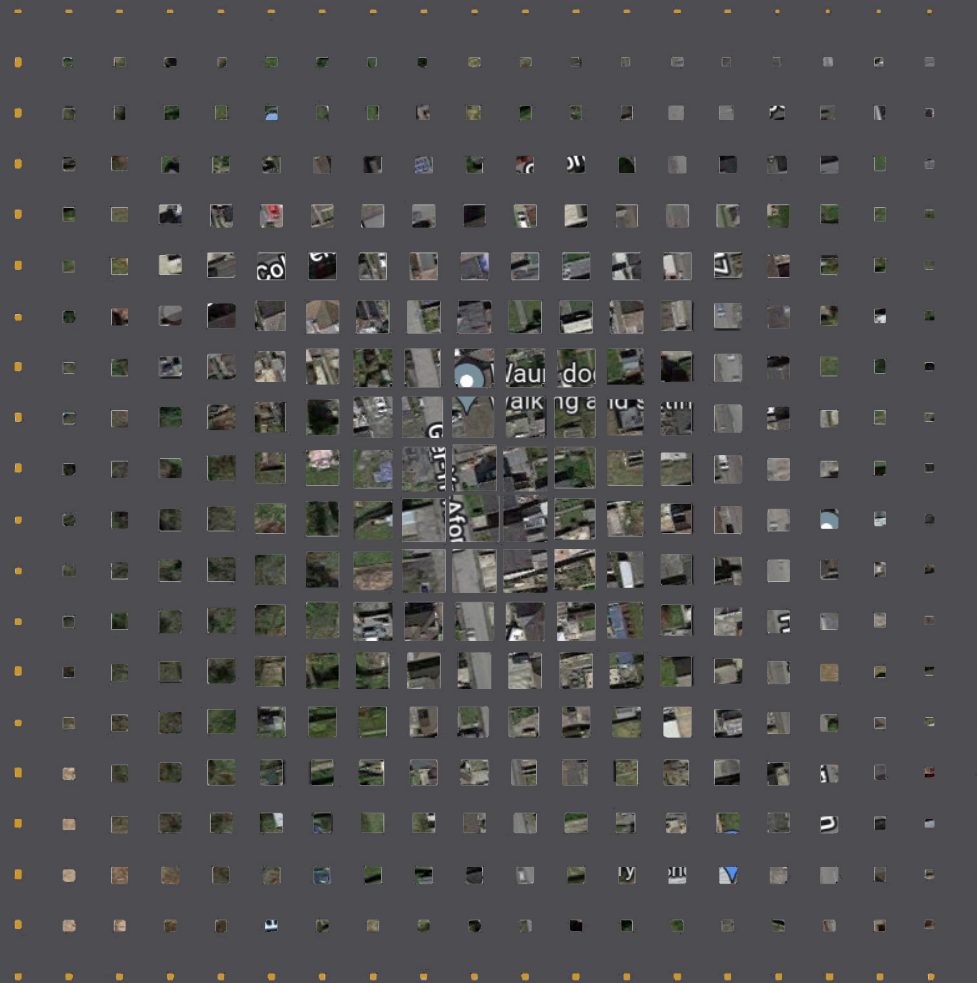


DESIGN & ACCESS STATEMENT

121 Heol Cae Gurwen,
Ammanford

12/12/2022



W. G R I F F I T H S

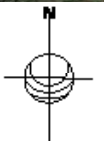
ARCHITECTS • PENSEIRI

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Site Location



1 Introduction

1.1 About Us

W Griffiths are architects based in South Wales and London working nationally. The practice is registered under the RIBA Chartered Practice scheme. The two partners are qualified Architects and members of the RIBA since 1987. The partnership was formed in 1999

The practice successfully completed projects ranging from Commercial Business Parks, large scale nursing homes to private homes and Housing Association estates.

1.2 Scope of Document

W Griffiths have been commissioned by our client to produce this statement.

1.3 Aim of Document

Many design decisions tend to be internalised especially with the continued accretion of personal design experience. This document attempts to make those decisions explicit and thus to inform the design process.



3D Image of Proposed Development

1.4 References

Policy SP3 Sustainable Communities

Policy SP7 Housing Requirement

Policy SP8 Affordable Housing

Policy SP15 Biodiversity and Biodiversity

Policy SP10 Open Space

Policy SP22 Welsh Language

Policy SC1 Settlement limits

Policy H1 Housing Sites

Policy AH1 Affordable Housing

Policy OS1 Open Space Provision

Policy TR2 Design and Access of New Development

Policy WL1 Development in Language Sensitive Areas

Policy BE1 Design

Policy TR2 Design and Access of New Developments

No on site measurements have been taken to confirm their accuracy or otherwise and W Griffiths take no responsibility if decisions are based on areas or measurements that are later found to be inaccurate.



