



Tyn Yr Heol

1 Henfaes Road

Tonna, Neath

SA11 3EQ

Access Statement

in support of

Full Planning & Listed Building Consent Submissions

Prepared by

Aaron Evans Architects Ltd.

for **Emily Byrne**

Rev.B : 21/11/25 Issued for Planning

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1.0 INTRODUCTION

Aaron Evans Architects has been instructed by Emily Byrne to prepare design proposals for a bespoke residential redevelopment of 8 new dwellings on land at Tyn Yr Heol, Tonna, Neath as part of a Full Planning and Listed Building Consent Application.

In support of this application AEA have prepared a set of detailed proposal drawings and a Design and Access Statement explaining how the design has developed and evolved.

This separate 'Access Statement' has also been prepared to explain how 'inclusive design' has been considered as part of this design process.

Notwithstanding future design development, this document explains in further detail how access to the wider site, as well to as the individual properties has been considered. This access statement is considered to provide a proportionate level of information given the nature of the proposals.

This document should be read in conjunction with the accompanying drawings, Design and Access Statement and supporting documents and statements.

Aaron Evans Architects Ltd
November 2025



2.0 ACCESS ASSESSMENT: SITE LAYOUT

2.1 Site layout

The layout has been designed to ensure inclusive access considering the wider access needs of society including older people, children and disabled people.

2.2 Vehicular Access

All properties are fully accessible by private car, taxis and emergency services which are able to get close to most front doors. For further information refer to the Design and Access Statement.

2.3 Pedestrian Access

People on foot, using wheelchairs or mobility scooters are provided with a 2m footway from the new site access into the site up to the shared surface area outside plots 2, 3 & 4. Crossing points will be provided with dropped kerbs and contrasting textured finishes. *Refer to Plan left.* Cyclists will be expected to use the highway, which given the small scale of development, is anticipated to be a safe cycling environment.

All approach routes will comply with AD Part M4(1) Section 1A. Footway gradients are mostly level to individual plot curtilages, generally not exceeding gradients of 1 in 20 and having crossfalls no greater than 1 in 40.

The gated access into Plot 1 from the new road requires a steeper gradient to overcome existing levels constrained by tree root zones, up to 1 in 12. However, those not arriving by car are provided with alternative, level pedestrian access through the existing gateways from the main road, that will be reinstated.

