

Design & Access Statement

Job Name:	Proposed detached 3 bedroom house at B4282 Maesteg Road, Bryn, Port Talbot. SA13 2RW
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Reference:	DAS 01
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A. Site Analysis

The application site is located south of B4282 Maesteg Road in Bryn, Port Talbot. There are currently two dwellings occupying the site with a shared access being provided directly onto B4282 Maesteg Road.

The site comprises an existing permeable gravel access leading to the existing two properties located on the site. The existing properties do not conform to a particular style of architecture and are simple smooth rendered bungalows with red concrete roof tiles and an element of brickwork. The site has a slight incline leading up from Maesteg Road and plateaus at the location of the proposed development site. The site boundary is delineated by an existing fence and a low quality tree line as identified in the accompanying tree survey report. Mature and semi mature trees surrounding the site offer an element of screening to the site from Maesteg road and the neighbouring properties. No trees will be removed as a result of the proposed development nor is the proposed development within a proximity that would impact the growth of any surrounding trees. The tree survey report indicates that the proposed development may encroach on the root zone of T373 located on the southern boundary of the site, however, as the encroachment is less than 20% of the root zone it is not deemed to have a negative impact on the growth of the tree. Following the survey an investigatory slot trench was excavated within the construction area indicated no presence of tree roots.

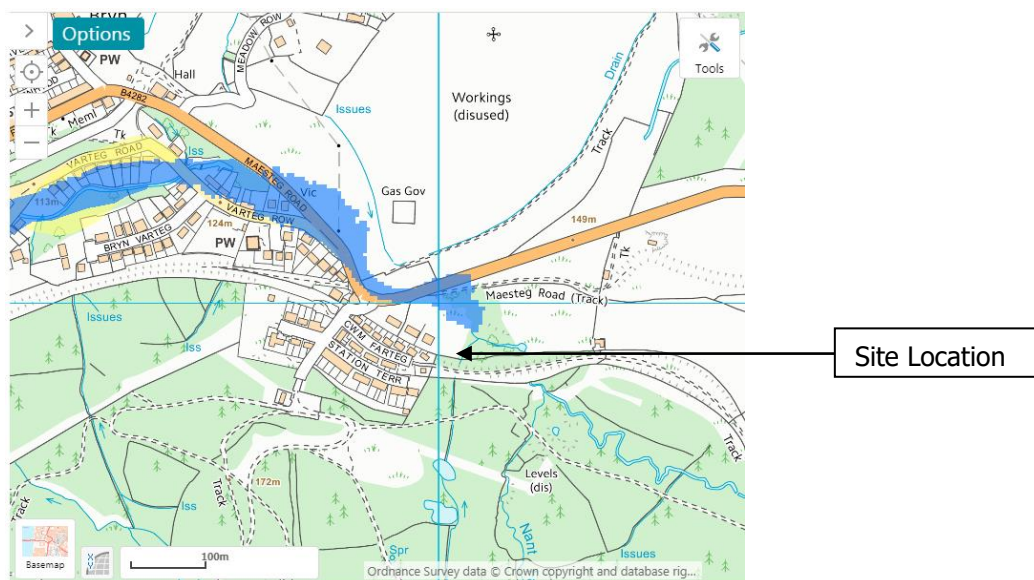
Access to the site is currently via the shared access off B4282 Maesteg Road, which serves the two existing properties namely, Four Oaks Bungalow and Dan Y Bryn. The proposed site is situated to the

east of the existing dwellings and will require improvement to the existing access track to serve the proposed site. It is intended that the existing direct access onto Maesteg Road will be utilised.

There are no obvious constraints visible with regards to the site; ground investigation was undertaken in the 1990's on the site comprising of a desk study, 12No boreholes, soil analysis and ground bearing capacity followed by an interpretive report of results and recommendation. This report has been used to demonstrate suitability of the site for the construction of Four Oaks Bungalow followed by the construction of Dan Y Bryn in 2005. The proposed development site is located within the extents of this ground investigation report. The ground investigation was to establish certainty of no shallow mine workings and recommendation of foundation type based on site ground conditions. The report concluded that no mine workings are present within the site and Coal Authority reports reinforced this by confirmation that no mine working extended south of the B4282 Maesteg Road. The report also identified that the use of traditional strip foundations would be satisfactory based on the bearing capacity of the underlying strata. Both existing dwellings located on the site are founded on strip foundations and exhibit no signs of structural deterioration.

