

Design & Access Statement

RC233

78 Neath Road, Briton Ferry,
SA11 2YR

Harry Turner

Title	Design & Access Statement	Author	David Darkin	Approved	David Darkin
Date	08.06.2019	Reference	0301	Version	10
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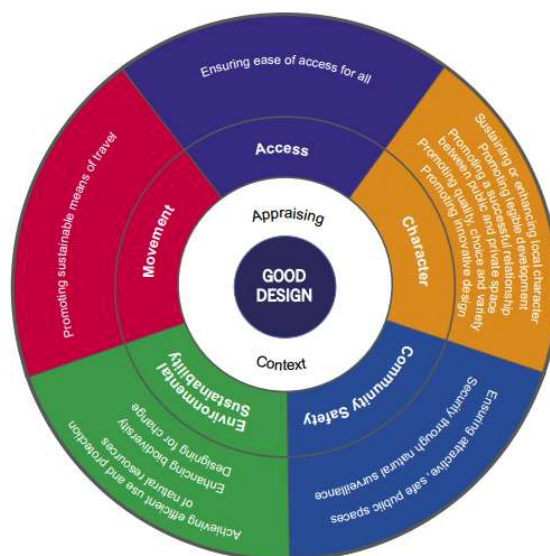
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1. Introduction

- 1.1. This design and access statement has been prepared to accompany and support a planning application for a Project Type at Project Address. 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 converting property into flats. 3x2 bed flats or studios. Converting the ground floor if possible. Possible extension.
- 2.2. Following on from the context appraisal and consultations with others, the project brief was evolved into the following design brief: To create 3no 2-bedroom flats in a 3 storey non used Chinese takeaway with external access to each flat from the rear.
- 2.3. This allowed us to formulate the following design objectives:
 - Creation of 3x new 2no bedroom flats with exterior access
 - On site parking
 - On site Bin and Bike stores

3. Consultations & Collaborations

- 3.1. To inform the design, the following persons/bodies/professions and key stakeholders were consulted with:
 - Structural engineer

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- 3.2. This process has informed the design and has been undertaken with the intent that it will foster a sense of ownership and consensus

4. Access & Inclusive Design

- 4.1. 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."
- 4.2. 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.

CAR PARKING

- 4.3. 2 parking spaces located **at the rear of the Property.**
- 4.4. **The proposed usage is a significant deintensification of the pre-existing usage. C**

CYCLE STORAGE

- 4.5. 10 cycle storage spaces located **at the rear of the Property.**

BUS STOPS

- | | | | | |
|------|----------------------|------|---------------------------------------|------|
| 4.6. | Hill Street bus stop | 50m | Walking distance from the development | 3pts |
| 4.7. | St Clement's Church | 310m | Walking distance from the development | 2pts |

RAILWAY STATIONS

- | | | | | |
|------|----------------------|------|---------------------------------------|------|
| 4.8. | Briton Ferry Station | 750m | Walking distance from the development | 1pts |
|------|----------------------|------|---------------------------------------|------|

Frequency of public transport

- | | | | | |
|------|---|--|--|------|
| 4.9. | The 87 bus runs through Briton ferry every 20 minutes | | | 2pts |
|------|---|--|--|------|

Local Facilities

- | | | | | |
|-------|----------------------------|------|---------------------------------------|-------|
| 4.10. | Tesco Express | 550m | Walking distance from the development | 1pts |
| 4.11. | Davies Chemist | 32m | Walking distance from the development | 3pts |
| 4.12. | Ty Plant Nursery | 140m | Walking distance from the development | 3pts |
| 4.13. | Briton Ferry Dental centre | 500m | Walking distance from the development | 1pts |
| 4.14. | Briton Ferry Library | 100m | Walking distance from the development | 3pts |
| 4.15. | Ferry laundry Services LTD | 11m | Walking distance from the development | 3pts |
| 4.16. | Sasha's @Kuts-R-Us | 16m | Walking distance from the development | 3pts |
| Total | | | | 25pts |

ROUTES TO ENTRANCE

- 4.17. Pedestrian access is provided from **the front of the property (Neath Road A474) and new access to be proposed to the rear to access the other flats.** 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

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

DÉCOR

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

5. Character

- 5.1. 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.

