

Design and Access Statement:

Outline Applications

This form is intended to help you complete a Design and Access Statement. It is based on the guidance in national Planning Practice Guidance. The full Planning Practice Guidance is only available on the planning portal website which also contains further guidance on what may be required in the Statement.

Proposal	Installation of underground duct work and cabling to provide fibre optic services to Twyn Yr Hydd and the Estates Office (stables at Twyn Yr Hydd).
Location	Margam Country Park, Water Street, Margam, NPT, SA13 2TJ

1.	Response to context
	Please describe your proposal, the design principles and concepts that have been applied, how these have been derived from the characteristics of the site and its surroundings, and how they have led to the physical characteristics of the proposal, as set out in the following sections.
	The proposal is to install new underground duct work and underground infrastructure which is extending existing infrastructure in the park to provide full fibre broadband to 2 buildings in Margam Country Park. Design principles have been planned with consultation with Margam Country Park staff (Alison Lloyd), Conservation officer for NPT council (Delyth Lewis) and CADW representative (Jonathan Green). Plans and amendments have been carefully considered to avoid any historical monuments where possible and also to avoid any potential damage to the listed buildings. To do this we will be using existing infrastructure and openings on buildings where possible and we have a plan in place as part of the HIA assessment to “make good” any works on buildings so that the aesthetics will be minimally affected. Works will be undertaken by Openreach (fibre infrastructure build), MJ Quinns (civils contactor), NPT building services (to assist with any reinstatement of mortar/lye on buildings after completion of works) and NPT IT Department (to provide cabling trunking so we can avoid cleating and hammering as much as possible on the internal of the listed buildings) We have mitigations in place to remove any redundant cables where we can (primarily on Twyn Yr Hydd) so that it will improve the look of the building.

2.	Use
	Explain the use or uses proposed, their distribution across the site, the appropriateness of the accessibility to and between them, and their inter-relationship to uses surrounding the site.
	The use of the infrastructure will improve the capabilities of the park as the full fiber broadband will aim for around 900mbps which will be a massive upgrade on the current air band system. This will enable the park to remove the air band satellite system. This broadband speed will then be available to all 6 sites proposed as part of the plan.

3.	Amount
	The amount of development is how much development is proposed. For residential development, this means the number of proposed units for residential use and for all other development, this means the proposed floor space for each proposed use. Explain and justify the amount of development proposed for each use, how this will be distributed across the site, how the proposal relates to the site's surroundings, and what consideration is being given to ensure that accessibility for users to and between parts of the development is maximized. Where the application specifies a range of floorspace for a particular use, the reasons for this should be explained clearly in the design and access statement.
	Summary of works – Civils Contractor will provide a method statement on how they will carry out the below works. A contractor will survey the civils work required prior to works starting. 80 meters of duct work installed 250mm-350mm deep. Underground structure - JMF 4 x1 (Twyn Yr Hydd) - dimensions 915mmx445mm and will be installed 665mm-815mm deep. Contractor will plan with the park on best possible dates and times to complete work Acquire an air lance and use hand digging to complete the duct work on the leading to the orangery Summary or works – Openreach Connectorized block terminals x1 installed in underground in above UG chambers. Small fibre node x1 installed in UG structures. Customer splice points (grey) x2 (1x internal) fixed to the buildings - Compact size (L: 166/ W:144/ H:33 mm) ONTx2 (internal) - The ONT is a small white plastic box (180mm x50mm x 120mm) Elephants foot and capping x2 – these will be fixed to the buildings with 4-8 1.5inch deep with wall plugs and the holes will be 6mm in diameter (depending on the length required) 3.5mm cleats white/black – these will be fixed to secure the cables both internally and externally. These will only be used on sections where there is no plastic capping that will be provided by the NPT IT department. Source alkathene (or similar) product to protect cable on entry to buildings and through walls (pipe to be sealed with silicone 15mm either side for external walls and 10mm either side for internal walls) and NPT building services will seal the holes with mortar and lye putty to repair the listed buildings to protect the listed buildings (does not apply to car park kiosk which will follow normal policy) Drills will not exceed 110V to protect the cavity walls in the listed buildings. Removal of any redundant copper cables to improve the aesthetics of the buildings to return them to an original look Openreach will plan with Margam Park on the best possible dates and times to complete the works required for installing full fibre broadband to the park