B. Context Analysis

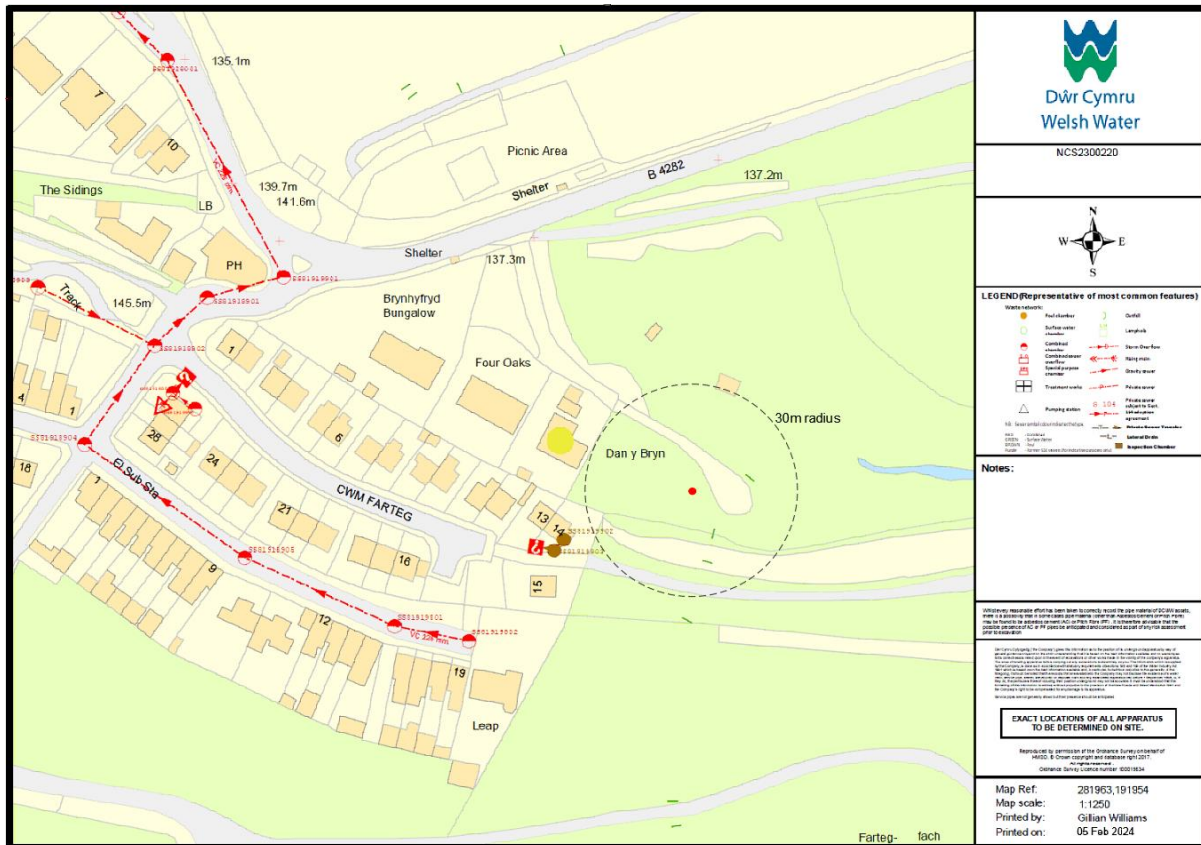
Bryn is a Welsh mining village in the valley of the Afon River in Neath Port Talbot, north of Port Talbot. The village is approximately 4 miles north of Port Talbot situated on the edge of County Borough. The site is situated opposite a reclaimed coal tip and separated by the B4282, Maesteg Road. Located along the northern boundary of the site is a tributary to the Ffrwd Wyllt, This tributary is fed by the Nant Farteg-Fach and the Nanat Cwm Farteg. The site has been designated as a low risk of flooding from surface water and has no identifiable risk of flooding from the river. The illustration below is an extract from Natural Resources Wales Flood map, which shown the potential flood risk area in relation to the proposed development site. Also, topographically the proposed site is approximately 9m above the river level, and has no observed flood events. Further details can be found in the Drainage Strategy Report which forms part of the SAB application.