2 Planning

2.1 Planning History

Previous planning history include reference numbers;

Not Decided,

P2002/1149 -CHANGE OF USE FROM FORMER PRIVATE MEMBERS CLUB TO PUBLIC HOUSE PREMISES

P2010/0515- Demolition of existing building and replacement with two pairs of semi-detached houses and associated parking

P2018/0772- 4 Dwellings (Outline)

P2018/0835- 8 Flats

P2019/0133- '8 flats'

P2019/0140- '4 Houses'

Decided,

P2019/0382- Prior Notification for the demolition of the former club. Thu 18 Apr 2019

L1979/0670- CONSTRUCTION OF LIVING ACCOMMODATION AND EXTENSION OF CLUB FACILITIES. Tue 16 Oct 1979

L1978/0284- Extension- LEANTO EXTENSION TO EXISTING CELLAR. Mon 08 May 1978

2.2 Planning Policy

Policy SP3 Sustainable Communities

Policy SP7 Housing Requirement

Policy SP8 Affordable Housing

Policy SP15 Biodiversity and Biodiversity

Policy SP10 Open Space

Policy SP22 Welsh Language

Policy SC1 Settlement limits

Policy H1 Housing Sites

Policy AH1 Affordable Housing

Policy OS1 Open Space Provision

Policy TR2 Design and Access of New Development

Policy WL1 Development in Language Sensitive Areas

Policy BE1 Design

Policy TR2 Design and Access of New Developments

2.3 Site Use

The site is currently in poor disrepair and is vacant. There are several collapsed rooves and exposed elements weakening the structural integrity of the building.



Site Photographs

2.4 SC2 protection of existing community facilities

There are adequate alternative provisions that exist less than 0.4 miles away from the site. This includes the Cwmgors Community Centre which is active and serving the local community.

The Cwmgors Community Centre was set up in the mid 1970's with the purpose of bringing people together in the local area for social and recreational activities. A management committee took on the task to oversee the running of the facility which continues to the present day. The Community Centre is used and enjoyed by many different groups of people of various ages. Since the refurbishment and extension was completed, the Centre has offered a high end facility aided by a fully enclosed ball court (football, basketball and netball) and children's play area. (<https://www.gcgcc.org.uk/cwmgors/community-centre>)

The planning history demonstrates that it would not be economically viable, feasible or practicable to retain the building or site for its existing use.

The site has been marketed for a meaningful period and that there was no realistic interest in its retention for the current use or for an alternative community use.

Dawsons

estate agents



121 HEOL CAE GURWEN, GWAUN-CAE-GURWEN, AMMANFORD, SA18 1PD

- FOR SALE BY AUCTION
- WEDNESDAY 28TH FEBRUARY
 - AT 3:00 PM
- THE MARRIOTT HOTEL
- SWANSEA MARINA

OFFERS IN EXCESS OF £85,000

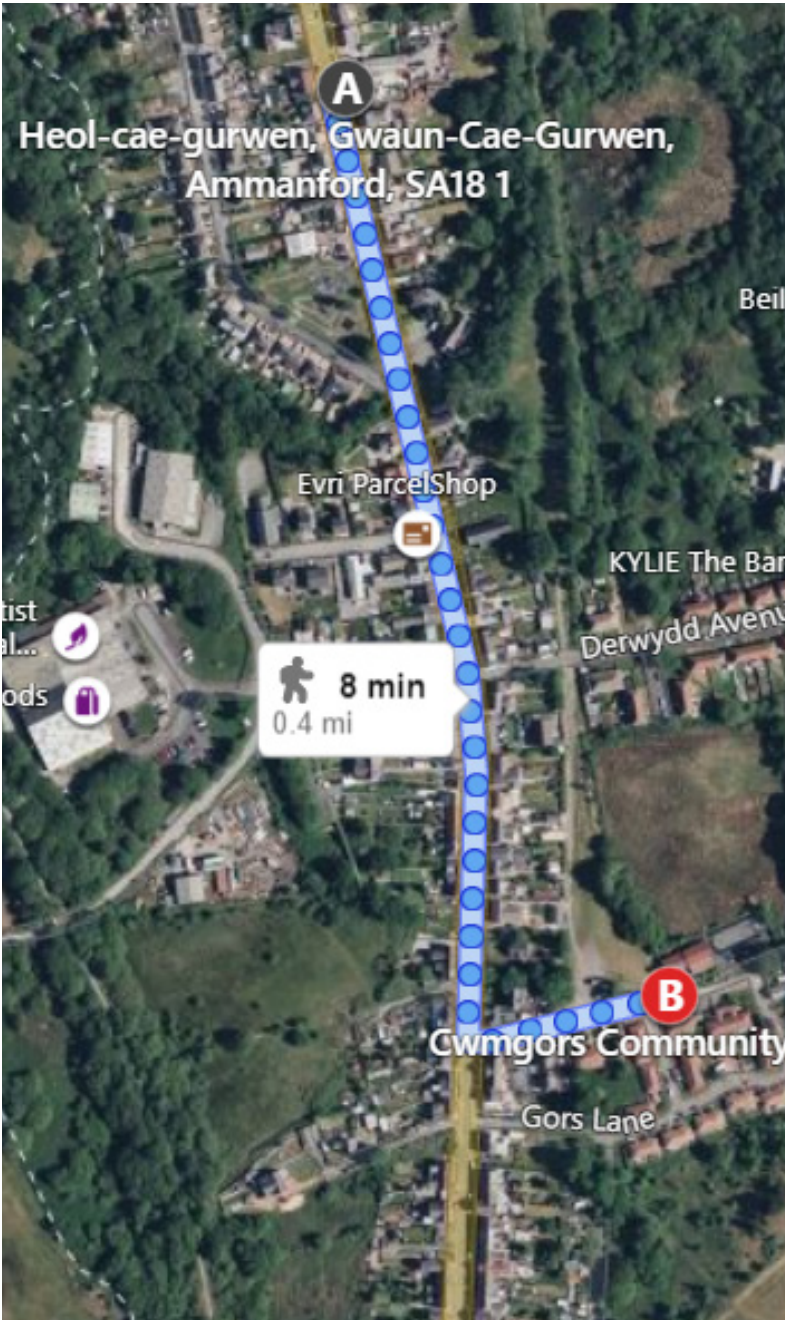
11 Walter Road, Swansea, SA1 5NF
T: 01792 478 904/03 F: 01792 643 974
aw@dawsonsestateagents.co.uk

