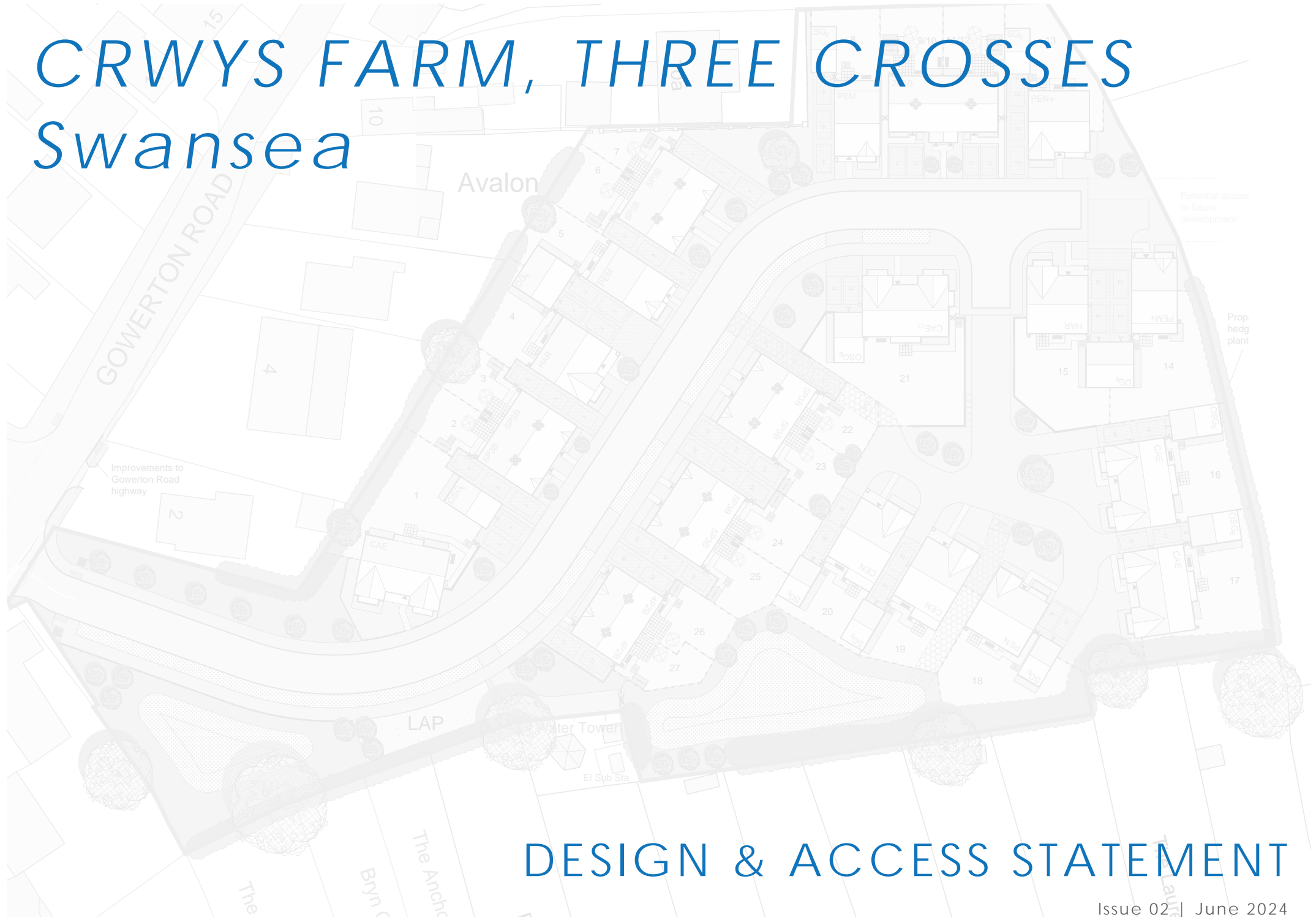


CRWYS FARM, THREE CROSSES Swansea



DESIGN & ACCESS STATEMENT

PREFACE

TAN 12 defines a Design & Access Statement (DAS) 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'.

This DAS has been prepared by Hammond Architectural Ltd (HAL) on behalf of Westacres, an associate company of Morganstone Ltd. It supports a planning application submission for the residential development of land south of Gowerton Road, Swansea.

