

Design & Access Statement For
Proposed Conversion of Existing Outbuildings to
2 No. of Holiday Let Units
at
Pant Glas Farm
Neath Road
Bryncoch
Neath
SA10 7YW

J.A. Rewbridge Development Services

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1.0 PROJECT INFORMATION

Proposed conversion of 2 number outbuildings into holiday let units with additional works.

1.1 Address:

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2.0 SITE ANALYSIS

2.1 Introduction

The planning application is for the proposed conversion of 2 existing buildings within the curtilage of the main dwelling into holiday let units with additional works.

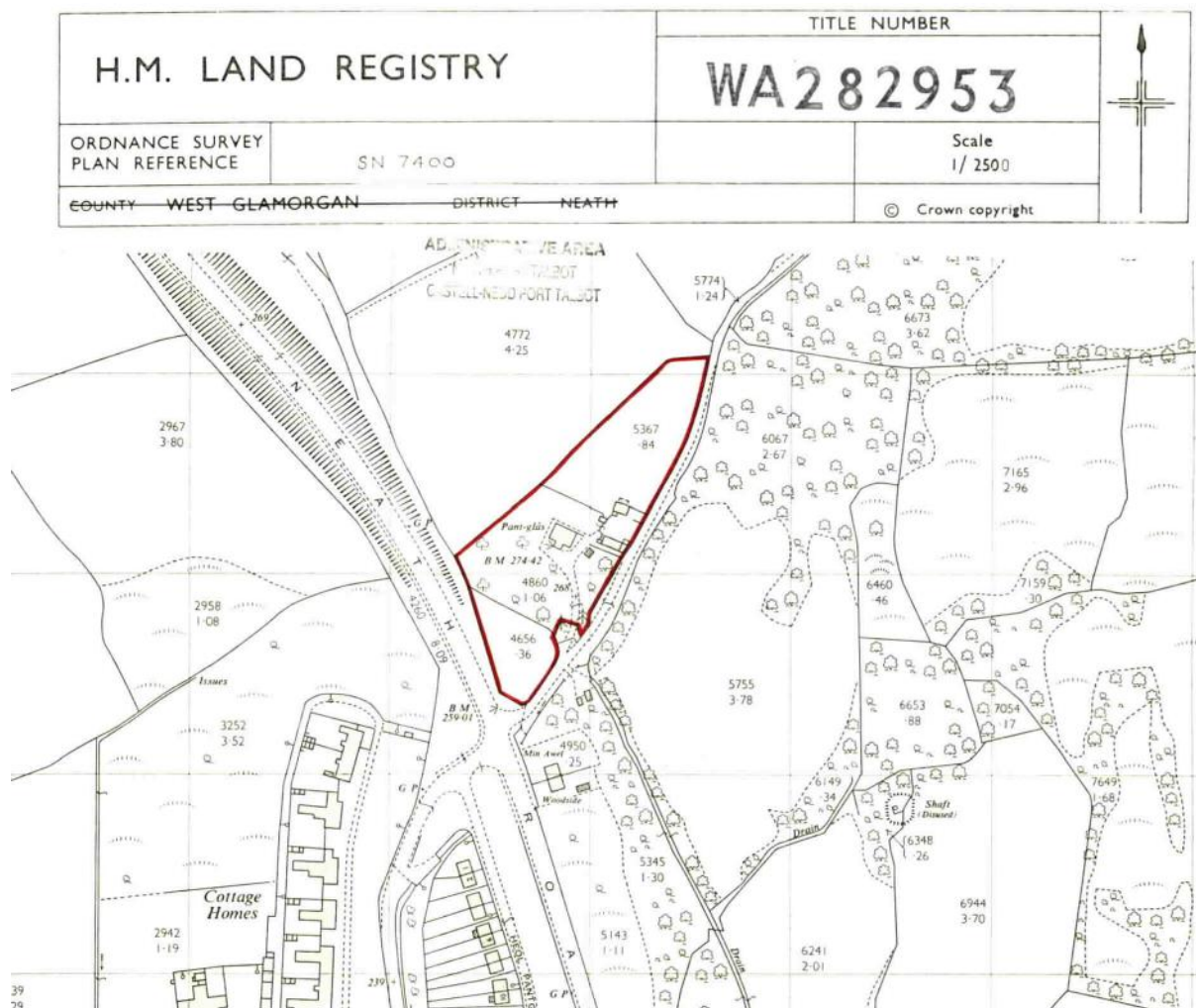
In order to assist the process of the application, consideration at this planning stage is given to the proposed development of the site to ensure that an 'inclusive environment' is being achieved.