The Property Ambassadors

Auction Brochure



Advertised as Development Land



Nearest Community Centre

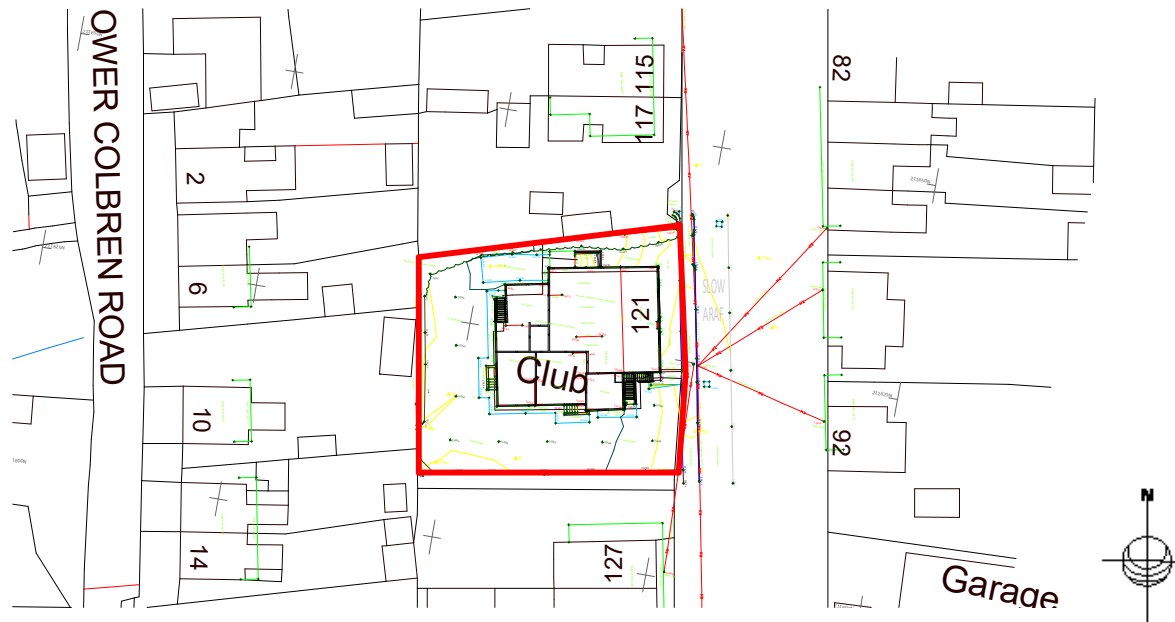
3 Landscape

3.1 Topography

The site relates to its proposed function both physically and visually. The site is well connected to the wider area and is relatively level. There are no prominent views that should be retained.