PROJECT TEAM

A range of specialist consultants has been assembled by Westacres to analyse the site context and inform the design and rationale behind the development. The core project team is summarised as follows:



Architectural Design



Ecology



Planning



Engineering



Landscape

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CONTENTS

The structure of this document is organised to consider the key elements set out within TAN 12, the Welsh Government (WG) guidance documents: Design & Access Statements in Wales, published April 2017 and 'Site & Context Analysis Guide: Capturing the Value of a Site', published March 2016.

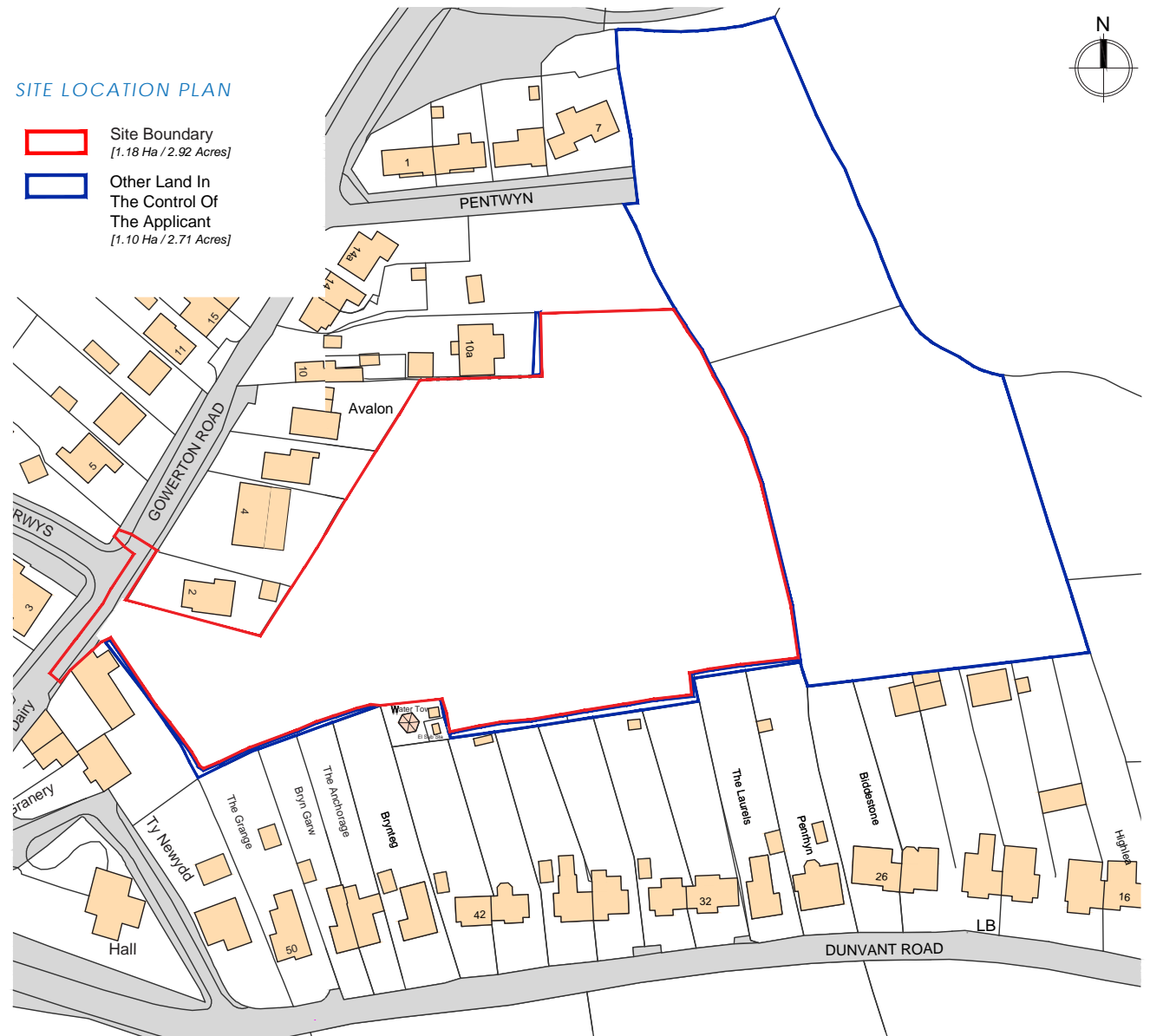
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1. THE SITE

The site is located on Land at Gowerton Road, Three Crosses, Swansea. The site measures approximately 1.2 Hectares (2.98 acres).