The local context and characteristics of the immediate area has no real contribution to natural or human history. Therefore, the archaeology and ecology of the site would remain unaffected by the proposed development. In the applicant's opinion, providing additional housing in the area would not cause any detriment to local residents or the existing aesthetics of the current land. Undertaking a single development would only have a positive affect on the physical, social and economic aspects within the area. In proportion to the size of the proposed dwelling the landscaping areas will have greater impact on the surrounding and would greatly improve the appearance of the site.

The proposed development will comply with the necessary SAB requirements providing a full SAB submission owing to the gross area of the proposed site. Initial site investigation indicates all ground water will be managed on site and will be discharged via infiltration into the existing ground. Where possible water storage will be in place to harvest and store roof water for future use. A simple

Owing to the elevation of the site and the proximity of the nearest public foul sewer being over 30m from the site, the site is not deemed "reasonable" to connect to a public sewer. Refer to Welsh Water utility plan below for location and proximity of nearest foul water drainage asset.



it is intended to utilise a package treatment plant to treat effluence and discharging to surface water. The treatment plant will ensure, effluent water will be of suitable water quality to be discharged to surface water. The package treatment plant will be registered with Natural Resources Wales and fully compliant with their requirements. A single property with 3 bedroom generate 0.75cu.m per day of domestic discharge, this falls within the 5 cu.m requirement, which requires registration but does not require a permit to discharge to surface water. The current standards for new systems are BS EN 12566 for septic tanks and small sewage treatment plants and will be installed in full compliance with the manufacturers requirements and local authority building control requirements.

The system will be de-sludged by an appropriate provider with the necessary licensing to transport and dispose of domestic effluence at least once a year or, sooner if required.

The tank is to be positioned as to allow easy access for emptying and maintenance and is indicated on the site plan drawings.

C. Policy Context

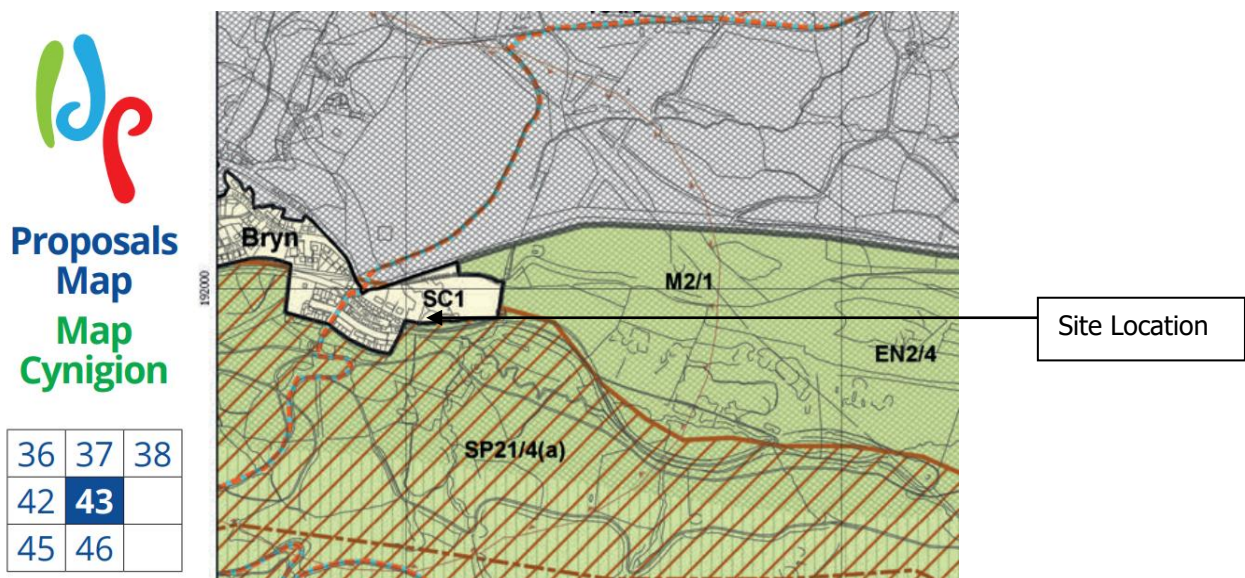
Planning Policy Wales sets out the Assembly Government's land use planning policy in respect of 'Promoting sustainability through good design'.