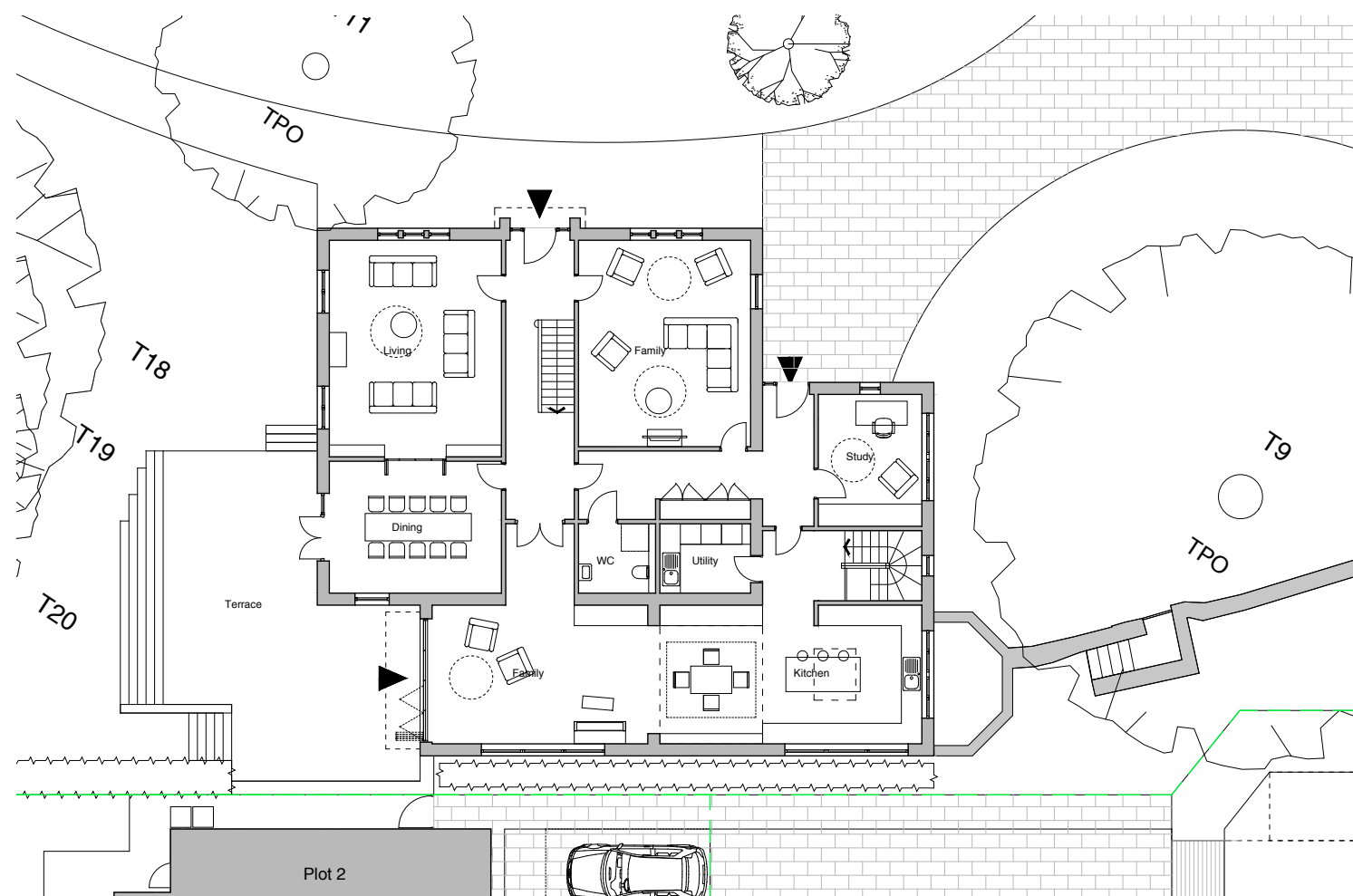
Visitor parking spaces are located immediately adjacent to level footways.

Paving materials will be carefully selected to ensure visual differentiation between trafficked and shared / pedestrian areas whilst creating a good quality public realm. Appropriate street lighting will also be provided.

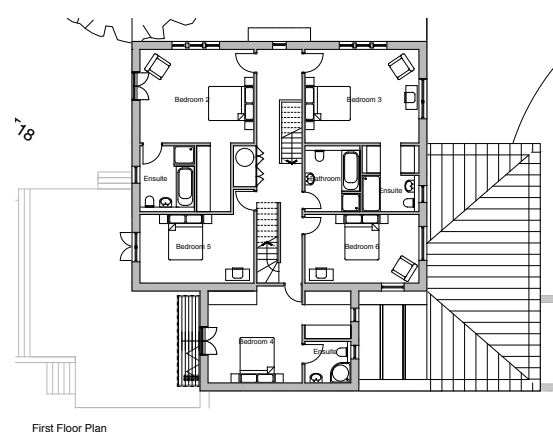
It is considered that inclusive access for all is provided to each new development plot on the site.

All dwellings, including the affordable units, will be designed to ensure compliance with Building Regulations AD Part M (2). All dwellings have been designed to meet or exceed the Nationally Described Space Standards. The two affordable homes have been designed to satisfy the Welsh Development Quality Requirements 2021(WDQR 2021)