The existing site currently comprises of an area of greenfield land with access provided from Gowerton Road to the east, backed by residential properties both to the south and north of the development site. Existing hedgerows form the perimeter with a number of trees located on the south-western boundary of the site.

The site consists of two relatively flat fields currently used as a petting farm, and a small area of land formerly used as a garden.



2. DEVELOPMENT SUMMARY

A residential development of 27 two storey homes; associated infrastructure; and landscaping is proposed on land east of Gowerton Road, Swansea.

Vehicular access to the site is to be secured from the western boundary connecting to Gowerton Road.

The site will incorporate a linear area of multifunctional open space to the south-west. This area will sustainably manage surface water, incorporate a formal Local Area of Play (LAP) and provide space for informal recreation.

The scheme will also include the creation of new habitat as part of the proposed landscaping scheme and as mitigation for habitat loss. This will include the creation of wildlife-friendly attenuation features for reptiles and amphibians.

The development will sensitively back onto existing residential boundaries.

SITE PLANNING LAYOUT



3. VISION & BRIEF

Westacres aim to bring forward a high quality, development consisting of Open Market and Affordable homes.

Homes will be set within an attractive environment, that sensitively integrates with the sites surroundings and fosters a sense of community.

The development should offer accessible green areas for both residents and visitors to enjoy.

PLACEMAKING

The five objectives of good design (TAN12) are a set of principle considerations for this development, ensuring the development effectively responds to and assimilates with the local context. In addition, the DCFW Placemaking Charter identifies six placemaking principles, which are also key guiding factors. The following principles and objectives have been developed to support and promote placemaking.



PEOPLE & COMMUNITY:

Foster inclusivity, enhance community involvement, and provide diverse housing options, attractive streets, and communal spaces to nurture engagement and shared identity.



LOCATION:

Optimise land use while respecting green features. Seamlessly integrate with footpath network and wider ATR infrastructure to enhance services and reduce travel demand.



MIX OF USES:

Utilise land resourcefully, offering varied housing and ownership options matching local demand and density criteria. Design spaces for the community to come together.



MOVEMENT:

Enable secure, active travel from home to destinations. Connect to active routes, reducing car dependence and promoting sustainability. Create safe, pedestrian-friendly areas with controlled vehicle speeds.



PUBLIC REALM & LANDSCAPE:

Integrate with green infrastructure. Enhance resilience through nature-based strategies. Implement sustainable water management, amplify biodiversity, and enhance well-being through nature connection. Design interactive streets and spaces for social interaction and contentment.



IDENTITY:

Craft a distinctive development celebrating natural assets and local aesthetics. Define and elevate spaces as positive focal points, promoting belonging and connection within the community.

4. PLANNING CONTEXT

This section provides an overview of the Development Plan context and planning policy framework of specific relevance to the determination of this application.

RELEVANT PLANNING POLICIES:

- National Development Framework: Future Wales – The National Plan 2040 (February, 2021):
- Policy 2 - Shaping Urban Growth and Regeneration - Strategic Placemaking
- Policy 7 – Delivering Affordable Homes
- Policy 9 - Resilient Ecological Networks and Green Infrastructure
- Planning Policy Wales (Edition 12, February 2024)
- Technical Advice Note 12: Design (2016).
- Joint Mid Wales Local Transport Plan 2015-2020.
- Active Travel (Wales) Act 2013.
- Well-Being of Future Generations (Wales) Act 2015
- Manual for Streets (MFS1 and 2) (2007 & 2010).
- Building Better Places: The Planning System Delivering Resilient and Brighter Futures (July, 2020).
- Welsh Government Circular 016/2014: The Environment (Wales) Act 2016
- The Active Travel (Wales) Act 2013

SWANSEA LOCAL DEVELOPMENT PLAN 2010-2025 (ADOPTED FEBRUARY, 2019).

- PS1 Sustainable Places
- PS2 Placemaking and Place Management
- PS3 Sustainable Housing Strategy

- I01 Supporting Infrastructure and Planning Obligations
- H2 Affordable Housing Strategy
- H3 On-Site Affordable Housing
- H5 Local Needs Housing Exception Sites
- SI1 Health and Well-Being
- SI6 Provision of New Open Space
- SI8 Community Safety
- ER1 Climate Change
- ER2 Strategic Green Infrastructure Network
- ER4 Gower Area of Outstanding Natural Beauty (AONB)
- ER8 Habitats and Species
- ER9 Ecological Networks and Features of Importance for Biodiversity
- ER11 Trees, Hedgerows and Development
- CV1 Key Villages
- T1 Transport Measures and Infrastructure
- T2 Active Travel
- T5 Design Principles for Transport Measures and Infrastructure
- T6 Parking
- EU2 Renewable and Low Carbon Energy Technology in New Development
- EU4 Public Utilities and New Development
- RP2 Noise Pollution
- RP5 Avoidance of Flood Risk
- RP6 Land Contamination
- RP10 Sustainable Waste Management for New Development.