Site Photograph



Existing Block Plan

3.2 Green & Blue Infrastructure

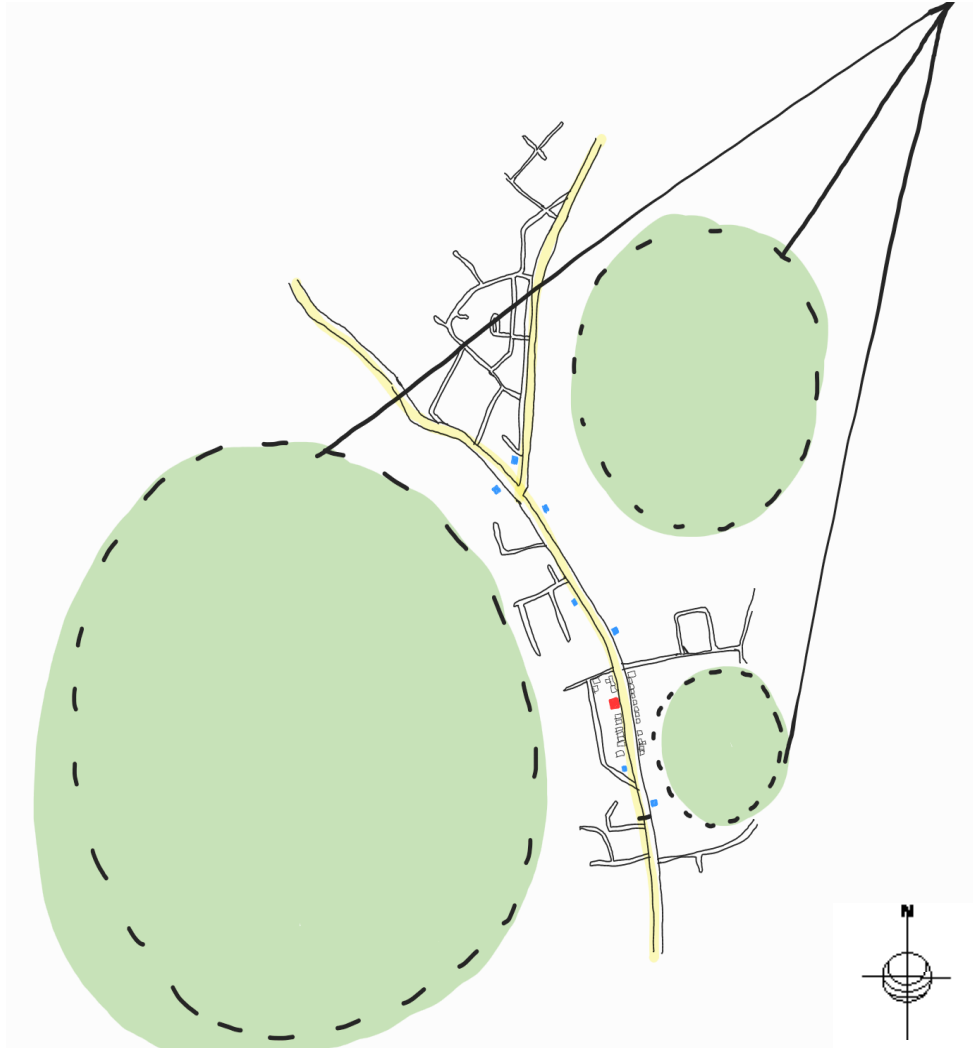
The site proposes to include front and back green areas to promote green infrastructure along with climber plant species to encourage green infrastructure around the site boundary. Selected materials will provide permeable surfaces to promote sustainable drainage systems.

3.3 Ecology

Integrated bird and bat boxes will be located under the eaves of the buildings, positioned towards the darker areas of the site to promote their use. Varieties of Plant will promote habitats and maximise biodiversity through using wild flowers and self seeding herbs.

3.4 Ground Conditions

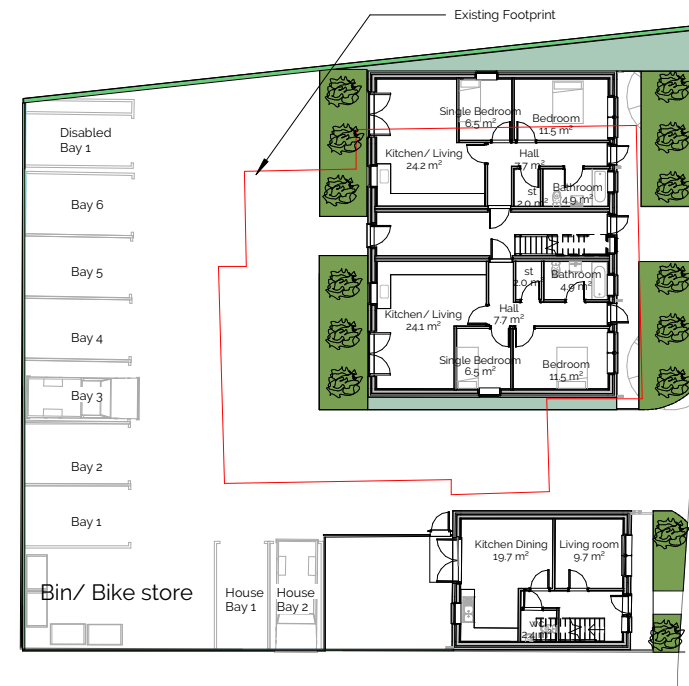
There will be as much green infrastructure as possible to promote and enhance the biodiversity value of the site.



Green Landscapes
Surrounding the Site

3.5 Micro climate

The development faces East, the front of the development will receive the morning light and the rear, facing west will receive the evening light, encouraging good natural light coverage and comfortable climatic conditions.



