



DESIGN AND ACCESS STATEMENT

LAND AT HEOL PENTRE BACH, GORSEINON

Barratt Homes, South Wales

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Contents

1.0	Introduction	3
2.0	Site Analysis	4
3.0	Planning Policy Framework	6
4.0	Context Analysis	10
5.0	Evolution of the Scheme	13
6.0	Design Response & Conclusion	16

Figures

1.0	Site Location Plan	4
2.0	Site Photographs	5
3.0	Swansea Deposit LDP Proposals Map	8
4.0	Barratt Homes Recent Horizon Walk Development	10
5.0	Local Facilities Plan	11
6.0	Examples of Local Architecture along Heol Pentre Bach	12
7.0	Elan Homes Layout	13
8.0	Barratt Homes Sketch Layout	14
9.0	Barratt Homes Final Layout	15
10.0	TAN 12 'Good Design'	16
11.0	Landscaping Scheme	18
12.0	Materials Layout	19

1.0 Introduction

This Design and Access Statement has been prepared by Barratt Homes and forms part of a full planning application for 41 residential dwellings at Heol Pentre Bach, Gorseinon.

Background

The application site benefits from an extant Planning Permission obtained by Elan Homes, approved 30/09/2016 (2015/2506). Barratt Homes have now acquired the land and wish to develop the site in the short term to help make a meaningful contribution to Swansea's 5 year land supply. This Full application has been designed to broadly accord with the principles and layout of the Elan Homes scheme to ensure compliance with the parameters set by the previous permission.

Purpose

TAN 12 defines a Design and Access Statement as 'a communication tool which outlines how the design of the proposal has been considered from the outset of the development process and how the objectives of good design have been used to inform this.'

The purpose of this document is to analyse the context of the site in respect of planning policy and the local character of the area, whilst having regard to each of the five Objectives of Good Design.

Aim

The aim of this document is to:

- explain the design principles and concepts that have been applied to the development;
- demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;
- explain the policy or approach adopted as to access and how policies relating to access in the development plan have been taken into account; and
- explain how specific issues which might affect access to the development have been addressed.

Vision

'To create a high quality, sustainable development which is both visually attractive and encourages healthy lifestyles'.

2.0 Site Analysis

Location

The development site is located within Gorseinon, Swansea and is situated adjacent to existing residential development along Heol Pentre Bach. The ward of Gorseinon lies approximately 11km to the north west of Swansea city centre.

Features

The site extends to 1.23 Ha and consists of a single field of irregular shape, populated with semi-improved grassland and bound by mature vegetation. The land is categorised as agricultural use, and is currently utilised for grazing. The topography of the site rises from east to west and slopes towards the north portion of the site. The northern section of the site is generally flat.

Access

The site can be accessed via a public footpath off Heol Pentre Bach which connects to the north east corner of the existing field. A Public Right of Way is also present to the west of the site. Heol Pentre Bach connects to the wider highway network via Frampton Road which provides access to the A4240, and junction 47 of the M4, located approximately 5.2km to the north east.

Boundaries

The site is well defined, bound by mature trees and hedgerow. Existing residential development is located to the north, east and south of the site, further agricultural land is present to the west.



Fig 1: Site Location Plan

Fig 2 : Site Photographs



3.0 Planning Policy Framework

Policy Context

For a full assessment of the national and local planning policy framework, please refer to the accompanying Planning Statement submitted with this application.

A summary of the relevant local and national policy is outlined below.

Planning Policy Wales, Edition 9 – November 2016

Paragraph 4.11.1 states that “Design is taken to mean 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.”

TAN12: Design (March 2016)

TAN 12 provides guidance on good design and is addressed in detail within this Design and Access Statement, including assessing how the current proposals adhere to the five objectives of good design in terms of:

- Character;
- Movement;
- Community Safety;
- Environmental Sustainability; and
- Access.