SUPPLEMENTARY PLANNING GUIDANCE

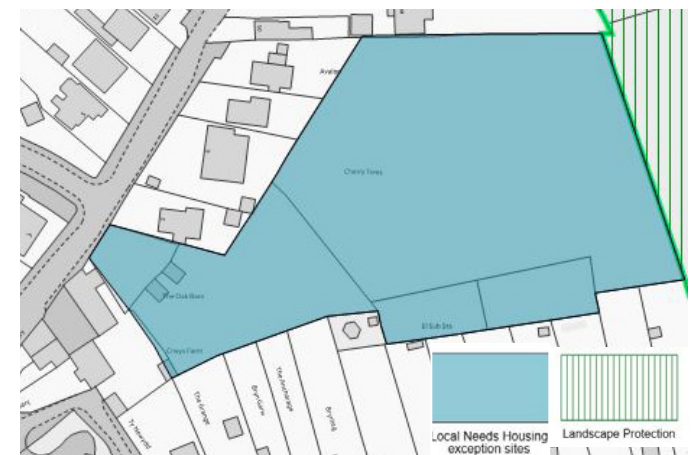
- Biodiversity and Development (adopted February, 2021);

- Car Parking Standards (adopted March, 2012);
- Places to Live - Placemaking Guidance for Residential Development (adopted October, 2021);
- Planning Obligations (adopted March, 2010);
- Trees, Hedges and Woodland (adopted October, 2021).

LDP HOUSING ALLOCATION

- The site lies within the defined settlements limits of Three Crosses, and has been allocated as a Local Needs Housing exception site.
- Additionally, the land to the north east is being promoted for residential development through the LDP process.













LDP PROPOSALS MAP EXTRACT



5. SITE SURROUNDINGS, ACCESS & MOVEMENT

The location of the site is in Three Crosses, a village in the Gower Peninsula, Swansea, Wales. The site is located to the north east of the village centre and is in close proximity to various local amenities.

KEY

-  The Site
-  Bus Route / ATR SWA124 & 125
-  Bus Stop
-  Residential area
-  School
-  Forest - Wood
-  Playing fields
-  Park
-  Cemetery
-  Golf Course
-  Farm - Farmland
-  Approx 500m distance

NEIGHBOURHOOD STRUCTURE PLAN MAPPING FACILITIES WITHIN WALKING DISTANCE OF THE SITE



© Open Street Map

AERIAL VIEW OF THE SITE



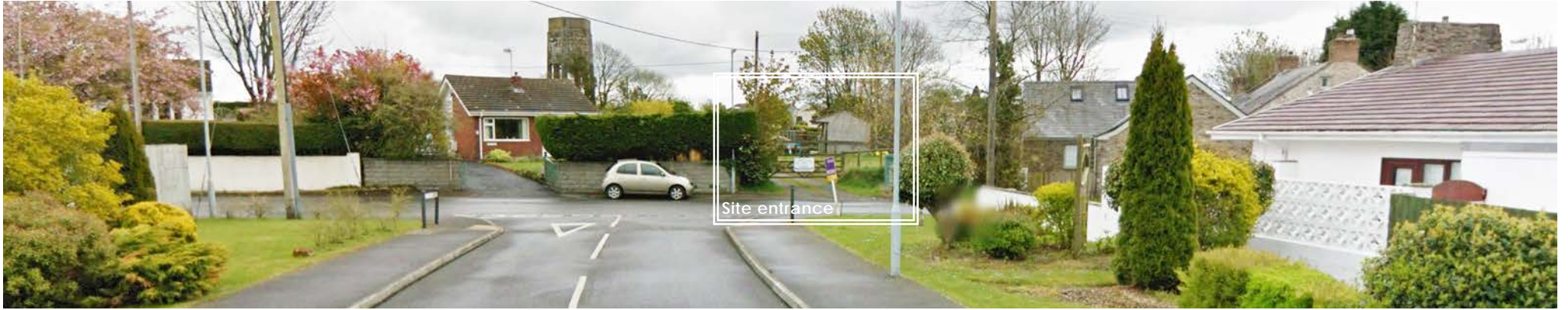
© Google Earth, Circa 2018

The location of the site, situated off Gowerton Road, offers several advantages in terms of public transport road connectivity.