Biodiversity Enhancements

3 x Integrated bat boxes
3x Integrated bird boxes
located under the eaves
at darker areas of the site

Species for Garden Planting

Climbers for growing on Fences
to include:

Rose species e.g. Dog rose (*Rosa canina*, *Rosa arvensis*)
Wild honeysuckle (*Lonicera periclymenum*)
Wild clematis (*Clematis vitalba*)
Ivy (*Hedera helix*)

Wild flower/Self-seeding herb:

Foxglove (*Digitalis purpurea*)
Lavender (*Lavandula officinalis*)
Rosemary (*Rosemarinus officinalis*)
Marigold (*Calendula officinalis*)
Marjoram / Oregano (*Oreganum spp.*)
Honesty (*Launaria annua*)
Thyme (*Thymus spp.*)
Borage (*Borago officinalis*)
Vervain / Verbena species
Welsh poppy (*Meconopsis cambrica*)
Mints (*Mentha spp.*)

Trees/ hedging

Dogwood (*Cornus sanguinea*)
Guelder rose (*Viburnum opulus*)
Wayfaring tree (*Viburnum lantana*)
Elder (*Sambucus nigra*)
Apple / Crab apple (*Malus spp.*)
Bullace / Damson (*Prunus spp.*)

Proposed GF Plan

Green Zones

4 Site Analysis

4.1 Site Location

The site is proposed for residential use, will encourage sustainable travelling through cycling and public transport. The nearest town is within cycle distance and the site promotes good transport links (please see p7 for more detail).

4.2 Planning Context

The most recent approved application for this site was for its demolition. Being abandoned for several years indicates its previous use class was not viable. Following the demolition consent in 2019, the site has remained vacant/ abandoned and was advertised as development land. The image below shows that 5 years ago it was in the same disrepair indicating it had been abandoned for much greater period.

The planning history of the site acknowledges the failure of the previous use class, A3, through several residential attempted planning applications. There are in total 6 attempted residential application made to NPT Council. This emphasises the residential need in the area. The proposal will improve the visual aesthetics of the street scene and will sit far better in context.

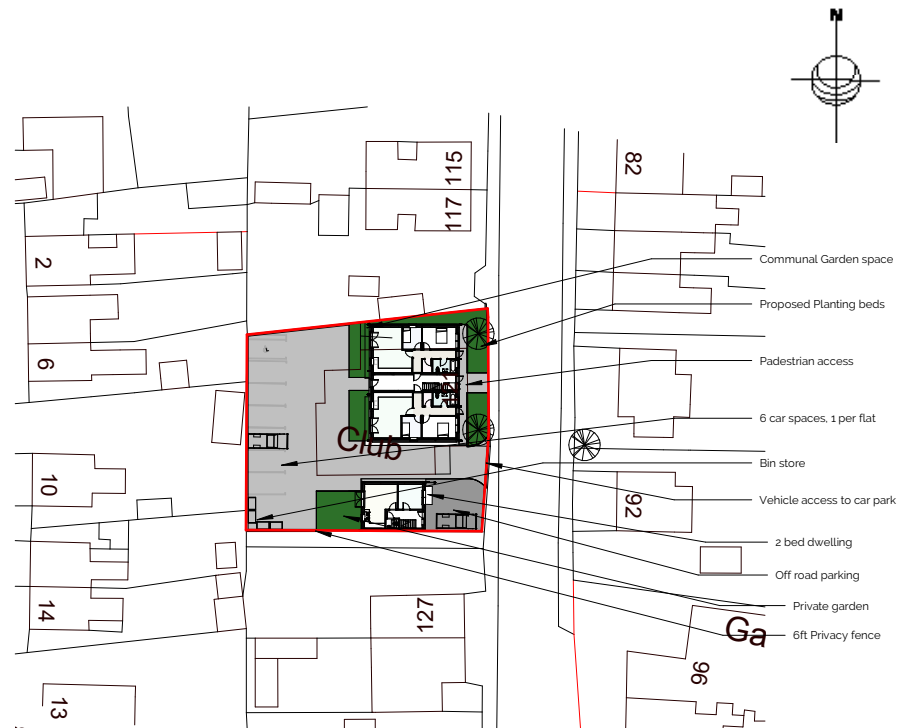
Planning policies and guidance will be followed to encourage a development that will promote the community and local infrastructure.