City and County of Swansea Unitary Development Plan

The Swansea UDP was adopted in November 2008 and expired in 2016. In the absence of an adopted LDP, the following UPD policies are considered relevant to this planning application:

EV1 – Design

EV2 – Siting and Location

EV3 – Accessibility

EV20 – New Dwellings in the Countryside

EV22 – Countryside General Policy

EV23 – Green Wedges

EV24 – Greenspace System

EV30 – Trees, Woodland and Hedgerow

EV33 – Sewage Disposal

EV34 – Protection of Controlled Waters

EV35 – Surface Water Run-Off

EV40 – Air, Noise and Light Pollution

HC3 – Affordable Housing

HC17 – Planning Obligations

AS1 – New Development Proposals

AS2 – Design and Layout

AS5 – Walking and Cycling

AS6 – Parking

City and County of Swansea Local Development Plan

The City and County of Swansea Local Development Plan has currently reached Deposit Stage. The site subject to this planning application is detailed as a draft allocation within the Deposit LDP (Please refer to the LDP Proposals Map overleaf), and therefore has been subject to the LDP appraisal process.

The Deposit Plan states 'The housing sites have been selected following a detailed appraisal process that requires the proposal to conform with the Plan strategy and sustainable development objectives. The appraisal process included consideration of the existing social and physical capacity within each area, as well as the presence of environmental constraints and the extent to which development can provide, or compensate for, necessary additional social or physical infrastructure.'