The proposed development meets the relevant requirements of **the following policies identified within the Neath Port Talbot LDP:**

- Policy SC1 Settlement Limit (Extract below from LDP)
- Policy SP18 Renewable and Low Carbon Energy in New Development
- Strategic Policy SP7 Housing Requirement

Whilst contributing to the above Local policies, the development does not detract from other policies therefore the decision has been made not to discuss them further in this document.

Supplementary planning guidance (SPG) has been made available by Neath Port Talbot County Council to assist in the design and planning of the proposed development. The relevant sections of SPG have been addressed in the design where possible.



It is understood that the proposed development does not meet the requirements of 35 dwellings per hectare in line with the current planning policy. On the proposed site the policy equates to 4 dwellings based on the full site area of 0.1274ha. However, the general ground conditions of the site are restrictive, in that, suitable building ground only equates to 0.0479ha and the remaining 0.0795ha is unsuitable. Based on the suitability of the building land available and applying the above policy, this would equate to 1.6 dwellings being accommodated on the site, which is more in line with the planning policy.

The unsuitable area of land is located to the east of the site and is owing to poor ground bearing capacity and historic areas of fill / made-up ground associated with the disused railway to the south of the site. To overcome this issue would require costly engineering solutions, resulting in the ground being uneconomical to build on. It is therefore intended to utilise these areas of the site for garden and landscaping areas.

The site is also surrounded by several trees, which owing to the root protection zones, limit the full utilisation of the site area without the requirement to fell the trees, thus having a negative environmental impact. The existing tree line also offer a level of screening of the site, protecting the surrounding view and softening the impact of the site to the neighbouring properties.

The addition of a turning head located within the site also reduces the density of the development, however the provision of a turning head is beneficial, allowing ease of access and egress for refuse vehicles, which currently the existing access road does not offer.

The services to the site, (Gas / Water / Electric) has only capacity for two properties and would require upgrading.

Whilst these issues can generally be overcome with suitable finance, the costs associated with undertaking these works, make the site uneconomical for any small development.

It is for the above reasoning that the proposed development does not meet the current building density set out in the Local Authorities Planning Policy. However, I feel the proposal utilises the good and bad elements of the available site, whilst working within the restrictions imposed by site conditions.

The site has previously been granted full planning permission (Application No. P2019/0060) based on a similar proposed development. Circumstantial changes have meant that the previous application was not acted upon. In relation to this previous application the current proposal occupies a smaller portion of the site, and the property has a smaller footprint, which is more in keeping with the planning policies relating to development density.

D. Access

The proposed development ensures ease of access for all through the introduction of a Part M compliant ramp to the main entrance at ground floor level. A level access threshold is proposed at this location. Generally, movement and circulation around the external perimeter of the dwelling will require traversing gradients and at times gentle inclines; this is unavoidable and driven by the topography of the surrounding area.

The internal layout of the building 'where practically possible' has been designed to provide adequate corridor widths and circulation space for all users. Building adaptation is an important part of sustainable construction. DDA compliance and level access along with utilising construction methods such as light weight partitioning and suspended ceilings have the potential for successful and easy future change, and are among some of the provisions made available through the proposed development.

The existing access off the B4282 Maesteg Road is to be retained and will provide pedestrian and vehicular access to the new development site whilst retaining access to the existing dwellings. Access width is suitable to provided two-way flow in and out of the junction, and visibility in and out of the site meets the requirements stipulated in Manual for streets. There have been no Road Traffic Incidents recorded at this location associated with the ingress or egress from the site. The access has recently fallen within the new 20mph zones which will only further improve safety at the direct access onto the highway owing to the reduction in speed, reducing forward stopping site distances and vehicular speeds.

E. Character: amount of development

The site area equates to 1,274sq.m, with the existing neighbouring dwellings currently occupying 1091sq.m & 552sq.m. The proposed dwelling will have a footprint of 123sq m with accommodation provided over two floors. The proposed 3-bedroom house will have a gross internal area of 216sqm in total over two floors, with a further non-habitable basement area of 108sqm.