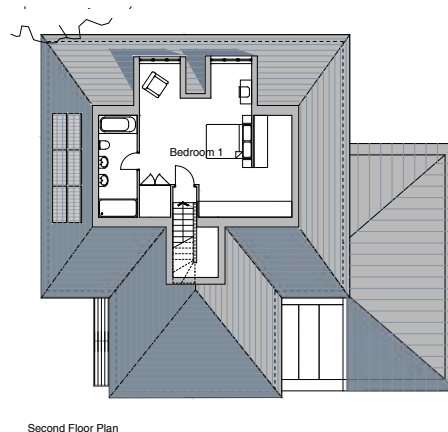
Fig. 1 PLAN EXTRACT FROM Dwg 1566-026



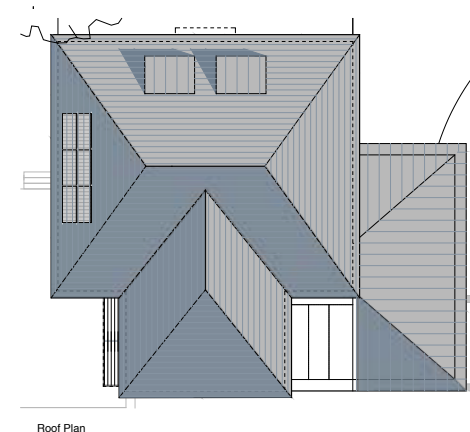
Ground Floor Plan



First Floor Plan

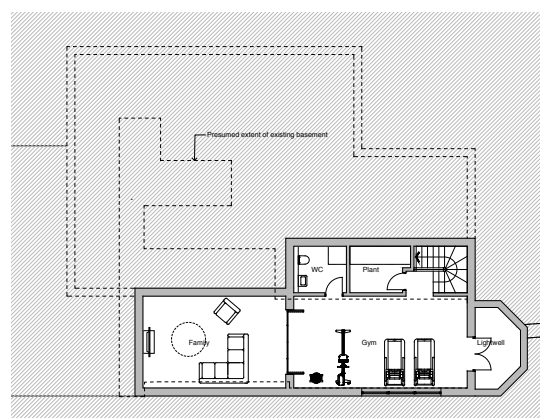


Second Floor Plan



Roof Plan

Fig. 2 PLOT 1 PROPOSED PLANS



3.0 ACCESS ASSESSMENT: PLOTS

3.1 Plot 1

Approach:

As noted above, a level approach for pedestrian and wheelchair users to this dwelling is available via the reinstated gateways onto the main road.

For those arriving by car, in addition to the level access from parking spaces provided at the detached garage, a drop off and turning area is provided enabling less able visitors, or those with young children, to arrive at back door. Access to the main front entrance and the side door will be provided with flush thresholds and be of adequate width.

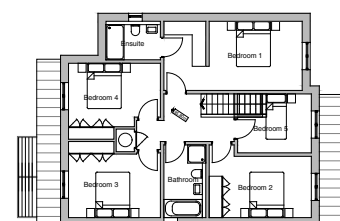
Internal Arrangement:

Internally, hallways and circulation routes are of a generous width. Full Part M access to all ground floor accommodation, including a large WC / shower-room, is achieved. The latter facilitates the potential future conversion of the second reception room as living / sleeping space for a dependent relative if required.

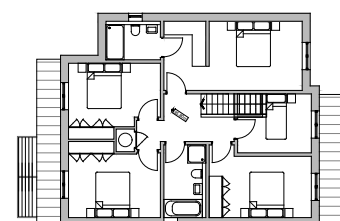
Gardens:

Level access is provided from the proposed kitchen / family / breakfast room and adjacent dining room onto the large, rear terrace. Access to further garden areas will be subject to detailed design and later developer home owner specification.





First Floor Plan



Roof Plan

Plot 2 Areas (GIA)