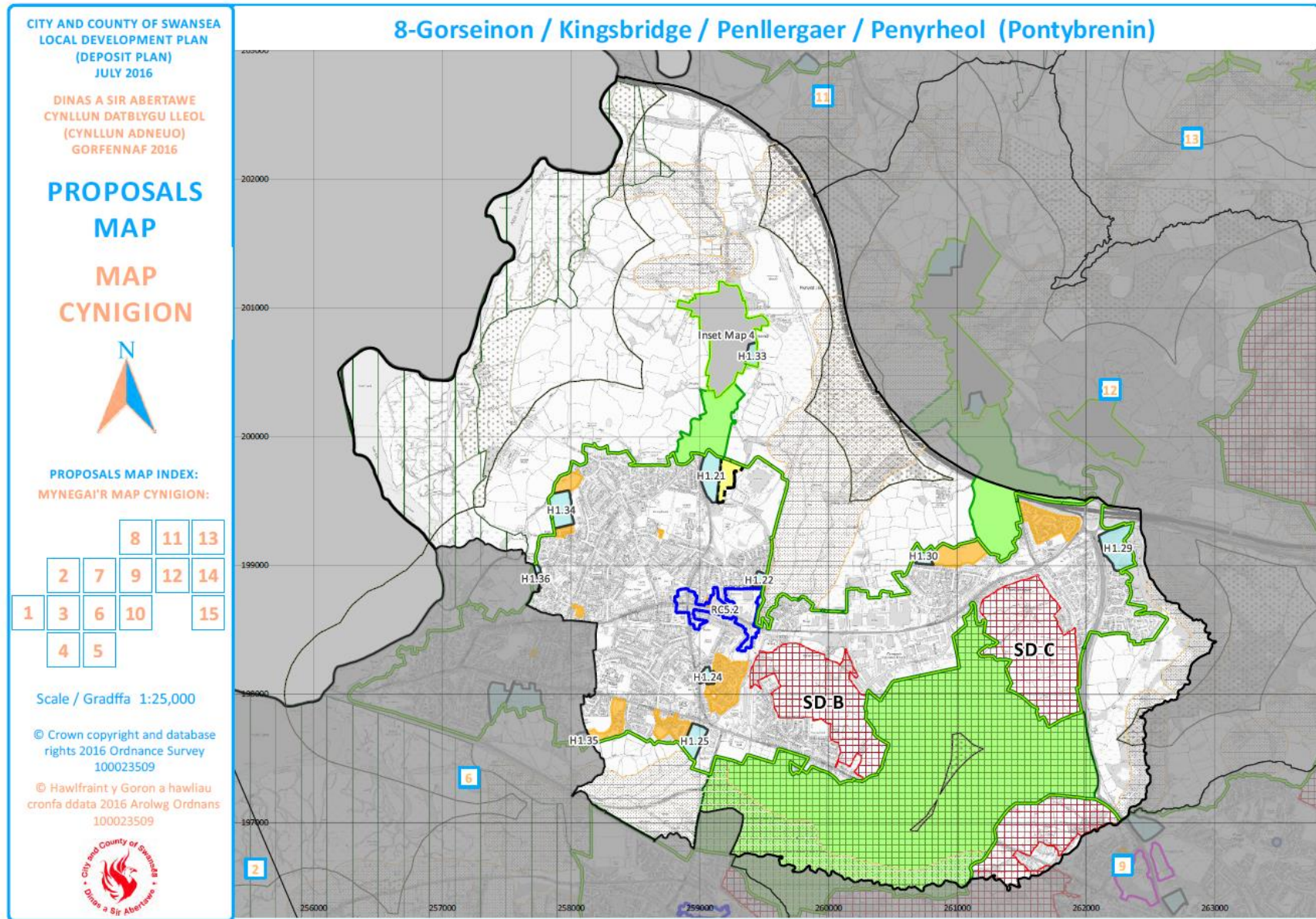


Fig 3: Swansea Deposit LDP Proposals Map

Supplementary Planning Guidance Places to Live: Residential Design Guide 2014

The Places to Live: Residential Guide SPG provides design guidance for infill developments for more than 10 dwellings. The design guide is underpinned by four strategic themes:

1. Putting people first
2. Sense of place
3. Creating sustainable places
4. Improving quality

Design considerations are identified as:

1. Use
2. Structure
3. Form
4. Detail

Use

To create and reinforce neighbourhoods that integrate with the local context, offer a choice of accommodation and provide good access by sustainable travel means to new and existing community facilities.

To create vitality, with appropriate development densities supporting a range of services, mixed uses and public transport.

Structure

To retain existing landscape features, habitats and important species and maximise opportunities for habitat enhancement, creation and management.

To create connected layouts that provide choice, and easy access to facilities public transport, neighbours and nearby communities.

To provide a varied network of attractive, usable and safe public spaces as part of a hierarchy of places.

To create people-friendly streets that allow for necessary vehicular access without giving preference to motor vehicles.

To create inclusive residential environments and homes which maximise mobility and foster a sense of independence for all people.

Form

To create buildings that are of human scale, which respond to the context and which form a high quality townscape.

To create safe and secure places with effective natural surveillance.

To provide well designed private and semi-private open space for all dwellings, appropriate to the design character of the area.

To provide appropriate parking at discreet but safe locations within the development.

Detail

To create high quality building design with a distinctive sense of place.

4.0 Context Analysis

This section of the DAS will analyse the site within its immediate and surrounding context.

Land Use

The site is located on the edge of the Penyrheol ward which is within the administrative area of City and County of Swansea. The site is currently in use as agricultural land and forms part of the Gorseinon Green Wedge. The site itself is surrounded by mixed land uses, including green fields to the west and existing residential development to the north, east and south. There is an area of Public Open Space located directly adjacent to the north east boundary as well as Glanymor Park SSSI further afield.

Local Facilities

The site is located within 650m of a number of local facilities and services including shops and cafes along Frampton and Alexandra Road. Gorseinon Town Centre is also within close proximity, approximately 1.4km to the south east. In terms of education provision, Tre Uchaf Primary School is located approximately 1km away and Penyrheol Comprehensive is approximately 2.1km away. Gorseinon Hospital is also located approximately 1.1km to the north east.

Socio-Economic Context

The population of Swansea is approximately 242,400 (Mid year estimate 2015, Swansea.gov.uk). The site itself lies directly between the wards of Upper Loughor and Penyrheol, although is more reflective of the Penyrheol ward in socio-economic terms. Data from the Office for National Statistics suggests dwellings within the Penyrheol area are predominantly semi-detached and detached and are mainly comprised of single occupiers and family households with dependent children.



Fig 4: Barratt Homes recent Horizon Walk development



LOCAL FACILITIES PLAN

HEOL PENTRE BACH



Local Architectural Context

The local vernacular is relatively consistent, comprising semi-detached and detached, two storey dwellings with pitched roofs and garages. The facades of these dwellings include red brick and render finishes with dark brown traditional roof tiles. Units are set back from the road, including landscaped front gardens and driveways adjacent to the properties. A small number of bungalows are also present in the immediate surrounding area.