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



- 5.4. The site is a sloping site that follows up Cwm-y-dwr Lane. The site has already existing retaining walls and we are not proposing changing them only retaining.
- 5.5. The property is a typical terraced house on a main road with little parking provisions to the front. Surrounding the property are more 2-3 storey terraced buildings with a mix of residential properties and commercial.
- 5.6. The surrounding properties are traditional in appearance with surrounds for the windows and doors.
- 5.7. Prevailing Uses of the area is that of commercial buildings due to the property being on a main road.

Amount

- 5.8. The site currently contains **a derelict Chinese takeaway with 1no two storey flat above.**
- 5.9. The proposed development is to be a **refurbishment of existing property and creating 3no new flats** with a footprint of **62m²** each.
- 5.10. The amount of development proposed will be an efficient use of land that will safeguard quality of life in the area

Layout

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

Scale

- 5.14. 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
- 5.15. The height and mass of the proposal will not affect privacy or daylight in relation to adjacent land uses / buildings
- 5.16. The scale of proposal will interact with the public realm in appropriate way such that it will not decrease community safety
- 5.17. The height of the proposal is to be similar to that of its immediate neighbors

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5.18. The footprint is to be similar to that of its immediate neighbors

Approx Max Total Height	9m	Approx Min Total Height	9.5m
Approx Max Height to Eaves	6.5m	Approx Min Height to Eaves	7m
Approx Max Length	7.5m	Approx Min Length	8m
Approx Max Width	7.5m	Approx Min Width	8m

Appearance

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

EXISTING		
Element	Description	Example
Roof	Concrete Tile	
Walls	Pebble Dash	
Windows	White uPVC	

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Doors	White uPVC	
Rainwater Goods	White uPVC	
Boundary Treatments	Block walls	

PROPOSED		
Element	Description	Example
Roof	Concrete Tile	
Walls	Pebble Dash	

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Windows	White uPVC	
Doors	White uPVC	
Rainwater Goods	White uPVC	
Boundary Treatments	Block walls	

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

Landscaping

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

5.22. Rainwater to existing sewer

6. Community Safety, Social Context & Economy

6.1. Access for emergency vehicles is sufficient

6.2. As the property will be occupied there will be an increased presence on the site which increases community safety

6.3. The application will seek to maximise natural surveillance as a fundamental means of discouraging intrusion

6.4. The property will be designed to reduce risks from criminal activities e.g. minimising superfluous access points to the proposal

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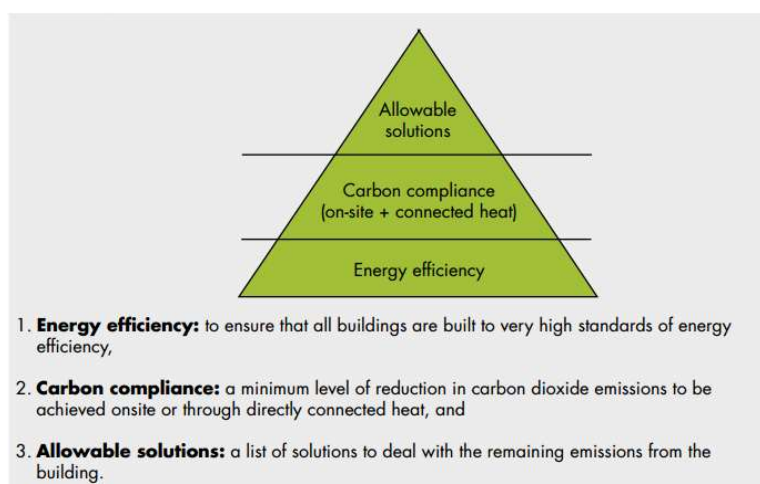
- 6.5. Shrub planting immediately adjacent to footpaths, or in other areas requiring a high-level of natural surveillance, should have a natural growth height of no more than 1 metre
- 6.6. The layout will seek to provide clear distinction between private, semi-private and public spaces
- 6.7. Additional boundaries between properties will provide additional security
- 6.8. 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
- 6.9. As a result of the proposal, natural surveillance will be increased