The amount of development planned is of sufficient scale to be in keeping with the surrounding buildings, existing scrub will be regraded and planted, access road will be improved, which will aid in helping to enhance the street scene along Maesteg Road.

F. Character: Layout

The internal layout provides sufficient habitable space to accommodate 3-bed dwelling. Externally the site layout has been arranged to provide sufficient parking, garden space and movement in and around the dwelling. The Driveway located along the western side of the building has sufficient space to accommodate 3 cars, with the basement garage being able to accommodate a further 2 vehicles.

G. Character: Scale

The overall scale of the building has been designed to be in keeping with the current street scene. The scale comfortably allows for the creation of a house with ancillary external enclosed garden space & parking. The footprint of the proposed house is comparable to the adjacent bungalow.

H. Character: Appearance

The proposal looks to address the requirements of the applicant whilst enhancing the character of the street scene along Maesteg Road. The appearance is to be complementary to the existing properties in the area and offers a barn style appearance similar to nearby agricultural buildings in neighbouring fields. Choice of brickwork will also be of the same stock as the adjacent property, being Heritage Olde English Mixture brick, manufactured by Wienerberger. It is a thrown / stock / soft mud brick that is red in colour with a light texture. As a facing brick, the New Heritage Olde English Mixture brick is commonly chosen for its aesthetic qualities, and will provide a red, light textured appearance. The larger portion of the building will be clad with a vertical timber / composite timber cladding, giving a softer appearance to the building providing a contemporary barn style build.

Roof covering is proposed to be a colour coat standing seam roof which again adds to the contemporary barn style.

Large windows are proposed to allow sufficient natural light and ventilation into the dwelling, whilst enhancing the aesthetic appeal of the dwelling.

I. Character: Landscaping

Ramped and paved areas to the site will be of a suitable surface material to avoid tripping and clearly marked to provide ease of access for all. Landscaping to the rear & side of the property will consist of a new green corridor and hardstanding to allow sufficient parking and turning for vehicles entering and exiting the site. A turfed garden to the front and side of the proposed dwelling allows sufficient amenity space and enhancing the overall site appearance from its current form. The provision of SUDs on the site, to deal with surface water will also become part of the landscaping providing an attenuation basin which will have a wet bottom which discharges to soakaway. This basin will help to enhance biodiversity over the garden, encouraging and providing habitats for varying wildlife.

It is the intention to provide bird boxes or nesting bricks at eaves levels of the building offering safe nesting space for native birds in the area.

J. Community Safety

The proposal ensures attractive, safe private space for all. The relevant recommendations within part Q of the building regulations are to be adopted with regards to physical security in and around the dwelling.

K. Environmental and Sustainable principals

The proposal does not directly contribute to enhance or detract from biodiversity in any way.

Surface water drainage will be dealt with via soakaways and permeable paving. It is also intended to utilise rainwater harvesting for external use.

The house is designed with high levels of insulation providing low U-values to limit the requirement for and external heat source. The proposal will utilise a MVHR system to provide adequate ventilation whilst controlling heat loss from the building. PV Solar panels will provide a significant proportion of the electricity required for the property during the day, whilst the system will incorporate a power store for utilisation of stored energy throughout the night. This will significantly reduce the reliance on fossil fuels and help reduce the carbon footprint of the dwellings.

It is the intent to use locally sourced building materials and labour demonstrates a commitment to sustainable and environmental principals.

Surface water provisions will also be made within the site to limit any discharge from the site to be no more than green field runoff rates. Treatment trains within the drainage network will aid in enhancing water quality from the site into local watercourses. Further details of the proposals are to be agreed with the local authority SAB approval team.

L. Movement

Sustainable movements to and from the development can successfully be achieved by bicycle or on foot, within 100 metres of the site there is a cycle path which links Bryn and Port Talbot and the wider community. Bus stops are located near the direct access onto the B4282 which is approximately 80-100 from the proposed development. For linking Swansea city centre and beyond it is recommended that this should be combined with local transport in the form of train services (available in Port Talbot) & bus services available locally.