Fig 6: Examples of architectural styles along Heol Pentre Bach



5.0 Evolution of the Scheme

Opportunities and Constraints

Opportunities

The nature and location of the Heol Pentre Bach site provides the opportunity to:

- Round off the existing settlement in an appropriate form;
- Provide much needed housing in the short terms, given the lack of a 5 year housing land supply.
- Provide a range and choice of dwellings and tenure; and
- Promote access to, and use of the existing area of Public Open Space directly to the north east of the site.

Constraints

The site presents the following constraints:

- Varied topography;
- Potential Impact on Glanymor Park;
- Proximity to the Site of Special Scientific Interest to the north; and
- Proximity to the Special Landscape Area to the north.

Consultation

Pre – Application Enquiry

Whilst the Heol Pentre Bach site benefits from an extant planning permission which addressed a number of design issues, and was subject to scrutiny from specialist consultees (Elan Homes 2015/2506), Barratt Homes engaged with Swansea Planning Department as part of a Pre-Application Enquiry to discuss the scheme which forms part of this application.

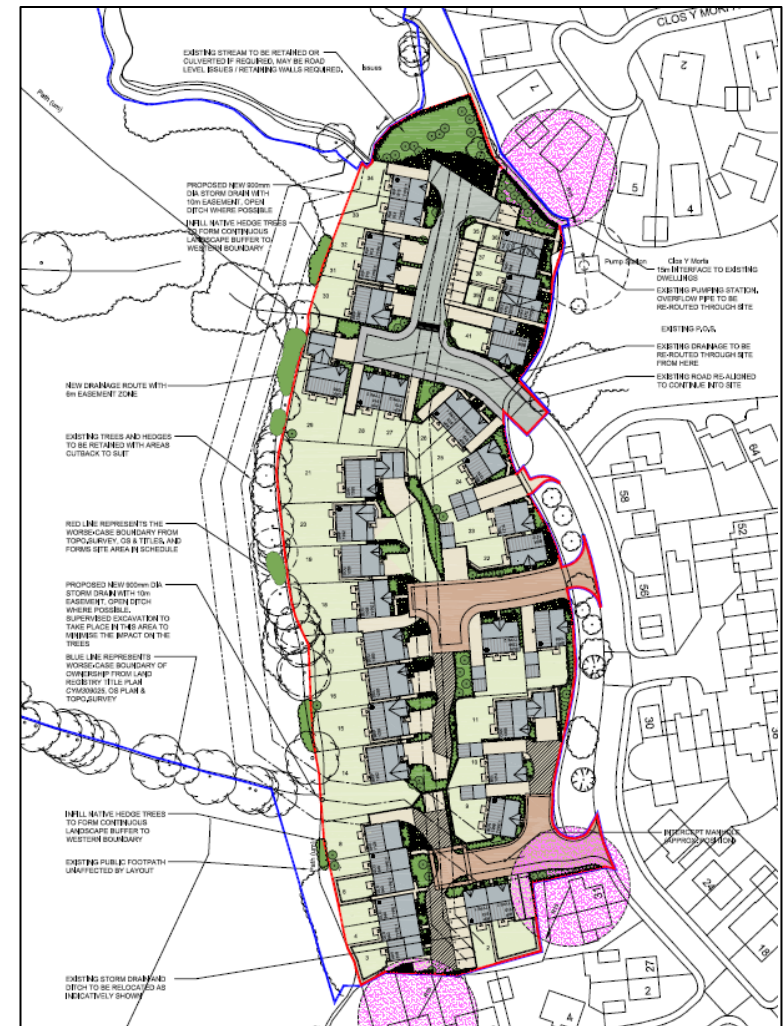


Fig 7: Elan Homes Layout

The following feedback was received as part of this consultation:

- Properties fronting Heol Pentre Bach should be brought forward to increase natural surveillance along the streetscene.
- Properties fronting onto two roads should have two active frontages to ensure blank facades are minimised and to increase natural surveillance.
- Dwellings with integral garages would not be supported along the main Heol Pentre Bach frontage.
- Driveways to the sides of properties should be introduced for plot 12, adjacent to the drive for plot 13 to allow the removal of the driveway in front of plot 12 and enable landscaping.
- Additional landscaping should be provided as part of the scheme to provide natural screening and soften the development edge.
- Robust boundary treatments, such as brick screen walls would be required throughout the development when securing publically accessible boundaries.