7. Environmental Sustainability

- 7.1. 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.
- 7.2. Planning Policy Wales 2014 (PPW) sets out the Welsh Government's land use policy in respect of 'Promoting sustainability through good design' and 'Planning for sustainable buildings'.
- 7.3. 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 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.
- 7.4. 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

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



- 7.6. The level of carbon reduction expected will be determined by the minimum required by Building Regulations Approved Document Part L
- 7.7. The physical envelope of the proposal will be appropriately designed for the climate
- 7.8. External drying space for clothes has been provided
- 7.9. Sheltered Cycle Storage has been provided for ten cycles

WATER

- 7.10. Rainwater to existing sewer

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MATERIALS

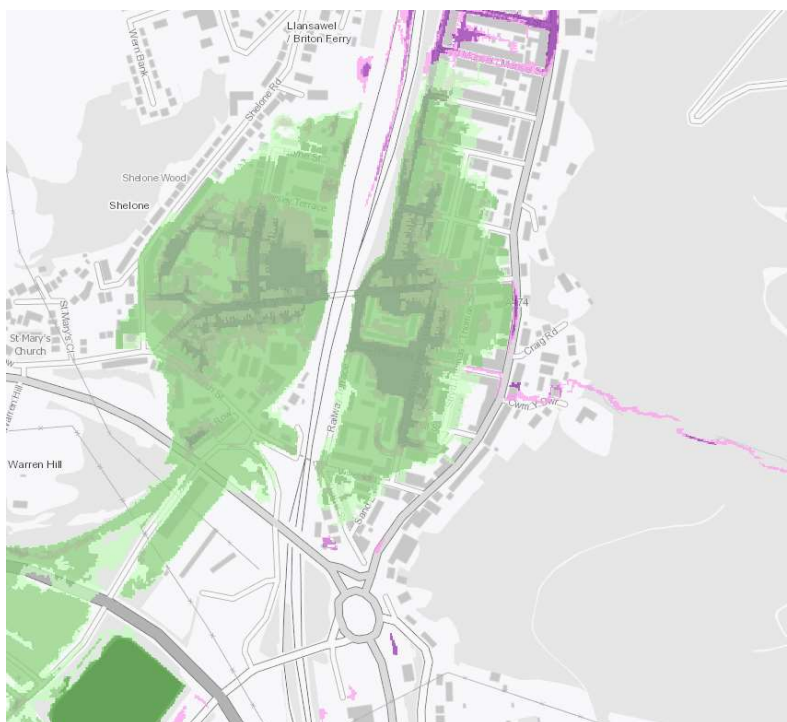
- 7.11. Waste materials produced during construction to be minimised.
- 7.12. Waste materials produced during construction to be sorted, recycled where practical and responsibly disposed of where not
- 7.13. Space to be provided for external storage of both recyclable and non recyclable refuse
- 7.14.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

CLIMATE RESISTANCE

- 7.17. 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

- 7.18. As indicated in the Flood Map below this site is not at risk of flooding



ECOLOGY / BIODIVERSITY

- 7.19. The proposed landscaping scheme will maintain/enhance the biodiversity and local environment

8. Movement

- 8.1. Primary pedestrian movement into the site is provided via the fronting road
- 8.2. Vehicular movement into the site is provided via the fronting road

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- 8.3. See Section 4 for details of proposed vehicle parking
- 8.4. As previously noted in Sections 4 & 7, sustainable means of travel will be promoted

9. Policy Context

- 9.1. Local Development Plan (LDP) Policy GP1 "*Sustainability & High Quality Design*" encourages environmentally sustainable proposals which utilise vacant, underused or previously developed land.
- 9.2. 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.

10. Conclusion

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

11. Bibliography

- Maps taken from <http://www.openstreetmap.org> © OpenStreetMap contributors, CC-BY-SA
- (2014) *Planning Policy Wales*
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