



Glynneath.

DESIGN AND ACCESS STATEMENT

Lower Pontneddfechan | Glynneath | Neath Port Talbot | SA11 5NR

FOREWORD

Grid Reference (NGR)

E290090, N207627



///horizons.songbirds.wiring

Unitary (Local) Authority | Neath Port Talbot County
Borough Council
Community | Glynneath Community

Designations

Pontneddfechan village sits partially within the Brecon Beacons National Park, which is a nationally protected area under the National Parks and Access to the Countryside Act 1949, with further protection provided by the Countryside and Rights of Way Act 2000. The development site is outside of this boundary but forms the setting of the village centre.

The area falls within the Fforest Fawr UNESCO Global Geopark, an international designation which recognises the distinctive geology, history and wildlife of the western half of the Brecon Beacons. Waterfall Country has been designated as a Special Area of Conservation (SAC) and a Site of Special Scientific Interest (SSSI).

This document has been produced to support a planning application for the development of Lower Pontneddfechan and includes:

- landscape proposals for the public realm including highways improvements, new car park provisions, routes and public spaces and sustainable drainage proposals.
- architectural proposals for a collection of community and visitor-focused facilities, including proposed WCs, Warden's/ information point, community commercial opportunities and overnight accommodation.

A multidisciplinary team have been engaged to support Hiraeth Architecture in the development of the following proposals. Cardiff based practice Hiraeth Architects specialise in the conservation of historic buildings and the design of sustainable low carbon buildings within sensitive or protected environments.

Ownership

The proposed development area includes existing adopted highway, public realm and footpaths in the ownership of Neath Port Talbot, and land in private ownership. Negotiations are ongoing regarding land acquisition.

The consultant team responsible for this planning application are as follows:

Andrew Scott Ltd

Lead Contractors and delivery partners coordinating the RIBA stage 3 works and advising on the viability and buildability of the proposals.

Design Manager in charge of the project: Andrew Chick

Andrew Scott Ltd | The Grange | Margam | Neath Port Talbot | SA13 2SP

T. 07811 020 095

Hiraeth Architecture Ltd

Architects advising upon the architectural and conservation aspects of the project.

Director in charge of the project: Robert Thomas

Hiraeth Architecture | The Maltings | East Tyndall Street

Cardiff | CF24 5EA

T. 029 2002 5814

Asbri Planning

Planning Consultants providing planning advice, coordination and support with regards to the proposed repair and alterations

Director in charge of the project: Richard Bowen

Asbri Planning | Suite D | 1st Floor | 220 High Street

Swansea | SA1 1NW

T. 07825 597 796

McCann and Partners Consulting Engineers

Engineers advising upon mechanical and electrical aspects of the scheme including capacity and installation

Manager in charge of the project: Geraint Hopkins

Office 2.02 | Bay Technology Centre | Baglan Energy Park

Port Talbot | SA12 7AX

T. 01792 794 285

Jubb Civil and Structural Engineers

Civil and Structural Engineers who have appraised the existing structure of Pond Cottage, together with addressing structural aspects of the proposals. In addition to this they have been responsible for drainage and SAB design.

Manager in charge of the project: Graeme Smith

2A Oak Tree Court | Mulberry Drive | Cardiff Gate Business Park

Cardiff | CF23 8RS

T. 029 2052 4446

Davies Landscape

Landscape architects responsible for landscape proposals

Manager in charge: Miles Gray

Office 1C | 1-2 King Street Stroud | Gloucestershire | GL5 3BS

T. 07983 610 065

Neath Port Talbot Ecologist (Consultancy + Planning)

Ecologists advising on all aspects of biodiversity and ecology proposals.

Consultant in charge of the project: Megan Price

Neath Port Talbot County Borough Council | The Quays | Brunel Way | Baglan Energy

T. 07816 973 877

Neath Port Talbot Arboriculturalist (Consultancy + Planning)

Arboriculturalist advising on all aspects of the growing, maintaining, managing and removal of woody plants

Consultant in charge of the project: Nick Thomas

Neath Port Talbot County Borough Council | The Quays | Brunel Way | Baglan Energy

T. 01639 686 197

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Renders added	26.06.2024	P2	JC/LS	RT
PAC Issue	04.07.2024	P3	JC/LS	RT
Planning Issue	06.09.2024	P4	JC/LS	RT

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