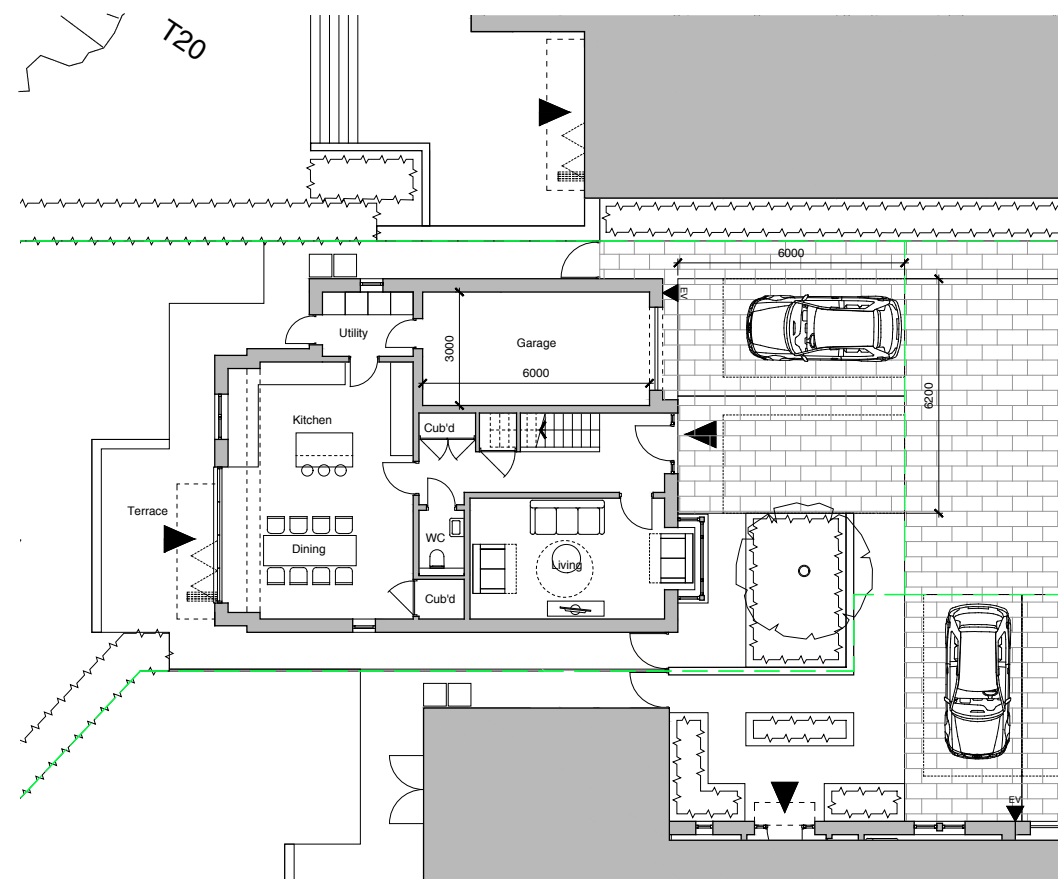
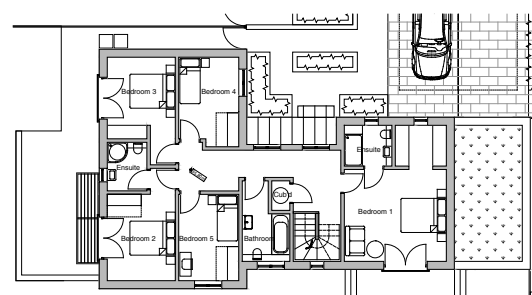
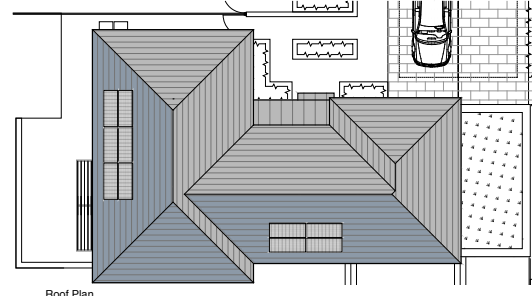


Fig. 3 PLOT 2 PROPOSED PLANS



First Floor Plan



Roof Plan

Plot 3 Areas (GIA)

