

Design & Access Statement

RC213 High Street

5 & 5a High Street, Pontardawe, SA8 4HU

John Penquet

Title	Design & Access Statement	Author	David Darkin		Approved	David Darkin	
Date	08.06.2019	Reference	0301	Version	10	Page	1 of 8

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1. Introduction

- 1.1. This design and access statement has been prepared to accompany and support a planning application for a Refurbishment at 5 & 5a High Street, Pontardawe, SA8 4HU. 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 convert a former retail premises into residential units and office space.
- 2.2. Following on from the context appraisal and consultations with others, the project brief was evolved into the following design brief:
 - To make better use of the existing building to promote community sustainability
- 2.3. This allowed us to formulate the following design objectives:
 - Create better use of the existing building. Leading to the design of Three 2 Bed Flats, One 1 bed Studio and 1 Office Space

3. Access & Inclusive Design

- 3.1. 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."
- 3.2. 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.

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CAR PARKING

- 3.3. The Site has 2 parking spaces:
- 3.3.1 **One** parking space located at **Rear of the Property**.
 - 3.3.2 **One** parking space located in the **Car Park Behind the Building**.
- 3.4. The property is located in **Zone 1 – City Core** as defined in the CSS Wales Parking Standards
- 3.5. **0** parking spaces provided for residential visitors as per CSS Parking Standards
- 3.6. 1 parking space has been provided for the residents
- 3.7. As illustrated in the sections below, the property scores sufficient points within the CSS Wales Parking Standards to remove the requirement for 2 parking spaces.
- 3.8. A travel plan has not been prepared as the proposal does not exceed 1000m² gross

CYCLE STORAGE

- 3.9. **4** cycle storage spaces located **Rear of the Property**. As per CSS Wales Parking Standards

BUS STOPS

- | | | | | |
|-------|------------------|------|---------------------------------------|------|
| 3.10. | Thomas Street | 320m | Walking Distance from the Development | 2pts |
| 3.11. | St Peters Church | 97m | Walking Distance from the Development | 3pts |
| 3.12. | Compass Row | 318m | Walking Distance from the Development | 2pts |
| 3.13. | Post Office | 161m | Walking Distance from the Development | 3pts |
| 3.14. | Jubilee By-Pass | 482m | Walking Distance from the Development | 1pts |

RAILWAY STATIONS

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

FREQUENCY OF PUBLIC TRANSPORT

- 3.16. The X6 runs through Pontardawe via Jubilee By-Pass every 20 minutes 2pts

LOCAL FACILITIES

- 3.17. 4 Food stores are present within 200m of the property on High Street 12pts
- 3.18. Community School within 800m of the property on High Street 1pts
- 3.19. Numerous further facilities are available, and details can be provided on request.

ROUTES TO ENTRANCE

- 3.20. Pedestrian access is provided from **the fronting road**. The development proposes to **retain** this access point. 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

- 3.21. The proposal is to have a door half glass half solid with lever handle and have weighting <20N

DÉCOR

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

4. Character

- 4.1. 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.
- 4.2. This section will demonstrate that the proposal sustains and enhances local character and promotes legible development.
- 4.3. Below are some photographs of the site and surrounding area

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- 4.4. The surrounding area is a predominantly commercial buildings with some flats and houses in two & three story buildings.
- 4.5. The building pattern is primarily that of terrace building with some larger traditional commercial buildings
- 4.6. Surrounding properties are traditional in appearance with features such as door and window surrounds
- 4.7. Prevailing Uses of the area is that of commercial buildings although this is due to the proposed building being on the main high street.

Amount

- 4.8. The site currently contains **2 Buildings, one being a small single-story building and the other a small terrace house**
- 4.9. The proposed development is to be a **conversion of retail premises into residential units and a office space** with a total footprint of **126m²**
- 4.10. The amount of development proposed will be an efficient use of land that will safeguard quality of life in the area

Layout

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

Scale

- 4.14. 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
- 4.15. The height and mass of the proposal will not affect privacy or daylight in relation to adjacent land uses / buildings

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- 4.16. The scale of proposal will interact with the public realm in appropriate way such that it will not decrease community safety
- 4.17. The height of the proposal is to be similar to that of its immediate neighbors
- 4.18. The footprint is to be similar to that of its immediate neighbors

Appearance

- 4.19. All materials are to be similar to that of the nearby buildings and appropriate to the area i.e.