Planning approval has been previously granted under application number P2013/0387 for the conversion of the same 2 outbuildings into holiday accommodation. The applicant hasn't carried this conversion out yet, however they did instruct Rowland Jones Chartered Surveyors to advertise the holiday accommodation for a 12 month period (letter confirming this included with this planning application) so that they could test the water and see how much interest there was for holiday accommodation in the area prior to committing to the works to convert the buildings.

2.2 Access Points

The site has one existing vehicular access entrance point located to the south-west of the site (marked A), which is accessed off Neath Road. The access off Neath Road is onto a private road which serves Pant Glas Farm and Trenache Farm further on.

This is also the only pedestrian access point to the site.



Pant Glas Farm, Neath Road, Bryncoch, Neath.

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2.3 Car Parking

The proposals are to create 5 parking spaces (2.4 x 4.8m) within the cartilage of the site.

There is also room within the site for additional parking and turning area to service the existing dwelling (Pant Glas).

2.4 Vehicular Routes

The site is accessed off a private lane that serves Pant Glas Farm and Trenache Farm, which connects to Neath Road and forms the sole means of access and egress to the site.

2.5 Pedestrian Routes

Pedestrians enter the site via the same entrance as vehicles.

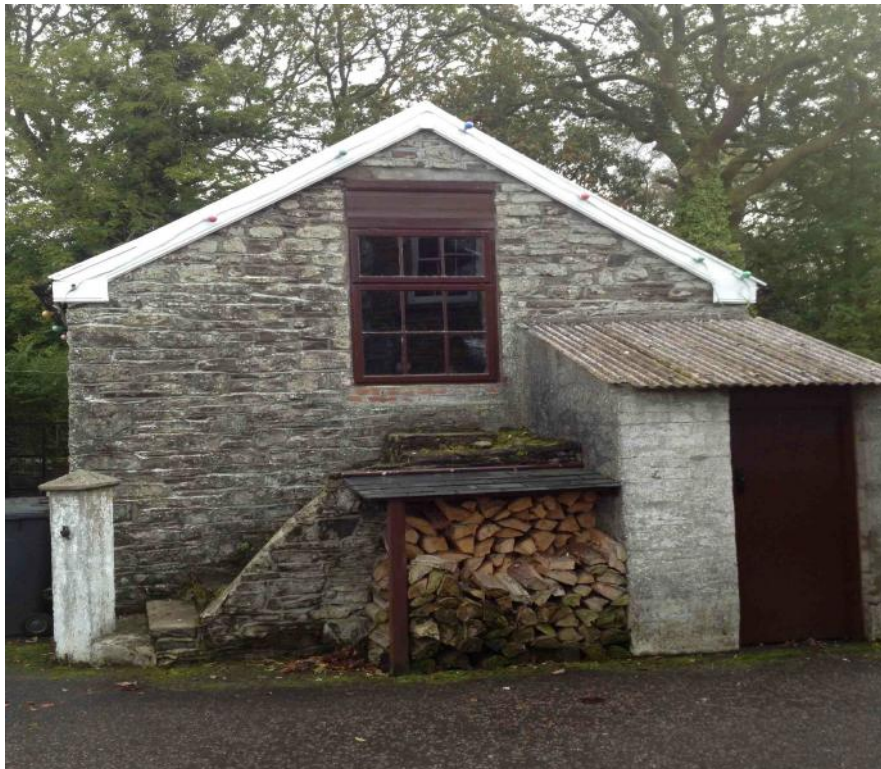
3.0 **CONTEXT ANALYSIS**

3.1 Locality

The site is located on Neath Road, Bryncoch which lies approximately 3.1 miles from Neath Town Centre.