4.3 Surrounding Land & Building Use

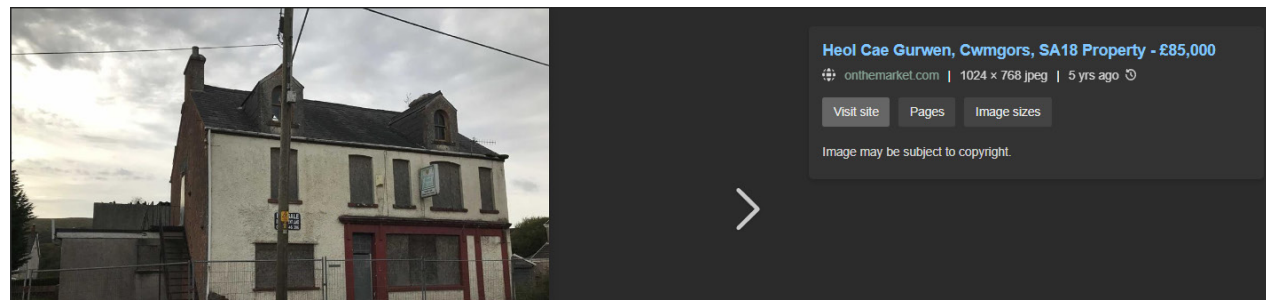
The site is currently vacant/ abandoned and is in a dangerous state given its disrepair. Located on a residential street, the site would serve well to continue the use class and complete the street scene, following the development line to visually improve the aesthetics of Heol Cae Gurwen.

A residential use would suit its context being primarily residential, with a local park located down the road and good public transport links.

Surrounding land users do not provide limitations in terms of noise/ smell/ privacy. There is a garage located across the road but does not produce any concerns given its 9-6 opening hours and distance from the site.



Proposed Block Plan



Google image from 5 years ago showing the building in the same disrepair.

4.4 Neighbourhood Structure

The development will serve the local community providing homes with amenities to reinforce the residential neighbourhood. Secure bike stores will be included to promote health and sustainable travel. The site is served by good public transport links to encourage sustainable travel.

The development will complete a previous neglected gap within the street scene to enhance security and improve visual aesthetics.

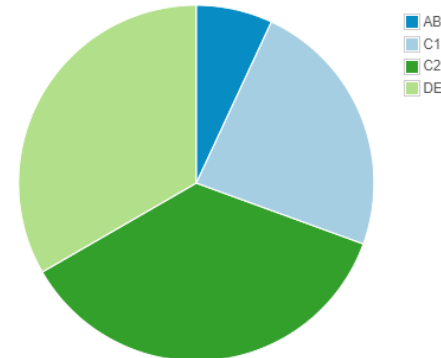
Social Grade

[Embed This](#)

Social Grade approximations are derived from an algorithm created by the Market Research Society. The figures shown are per-household rather than individual - more specifically, the job title and employer of the "household reference person" is used, analogous to what traditionally was called the head of the household. Only household reference persons between the ages of 16-64 are included.

Social Grade

AB - Higher and intermediate managerial, administrative, or professional positions	5
C1 - Supervisory, clerical, and junior managerial/administrative/professional positions	17
C2 - Skilled manual workers	26
DE - Semi-skilled and unskilled manual workers; those on state benefit/unemployed, & lowest grade workers	24
Total	72



Area Information, <https://www.streetcheck.co.uk/postcode/sa181pb>

4.6 Socio-economics

There is a high number of skilled professionals and workers within Heol Cae Gurwen, with the majority of its residence within the 30-44 years old category. The local demographics show that Heol Cae Gurwen homes many employed professionals with the highest percentage living on their own. This development will appeal to young professionals, with the flats presenting affordable homes for 1 persons. The development aims to support and have a positive affect on the local community.

4.5 Consultation & Engagement

Through consultations, the development has been designed to address a local need and to improve the aesthetic of the high street. Following the existing development line, the proposal gives a new lease of life to a previously abandoned/ neglected building/ land with previous consent for demolition. The development will remove a hazardous building from the high street and use the land to provide homes for the local community.

Education & Qualifications

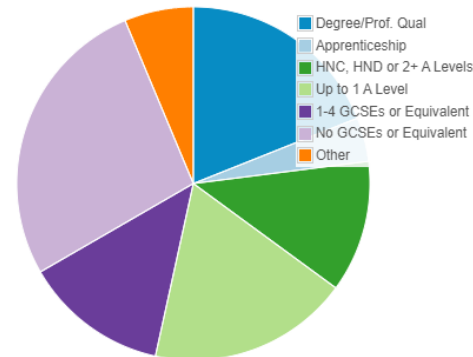
[Back to Top](#) [Embed This](#)

At the time of the 2011 census, across the UK 22.9% of residents had no qualification, 13.2% had 1-4 GCSEs, 15.2% had 5+ GCSEs and 1-2 A/AS-Levels, 12.3% had 2+ A-Levels, 27.1% had a degree (or similar), and 3.6% had an apprenticeship.

The qualification levels are based on current qualification names. The former Ordinary Levels (O-Levels) and CSEs will be included in the GCSE figures. Former Higher School Certificates (HSCs) will be counted as A Levels.