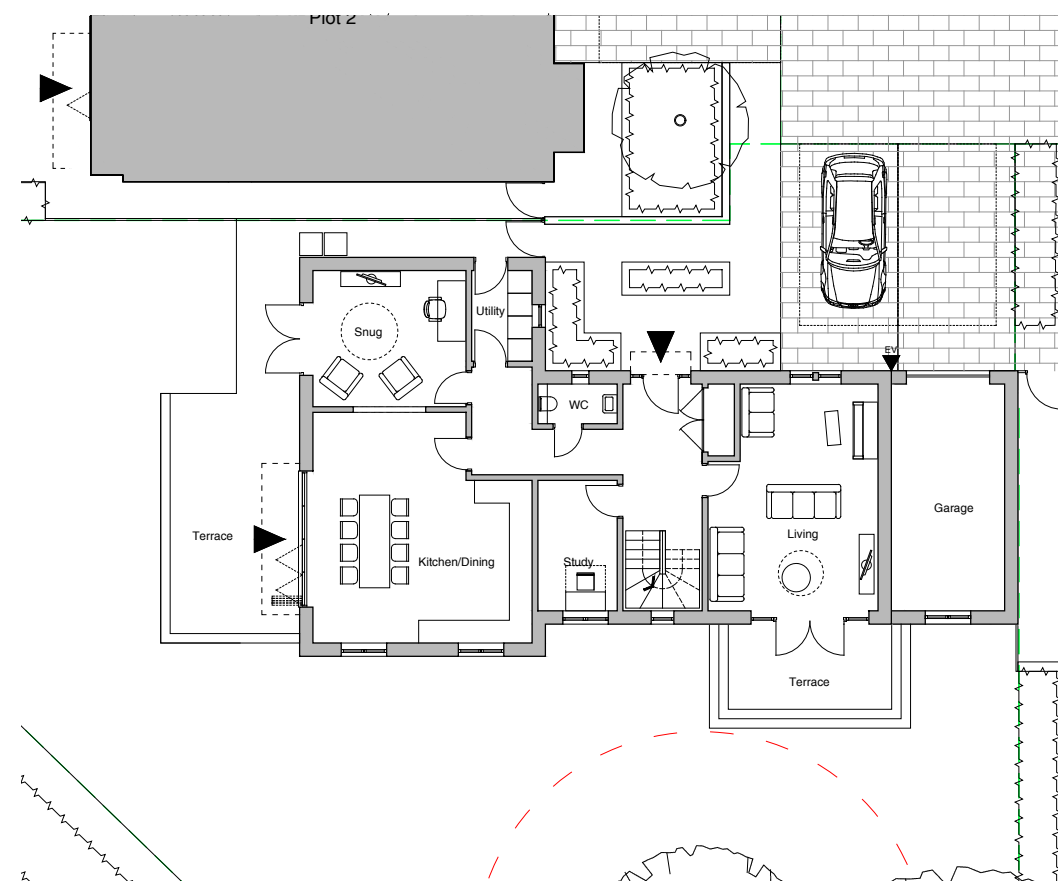


Fig. 4 PLOT 3 PROPOSED PLANS

3.0 ACCESS ASSESSMENT: PLOTS

3.2 Plot 2

Approach:

Plot 2 is approached from the shared surface area at the end of the access road. In addition to the garage, parking is provided on plot and comprises 2 driveway spaces measuring 6.2m in width x 6m in length, enabling space for wheelchairs and buggies to pass parked vehicles.

The driveway slopes gently up to the front door to providing a level threshold into a wide entrance area.

Internal Arrangement:

Internally, Part M compliant access to all ground floor accommodation, including the WC, living room and kitchen / dining / family room is achieved.

Gardens:

Level access is provided from the proposed kitchen / dining room onto the large, rear garden terrace by way of full width bi-fold doors. Access to further garden areas will be subject to detailed design and later developer home owner specification.

3.3 Plot 3

Approach:

Plot 3 is also approached from the shared surface area. Parking comprises 2 driveway spaces totalling 6.2m in width x 6m in length, in front of a single garage and store. Access from here to the front door is achieved by way of a level / gently sloping footpath, 1.2m wide, which leads to a level threshold crossing into a generous hallway.

Internal Arrangement:

Internally, Part M compliant access to all ground floor accommodation, including the WC, living room and kitchen / dining / family room is achieved.

Gardens:

Level access is provided from the proposed kitchen / dining room onto the large, rear garden terrace by way of full width bi-fold doors. Access to further garden areas will be subject to detailed design and later developer home owner specification.