	Summary of works – Neath Port Talbot Council Listed buildings – repair drill holes with mortar and lye putty on completion of works to “make good” the listed buildings and return them to an original look. IT department to provide trunking (buildings that you feel appropriate to install) Any trunking will be used by Openreach and will avoid any hammering and cleating of cables. Paint/ scuff up capping and CSP’s so that it will blend in with the look of the buildings. Cover UG structures as required to blend in with environment. Plan with civils teams on arrival for requirements of additional depth of covers so it can easily be covered with gravel or grass to match surrounding area. NPT building services to remove any large brackets (Twyn Yr Hydd) after Openreach have removed cables and “make good” with mortar and lye putty to make good buildings and return to an original state
4.	Layout
	The layout is the way in which buildings, routes and open spaces (both private and public) are provided, placed and orientated in relation to each other and buildings and spaces surrounding the development. Explain and justify the principles behind the choice of development zones and blocks or building plots proposed and explain how these principles, including the need for appropriate access will inform the detailed layout. The use of illustrative diagrams are encouraged to assist in explaining this. Demonstrate how crime prevention measures have been considered in the design of the proposal and how the design reflects the attributes of safe, sustainable places set out in the <i>Design</i> section of the national Planning Practice Guidance
	Layout of the works proposed is part of the historical impact assessment and also a site plan has been provided separately to this document. New duct routes have been minimized as much as possible and we have planned to use existing infrastructure to minimize disruption to the public visiting the park. New duct routes have been planned to avoid any historical monuments and also to take routes to avoid damage to vegetation (trees mainly)

5.	Scale
	Scale is the height, width and length of a building or buildings in relation to its surroundings. Explain and justify the principles behind the parameters for the upper and lower limits of the height, width and length of each building proposed, and explain how these will inform the final scale of the buildings.
	N/A (and other points with are not relevant to the planning proposal).
6.	Landscaping
	Landscaping is the treatment of private and public spaces to enhance or protect the amenities of the site and the area in which it is situated through hard and soft landscaping measures. Statements should also explain how landscaping will be maintained. Explain and justify the principles that will inform any future landscaping scheme for the site.
	A method statement from the civils contractor will be provided after they survey the works required to complete any excavations. All works to be undertaken by Openreach is provided in the historical impact assessment
7.	Appearance
	Appearance is the aspect of a place or building that determines the visual impression it makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture. Explain and justify the principles behind the intended appearance and explain how these will inform the final design of the development.
	There will be no changes to the appearance of the buildings. All works undertaken will have work to “make good” the works which will be undertaken by NPT building services. All proposed works can be found in the historical impact assessment. Excavation work will be undertaken by MJ Quinns (contractor)

8.	Access to the development
	Explain how access arrangements will ensure that all users will have equal and convenient access to buildings and spaces and the public transport network. Address the need for flexibility of the development and how it may adapt to changing needs. Explain the policy adopted in relation to access and how relevant policies in local development documents have been taken into account. Provide information on any consultation undertaken in relation to issues of access and how the outcome of this consultation has informed the development proposals. Access for the emergency services should also be explained where relevant. Explain the principles which will be used to inform the access arrangements for the final development at all scales from neighbourhood movement patterns where appropriate to the treatment of individual access points to buildings.
	Works have been planned to ensure there is minimal disruption to the park and also will be planned so that we avoid any work during peak periods such as the summer. Works are aiming to be started in the autumn/winter when footfall in the park is lower than usual. Duct work and excavations are planned to use as much existing infrastructure as possible with new duct work planned where absolutely necessary.