Existing	
Element	Description
Roof	Slate Roof
Walls	Render
Windows	uPVC
Doors	uPVC
Rainwater Goods	uPVC

Proposed	
Element	Description
Roof	Flat Roof
Walls	Brick, Cladding & Render
Windows	uPVC
Doors	uPVC
Rainwater Goods	uPVC

- 4.20. The fenestration will also be designed to match the local vernacular with a similar scale of windows.

Landscaping

- 4.21. The landscaping has been designed such that it will enhance/protect the amenities of the site and the area in which it is situated

5. Community Safety, Social Context & Economy

- 5.1. Access for emergency vehicles is sufficient
- 5.2. The application will seek to maximise natural surveillance as a fundamental means of discouraging intrusion
- 5.3. The property will be deigned to reduce risks from criminal activities e.g. minimising superfluous access points to the proposal
- 5.4. The layout will seek to provide clear distinction between private, semi-private and public spaces
- 5.5. Additional boundaries between properties will provide additional security
- 5.6. 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
- 5.7. As a result of the proposal, natural surveillance will be increased

6. Environmental Sustainability

- 6.1. 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.
- 6.2. 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'.
- 6.3. 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

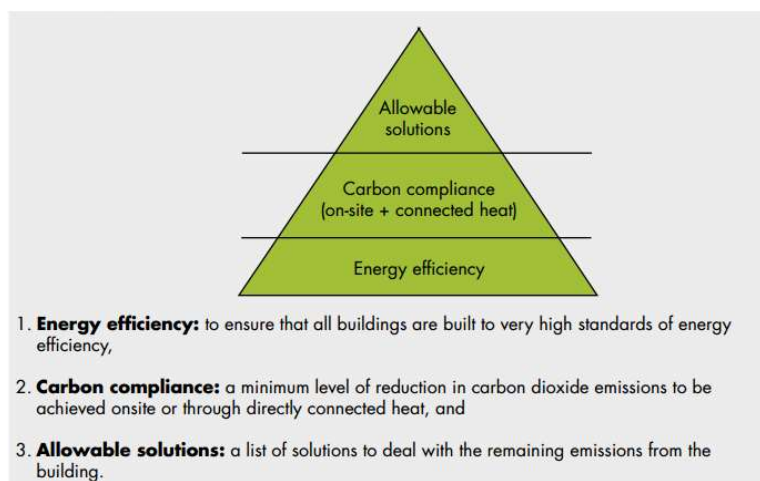
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relationship with its context. Building Regulations deal with the technical performance of a building's structure and services". Therefore, technical detailing has not been illustrated in great detail in this DAS.

- 6.4. 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

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



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

MATERIALS

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

CLIMATE RESISTANCE

- 6.14. 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

- 6.15. As indicated in the Flood Map below this site is in a C1 Zone. This is an area with significant flood infrastructure.

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7. Movement

- 7.1. Primary pedestrian movement into the site is provided via the fronting road
- 7.2. Vehicular movement into the site is provided via the fronting road
- 7.3. See Section 3 for details of proposed vehicle parking
- 7.4. As noted in previous sections, sustainable means of travel will be promoted

8. Policy Context

- 8.1. Local Development Plan (LDP) Policy GP1 "*Sustainability & High Quality Design*" encourages environmentally sustainable proposals which utilise vacant, underused or previously developed land.
- 8.2. 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. Conclusion

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

10. Bibliography

- Maps taken from <http://www.openstreetmap.org> © OpenStreetMap contributors, CC-BY-SA
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- (2014) *Technical Advice Note 12: Design* Published by Feliden Fowles, retrieved from wales.gov.uk
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