3.0 ACCESS ASSESSMENT: PLOTS

3.4 Plot 4:

Approach:

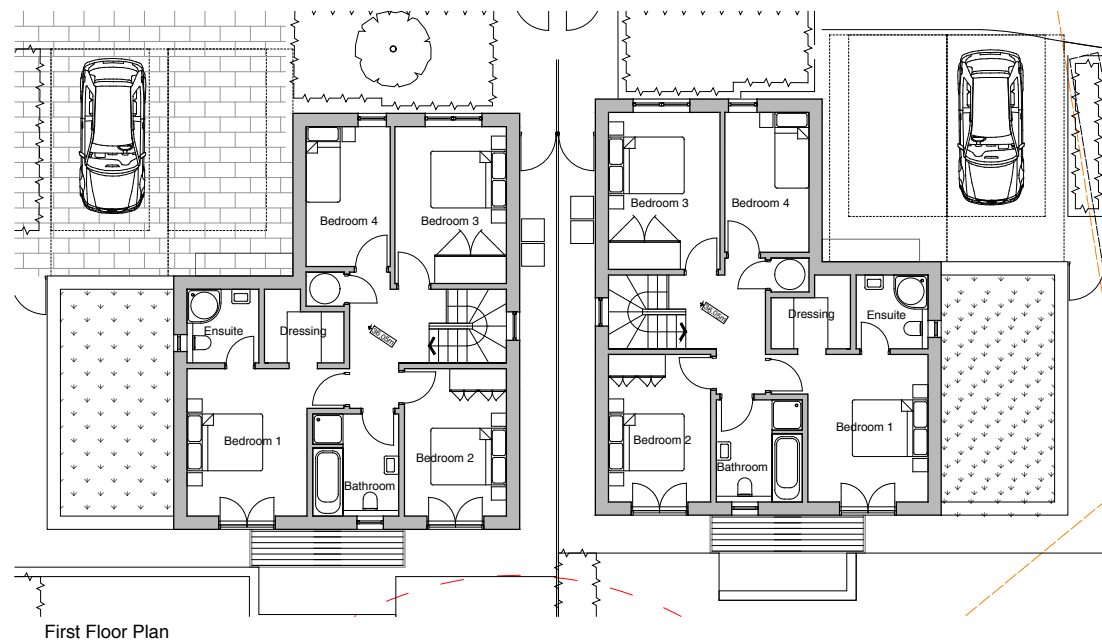
Plot 4 is approached from the shared surface area. Parking comprises 2 driveway spaces totalling 6.2m in width x 6m deep, in front of garage and house. Direct access from here to the front door is achieved by way of a level threshold into a generous hallway.

Internal Arrangement:

Internally, Part M compliant access to all ground floor accommodation, including the WC, living room and kitchen / dining / family room is achieved.

Gardens:

Level access is provided from the proposed kitchen / dining room onto the large, rear garden terrace by way of full width bi-fold doors. Access to further garden areas will be subject to detailed design and later developer home owner specification.



3.5 Plot 5:

Approach:

Plot 5 is a handed version of Plot 4. However this unit is accessed directly off the adopted highway. As with Plot 4, parking comprises 2 driveway spaces totalling 6.2m in width x 6m deep, located in front of house. Direct access from here to the front door is achieved by way of a level threshold into a generous hallway.

Internal and garden access arrangements are as Plot 4.

