully thought the design through taking into account the appearance of the nearby dwellings.

The use of facing brickwork and tile roofs compliments the designs and contributes to the visual appearance of Cwmgwrach in general.

Given the generous nature of the plot, we are satisfied we have met any requirements in terms of amenity space; this is demonstrated in the drawings attached.

Level Pedestrian Access will also be provided from the drive to the front of the dwellings.

Community Safety

There are two aspects to Community Safety, namely:

- ◆ Ensuring attractive safe public spaces
- ◆ Security through surveillance.

As indicated, the main public spaces associated with the scheme design are located on Afan Valley Road with the nearby housing, which has a close community, and good security and surveillance to the local area. Privacy for existing and proposed dwellings has been taken into consideration throughout the design process.

Security through Surveillance

As a result of the scale and type of the development, we do not consider it appropriate to provide security through surveillance, promoted by the installation of camera facilities; however, the proposed development will enhance the natural surveillance of the adjacent properties.

Environmental Sustainability

- *The Building Regulations Approved Document H6 – Solid Waste Storage*

Modern specifications of materials obtained from reputable local manufacturers are to be used within the scheme, thus providing required qualities of sound/heat insulation, all compliant with or even excess of the building regulations.

Principles of sustainability are addressed by incorporating generous window types that endeavour to exploit methods of passive solar gain and natural day lighting whilst maintaining a balanced façade, therefore reducing energy and carbon emissions.

Facilities for recycling of waste will be provided within the scheme and will be demonstrated in more detail as the scheme progresses.

One of the aspects to be considered under Environmental Sustainability is the flexibility within the building to design for future change.

An important element in the emphasis of building design at present is the implementation of new technologies, and renewable technologies and the emphasis on producing buildings towards zero carbon usage.

Flood Risk Assessment

We have viewed the Environment Agency Website, with regards to the Flood Risk Category associated with this site.

We can confirm that the Application site lies outside any designated flood zone, and as such, we do not envisage that a flood consequences assessment (FCA) will be required.

Access Officers and Local Access Groups

As previously mentioned, the site currently has the benefit of an existing access to the main highways.

Ultimately, the principles of inclusive design will be extended to consider the management of the finished building. This will clearly need to accommodate fundamental access provisions in line with both the DDA and Part M of the Building Regulations.

In 'Inclusive Design' terms, the management systems operated within these dwellings will clearly be further examined should regular access be required for either disabled or semi-ambulant or elderly persons.

CONCLUSION

The proposed scheme is located within a well-established residential area and will prove beneficial in providing quality accommodation in Cwmgwrach.

Subject to your comments, we can provide additional supportive information to assist you in determining the Application, if necessary.