Highest Qualification Level Achieved

Degree or Similar <i>e.g. professional qualification (accountancy etc)</i>	33
Apprenticeship	7
HNC, HND or 2+ A Levels	21
5+ GCSEs, an A-Level or 1-2 AS Levels	32
1-4 GCSEs or Equivalent	23
No GCSEs or Equivalent	47
Other	11
Total	174



Area Information, <https://www.streetcheck.co.uk/postcode/sa181pb>

4.7 Market Analysis

The site will accommodate 4x 3 person 2 bedroom flats, 2x 2 person 1 bedroom flat and a 2 x bedroom detached dwelling. The development contains parking with secure bike storage and planting areas to promote outdoor use and biodiversity enhancements.

5 Movement & Infrastructure

5.1 Road Hierarchy & Access

The vehicular access is inbetween the developments to maintain the visual aesthetic of terrace housing, this is to reflect its context. The site provides safe parking zones that are over look for security purposes. The site access is off Heol Cae Gurwen street. There is pedestrian access off the high street to maintain safe walking routes to and from the development.

5.2 Public Transport

There is no requirement for additional public transport stops as the site is located in close proximity to two. Pedestrian access from the site leads onto the highways pavement for safe pedestrian walking routes.

Blue boxes represent bus stations in and around the site.

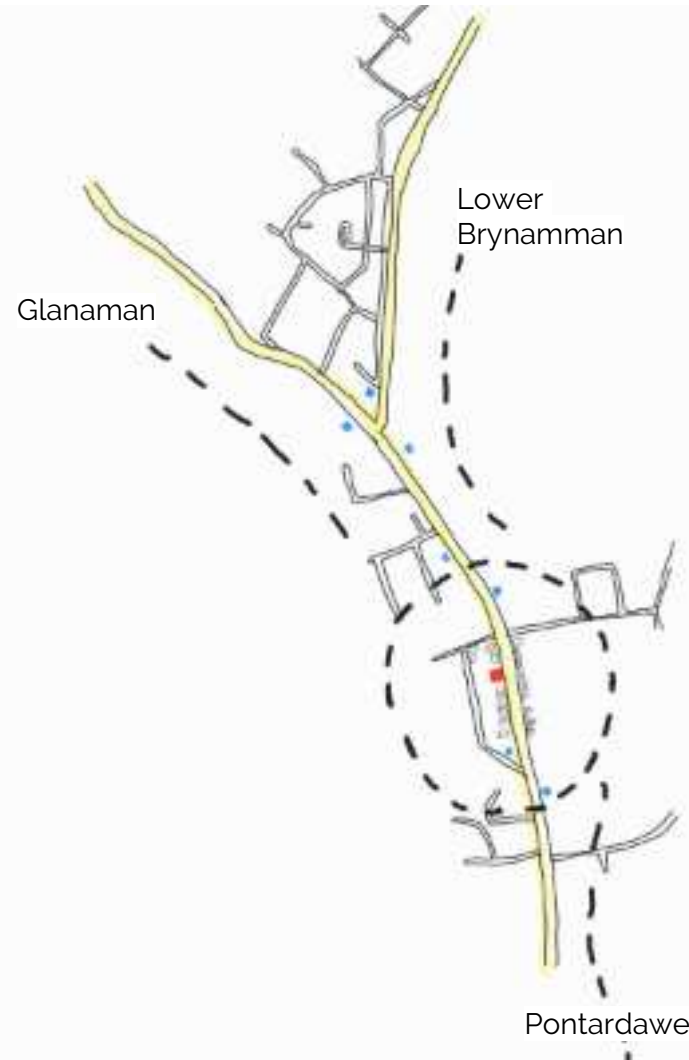
Bus services include;
Q4Q9+PP Ammanford
Q4PC+P2 Ammanford
Q4PC+H5 Ammanford
Q4V8+3F Ammanford
Q4V8+26 Ammanford

The nearest train station is in Ammanford, 6.3 miles away from the site, also served by bus to encourage active travel.

The site will encourage active travel through car sharing, utilising the bus services and potential cycle travel being conveniently located within:
5mile to Pontardawe
1.3 miles to Lower Brynamman
2.4 miles to Glanamman
5.4 miles to Ammanford.



Active Travel Methods



5.3 Utilities & Infrastructure

The development meets the local housing need, providing appropriate facilities including parking, bin storage and bike storage with green infrastructure.

Sustainable drainage can be incorporated through including permeable surface materials along with drainage incorporated into the planting scheme. A drainage consultant will be engaged for further details.

6 Built Form

6.1 Urban Form

The site is situated inbetween Ammanford Town and Pontardawe and within close proximity to Glanaman and Lower Brynamman. There are clear defined street patterns which the proposal reflects to sit well in context. Private space is located to the rear with parking and secure bike storage. There is outdoor space to encourage engagement with nature. The development follows the existing development line to sit well in context.



Site Street Context

6.2 History & Archaeology

The development reflects the current street typology to sit well in context. The exiting building presented dormer windows which have been used in the development to reflect its history. .



Site Street Context

6.3 Building Scale, Height & Density

The proposed development does not exceed the height of the existing building. This is to sit well in context and to not cause overshadowing or impingement on privacy.