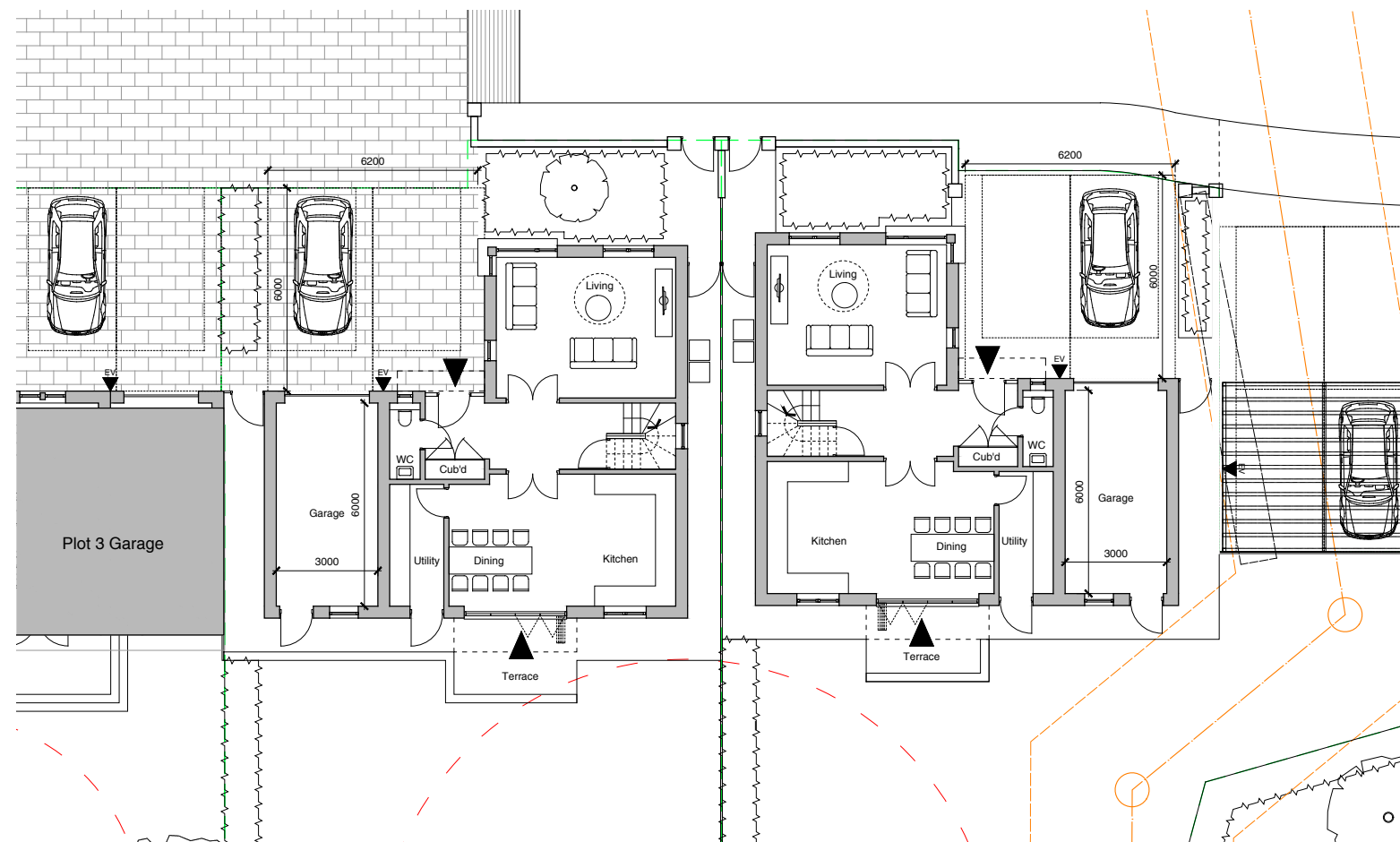


Fig. 5 PLOT 4 & 5 PROPOSED PLANS

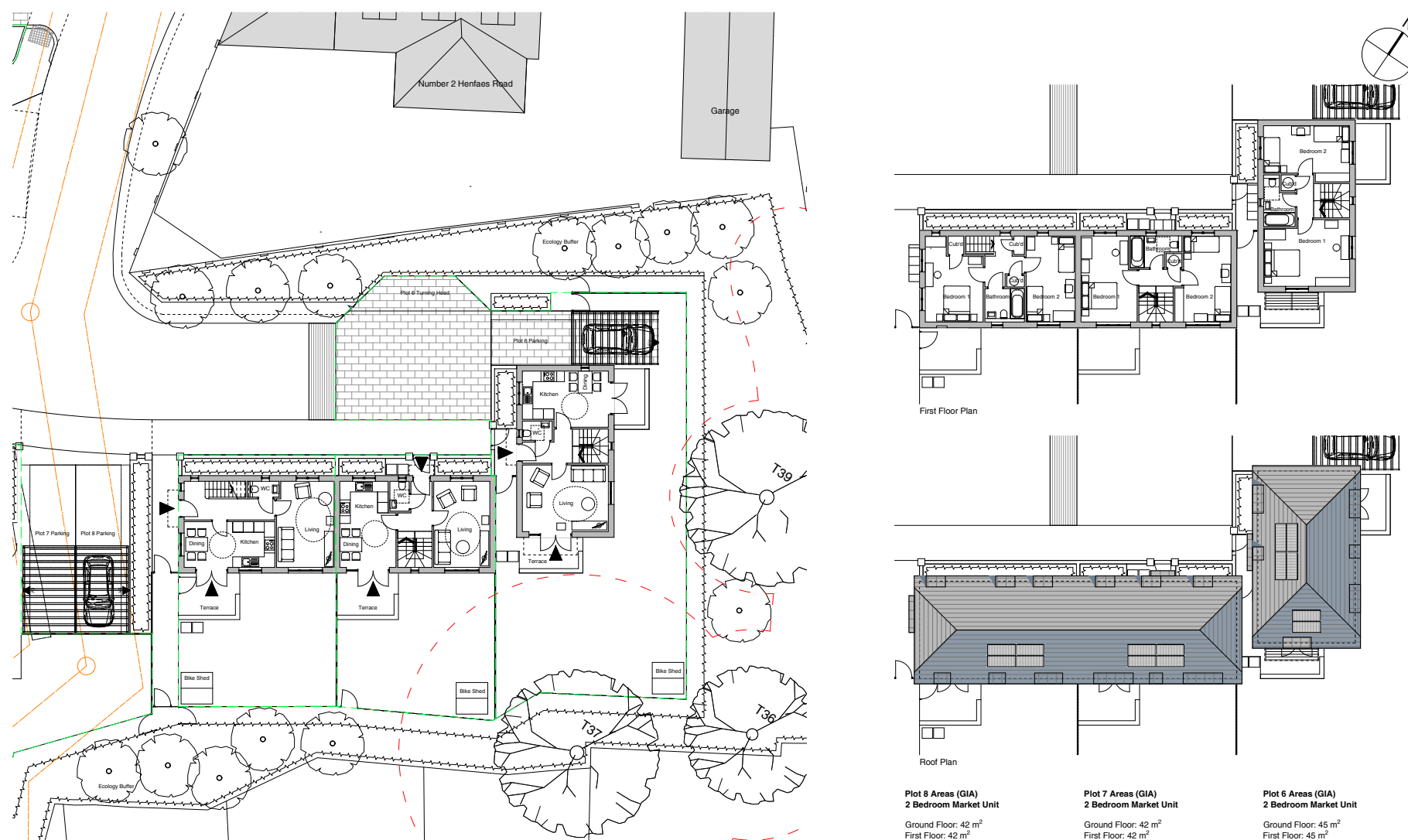


Fig. 7 PLOT 6-8 PROPOSED PLANS

3.0 ACCESS ASSESSMENT: PLOTS

3.6 Plots 6, 7 & 8

Plots 6 to 8 comprise two no. 2-bedroom and one no. 3-bedroom terraced houses. Plots 7 and 8 are designed as affordable units with Plot 6 developed for open market sale. Plots 7 & 8 have been designed to satisfy the Welsh Development Quality Requirements 2021(WDQR 2021)

Approach:

This short terrace is approached via the proposed adopted highway. Dropped kerbs either side of the road enable a level connection across the turning area between pavements.

Each plot is provided with 2 driveway spaces measuring 6.2m wide x 6m long, enabling space for wheelchairs and buggies to pass parked vehicles.

A planted area of 'defensible space' enables a gently rising path to the front doors which are provided with level thresholds into hallways.

Internal Arrangement:

Internally, Part M compliant access to all ground floor accommodation, including the WC, living room and kitchen / dining room is achieved.

Gardens:

Level access is provided from the rear living rooms by way of french doors onto garden terraces.

Hard paved pathways also provide rear access around the properties to the rear gardens for bicycle access.

Access to further garden areas will be subject to detailed design and later developer home owner specification.