The area around the site is made up primarily of agricultural land, woodland and to the south-wets of the site is Ysgol Hendre Special School.

The application site is currently buildings used for storage within the curtilage of Pant Glas Farm. Proposals are the conversion of 2 number buildings into holiday lets with additional works.



Existing west facing elevation of barn number 2.



Existing north facing elevation of barn number 2.



Existing south facing elevation of barn number 1.



Existing east facing elevation of barn number 1.



Existing north facing elevation of barn number 1.



Existing south facing elevation of barn number 1.



Existing west facing elevation of barn number 1.

3.2 Background

On the site at present is 2 No. of buildings used for storage within the curtilage of Pant Glas Farm.

4.0 POLICY CONTEXT

The statutory development framework for the Bryncoch area is provided by the Neath Port Talbot Local Development Plan (LDP), which was formally adopted by the Neath Port Talbot County Borough Council in 2016. The adopted plan now forms the development plan for the Neath Port Talbot and the basis for decisions on land use planning affecting that area.

The proposals and design have been developed to abide by all relevant policies within the LDP.

5.0 INVOLVEMENT

5.1 Consultation

No consultation has taken place with regards to this application.

5.2 Pre Application Advice

No pre-application advice has been received yet with regards to this application.

6.0 ACCESS

The proposed design aims to achieve high levels of inclusiveness for all users of the new facilities. The approach from the car parking areas and the main pedestrian entrance will be fully accessible to all including wheelchair users. The floor levels throughout the property will be level and all entrances will have thresholds level with the external paving.

The access statement aims to describe how the principles of inclusive design and access for people have been considered throughout the development process, as well as to explain and justify the principles and concepts of inclusive design on which the developments is based.

The Disability Discrimination Act (DDA) aims to end the discrimination which many disabled people face. The statute gives people rights in the area of employment as well as in buying or renting land or property and access to goods, facilities and services. The proposal has been designed having regard to the DDA and the design of the proposed buildings accords with the 2004 edition of Approved Document M: Access and Facilities for Disabled People of the Building Regulations 1991.

Best practice guidance on access statements has been published by CABI entitled Design and Access Statements: How to Write, Read and Use Them (2006). The Welsh Assembly Government also published a consultation document Planning and Inclusive Design (Access Statements) in March 2007. Regards has been had to those documents in the production of this statement.

National planning policy is set out in the Wales Spatial Plan (WSP), 2004 and Planning Policy Wales (PPW), March 2002. In the WSP, the Assembly's objectives with regard to access and transport are set out as follows:

- Accessibility is an important factor in improving quality of life and prosperity.
- Access to essential facilities services and employment is an important determinant of social inclusion.

More specific guidance on access in development is provided in paragraph 8.7.3 of PPW, which states:-

'Proposed access to a development should reflect the likely travel patterns involved. It should ensure that people can reach the development, as far as practicable, by walking, cycling and public transport, as well as by car.'

PPW is accompanied by a series of Technical Advice Notes (TAN's), the most relevant of which to access is TAN 18 – Transport (2007). TAN 18 recognises the need for inclusive mobility and access for disabled people, together with the needs of pedestrians and cyclists. It states that adopting an inclusive culture will help to ensure that access issues are taken into account at an early stage.