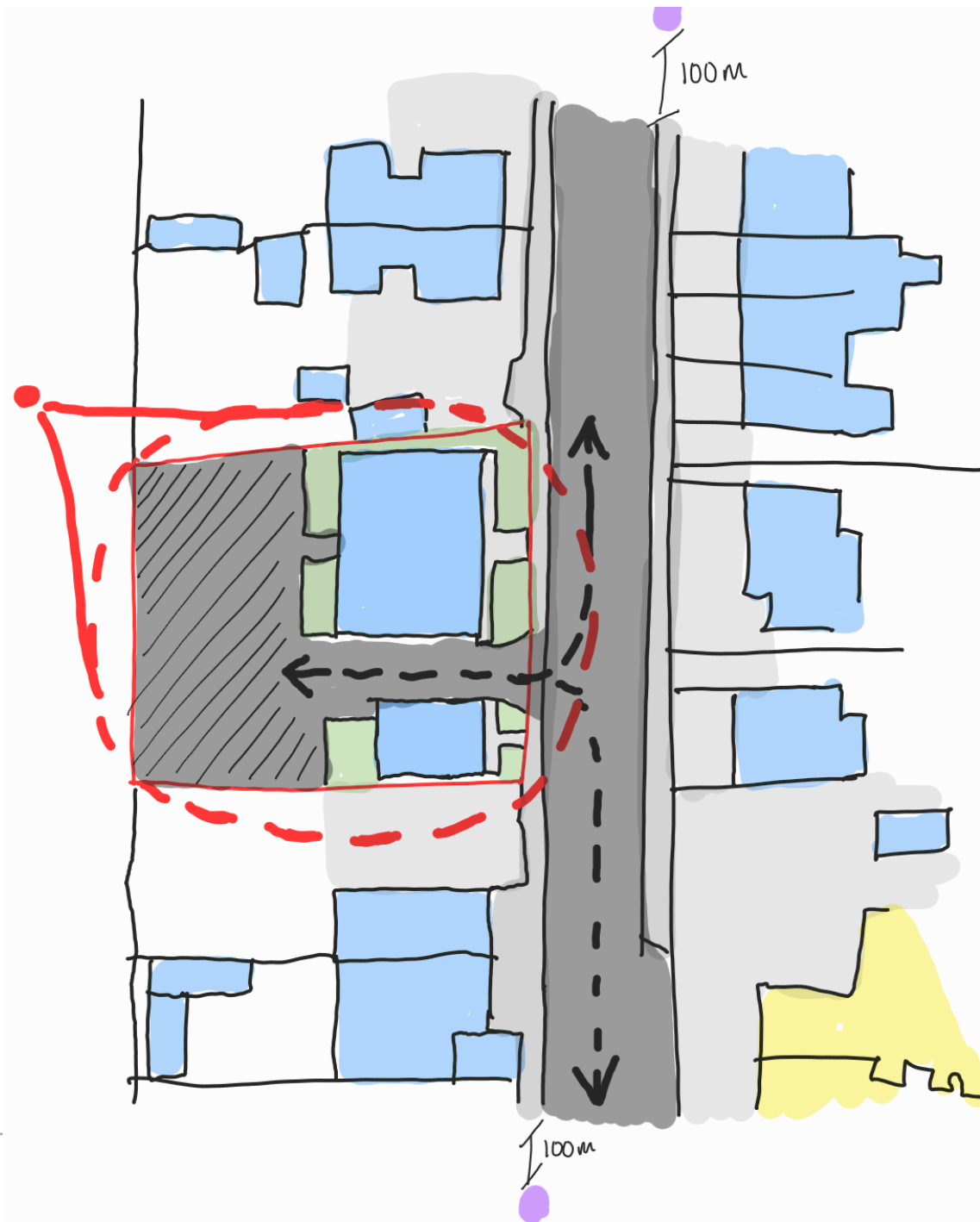
6.4 Building Character & Building Traditions

The existing building character has been carried forward, through the use of dormer windows. The development has been carefully designed to reflect the street scene, giving the appearance of terraces. The materials reflect its context but with a renewed pallet.

7 Impact of Analysis on Design Proposal

7.1 Analysis Diagram

Site



- Public Transport Stops
- Residential Use
- Commercial Use
- Parking Zone



8 Conclusion

In conclusion, the time period between the 1979 and 2019 planning applications, provides 40 years in which time the building became abandoned, and fallen to such great disrepair. The fact an application was made for demolition as early as 2010 helps to show the current use was given up a long time ago. The building has been abandoned for the 3 years following the 2019 application. As it can be seen on page 6, a google image from 5 years ago shows the building in the very same disrepair.

As it can be seen from the images, such disrepair indicates a far longer period of abandonment. It is very difficult to conclude the exact time of abandonment, such poor record could indicate very little interest, little interest from the community with no historic records.

This concludes an evidently large time period of abandonment (its disrepair would indicate 10 years plus) and the very little interest the community shares with 121 Heol Cae Gurwen, and its desperate need for a new lease of life.