In response to this feedback, the following amendments have been made to improve the final design:

- Properties with integral garages fronting onto Heol Pentre Bach have been removed and replaced with traditional dwellings with driveways to the side of these properties. The units have also been pulled forward to increase natural surveillance.
- Plots 1 & 3 have been pulled back from the boundary of site to respect minimum back to side distances.
- All dwellings which have multiple facades fronting the public realm have been designed as dual aspect.
- Plot 26 has been re-orientated to increase the amenity area.
- Plots 36/37 have been amended to increase privacy for existing properties.



Fig 8: Barratt Homes Sketch Layout

- Additional landscaping has been provided throughout the scheme, for example between the parking areas for plots 32 & 33.
- 1.8m high brick screen walls are used as boundary treatments where gardens adjoin the public realm.



Fig 9: Barratt Homes Final Layout

6.0 Design Response and Conclusion

This section of the DAS will outline how the final scheme has responded to the analysis undertaken as detailed in this document, as well as the TAN 12 objectives of good design.

Design Objectives

TAN 12 breaks ‘design’ down into five key objectives Access, Movement, Character, Community Safety and Environmental Sustainability. And describes the process as one of ‘analysis and synthesis’. This section of the DAS will explain how the final scheme meets each of the design objectives.

Access

‘Inclusive design principles that deliver adequate provision for all people including those with mobility impairments, sensory impairments learning difficulties.’

The final site layout seeks to develop the site within its context and promote access for all. In achieving this objective, the scheme has been designed with multiple access points for vehicles, cyclists and pedestrians off Heol Pentre Bach. Varied surface treatments have been incorporated into the design to increase legibility and aid way-finding for visually impaired users. All dwellings will also comply with Part M (Building Regs) to include a 1200mm x 900mm level entrance platform, to allow wheelchair users to access all dwellings.

Further to this, the units have been designed to front onto the Heol Pentre Bach cul-de-sac, to encourage integration with the existing dwellings.



Fig 10: TAN 12 ‘Good Design’

Movement

'The ease of movement to, from and within the development for sustainable forms of transport by creating a safe and attractive environment.'

By virtue of its location, the development site is within close proximity to a number of local facilities and services, as well as links to the wider transport network. Bus stops are located along Frampton Road, providing services to Gorseinon, Llanelli and Swansea City Centre.

Brynea and Gowerton rail stations also lie within 4.5km to the west and east of the site respectively, providing services to Cardiff, Manchester and London. In terms of the scheme itself, parking has been located within the curtilage of each plot to reduce on street parking, and increase forward visibility for vehicle movements. 'Shared surface' areas also help to prioritise pedestrians and cyclists.

Character

Amount

The proposal for 41 units is deemed an acceptable level of development for a site of this size and nature. 35 dwellings per hectare ensures an efficient use of the land, whilst not compromising amenity with overdevelopment.

Layout, Appearance and Scale

To ensure the character and existing amenity of the area is maintained, the site has been designed as an extension to the existing cul-de-sac, whilst the massing of the reflects that present within the immediate locality. The units largely comprise 2 storey dwellings with pitched roofs and detached garages, which reflects the local vernacular. Dual aspect dwellings have been utilised at key junctions, with contrasting material finishes to increase legibility and add interest to the street scene.



All dwellings include a variety high quality materials, UPV-C windows and associated cycle parking & refuse storage.

Landscaping

The development proposal seeks to integrate new landscaping into both public and private spaces, as well as retain a large number of mature trees, and the existing vegetation present along the western boundary of the site. Native species will be used to ensure integration with the surrounding area and provide a food source for local wildlife.

Public Open Space located at the north of the site increases privacy for existing properties, and provides the opportunity to soften the boundary with planting. Further to this, the majority of rear gardens are equal to, or larger than the footprint of each dwelling, providing ample space for recreation and encouraging physical activity.