Access to the site must be considered for both private and public transport. Private transport is accommodated by the provision of 5 No. on site car parking, all of which are to have minimum dimensions of 2600mm wide x 4800mm long. They are to be located on firm and level ground. Pedestrian access from the public highway also requires to be considered. Whilst the topography of the site is flat thought must be given to pedestrian access, particularly during winter weather conditions. Once access is gained onto the development from the private access lane, access to the whole of the site is not a problem. Steps (if any) to the front access door would be kept to a minimum or slight ramps introduced as an alternative. Opening devices on gates or the like would be located so that they can be operated by people within wheelchairs. Within the dwelling the design will be in accordance with the Building Regulations 2000 – Access to and use of buildings, Approved Document M. Maintenance of the occupant's access into, and around the proposed extension is relatively straightforward, since the aspects of access into the dwelling are inherent within the design of the development and would need no more than general maintenance in order to maintain accessibility.

7.0 CHARACTER

7.1 Amount

The overall proposed floor area for the 2 buildings is 164.13m² on a site of 0.681 ha with parking for 5 vehicles.

7.2 Layout

The accommodation of barn conversion number 1 briefly comprises of entrance hall with w/c and stairs and doors to kitchen/dining/living, lounge, utility room, master bedroom with ensuite facilities, and 2 No. bedrooms (with ensuite facilities) to the first floor. Any new openings and windows have been kept to a minimum and have been positioned where they will not be in an overlooking position of neighboring properties or each other and in existing openings where possible.

The accommodation of barn conversion number 2 briefly comprises of entrance lobby with w/c and cupboard, kitchen, lounge, utility room, and bedroom with ensuite facilities. Any new openings and windows have been kept to a minimum and have been positioned where they will not be in an overlooking position of neighboring properties or each other and in existing openings where possible.

7.3 Scale

The site area as a whole is 0.681 ha.

The existing agricultural buildings are 164.13m² in floor area.

Total proposed floor area after conversion is to be 164.13m².

7.4 Appearance

Given the sensitive nature of the site the design aims to be very respectful of its context and surroundings.

The palette of materials proposed has been carefully selected to compliment that of the existing materials used on the existing barns and the main house.

Following materials will be used in the external finish of the dwelling:

- Natural stone walls to match existing.
- Stained hardwood timber doors and windows.
- Natural slates with grey ridge tiles.

7.5 Landscaping & Boundary Treatment.

All existing boundary treatments to be maintained.

No trees to the boundaries of the site are to be felled.

Landscape proposals will aim to protect and enhance biodiversity within the site and it's surroundings.

8.0 COMMUNITY SAFETY

The windows of the proposed will enhance the natural surveillance of the immediate surroundings and contributing to community safety.

9.0 ENVIRONMENTAL SUSTAINABILITY

It is recognised that the built environment is responsible for a substantial proportion of the UK's green house gas emissions with a consequent impact on climate change.

The concept of the development is informed by the principles of passive design with the aim of minimizing energy requirements for heating.

The project will aim to use water efficiently, particularly through the use of low flow taps where appropriate and the possibility of rainwater harvesting.

Large glazed areas are to be used to maximize the use of natural daylight and natural ventilation, reducing to a minimum the need for lighting and ventilation systems.

The holiday lets will also feature:

- The incorporation of high levels of thermal insulation in all aspects of the building including roof, walls and floor and effective draught exclusion from doors and windows.
- Maximum use of natural daylight to minimize the reliance on artificial lighting.
- The use of timers and thermostats to control heat and light.
- Water saving taps to wash hand basins and dual flush toilets.
- Wherever possible the use of materials from renewable sources, e.g. timber from sustainable forests.
- Where performance and quality are not compromised materials to be sourced locally.
- Wherever possible the use of materials that demand low maintenance.

10.0 MOVEMENT

The site is accessible by bus, car, walking, cycling and emergency services.

Parking for 5 cars is to be provided within the curtilage of the application site.

11.0 VISION STATEMENT

The client's main requirements to be satisfied by the design are:

- Sympathetic to context, particularly in use of materials (ideally sourced locally).
- Very resource efficient home, energy efficient and employing renewable sources if possible / cost efficient.