Community Safety

'High quality public realm and routes which are fit for purpose and will provide the opportunity for safe physical activity and recreation.'

The site layout has been designed to maximise natural surveillance by fronting dwellings on to public spaces and primary movement routes. Dual aspect dwellings have been utilised to ensure footways are overlooked, and robust, secure boundary treatments are present throughout the scheme. The lighting scheme will also ensure the public realm is well lit and legible after dark, reducing the risk of crime.

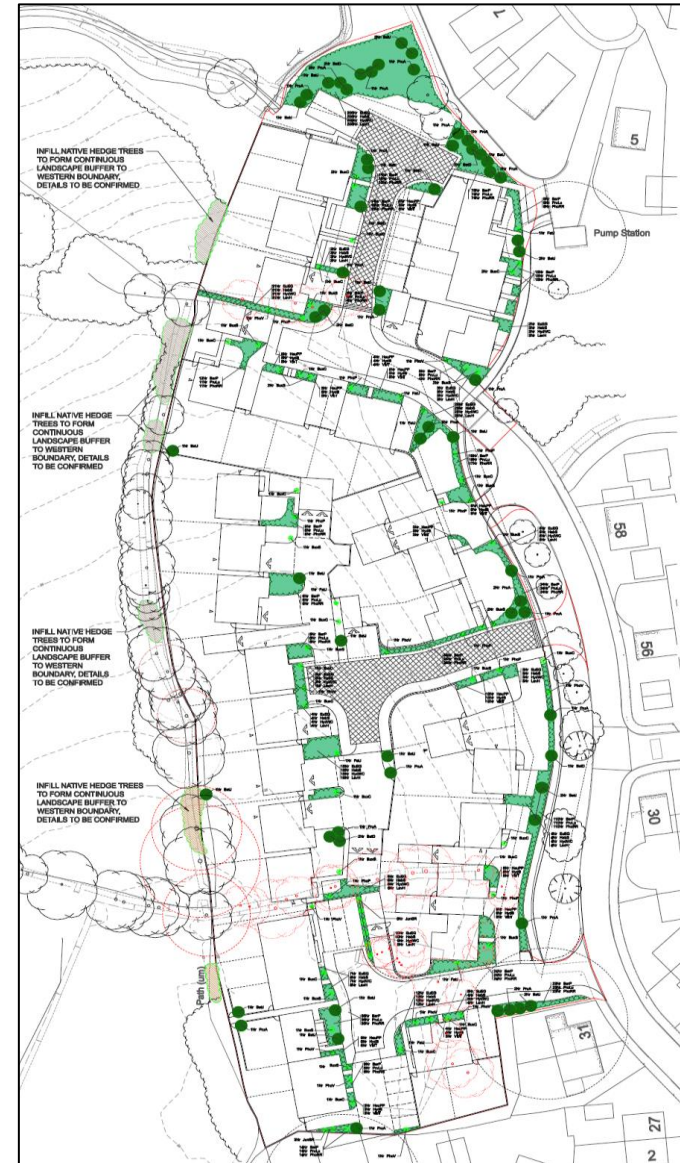


Fig 11: Landscaping Scheme

Environmental Sustainability

'Achieving efficient use and protection of natural resources, enhancing biodiversity and designing for change.'

As previously discussed, the site is situated in close proximity to a range of local facilities and services, which will help to encourage trips by sustainable modes such as walking and cycling.

In terms of ecology and biodiversity, a range of surveys for Protected Species and Arboriculture have been undertaken as part of this application which will inform appropriate mitigation strategies to ensure there is no detrimental impact to wildlife as a result of the development.

Further to this, Barratt Homes seeks to reduce waste wherever possible and employs an individual waste reduction strategy for each of its sites.

Conclusion

This Design and Access Statement demonstrates that the Heol Pentre Bach scheme presents an informed, high quality design solution for much needed residential development in the Gorseinon area. The final layout responds positively to the local context, site features and constraints whilst having regard for the relevant planning policy.



Fig 12: Materials Layout