Swansea has a comprehensive bus network, and living near Gowerton Road provides easy access to bus routes located along Dunvant Road, Joiners Road, and Chapel Road. Additionally, Gowerton Railway Station provides connections to Swansea city centre, Cardiff, and other destinations in South Wales.

Local road connectivity, with strong pedestrian footways, makes it easier for residents to access local amenities, services, and recreational facilities south of the site.

(A) View east along Coed-Y-Crwys towards site entrance (water tower visible in distance)



(B) Views south along Gowerton Road



(C) Views north along Gowerton Road



Entrance area



Defunct hedge on north-western boundary / Petting area



Former Garden



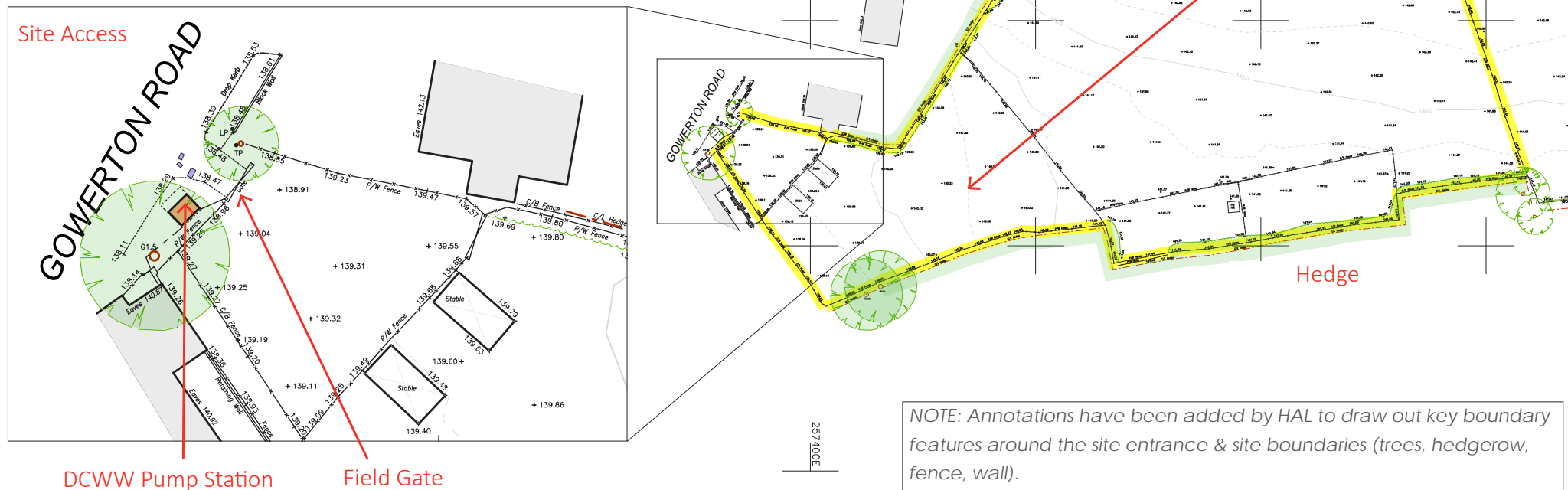
Grass Snake utilising hole under roots in hedge bank



6. TOPOGRAPHY, INFRASTRUCTURE & DRAINAGE

In November 2023, Healer Surveys created a Topographical Survey Plan (excerpt provided right). The site's topography slopes from north-east to south-east. Foliage and trees are depicted with a green line. Hedgerows are also depicted with a green line, with a red dashed line indicating the centreline. The site's contours and levels are indicated in grey, with solid grey lines representing 1m changes in level. Residential buildings are depicted in solid grey fill, with ridge and eaves heights shown.

Topographical survey (Healer Surveys), annotated by HAL to draw out key features



EXISTING DRAINAGE

Public sewerage has been identified within close proximity to the site, with a public combined sewer and local authority highway network within Gowerton Road. In addition to this, a public surface water network has been identified just opposite the site within Coed-Y-Crws.

At present a DCWW mains water pumping station is located within the immediate vicinity of the existing access. With the intention of formalising this access for the development, the pumping station will need to be relocated within the site perimeter (the exact location of which is to be determined).

PROPOSED DRAINAGE STRATEGY

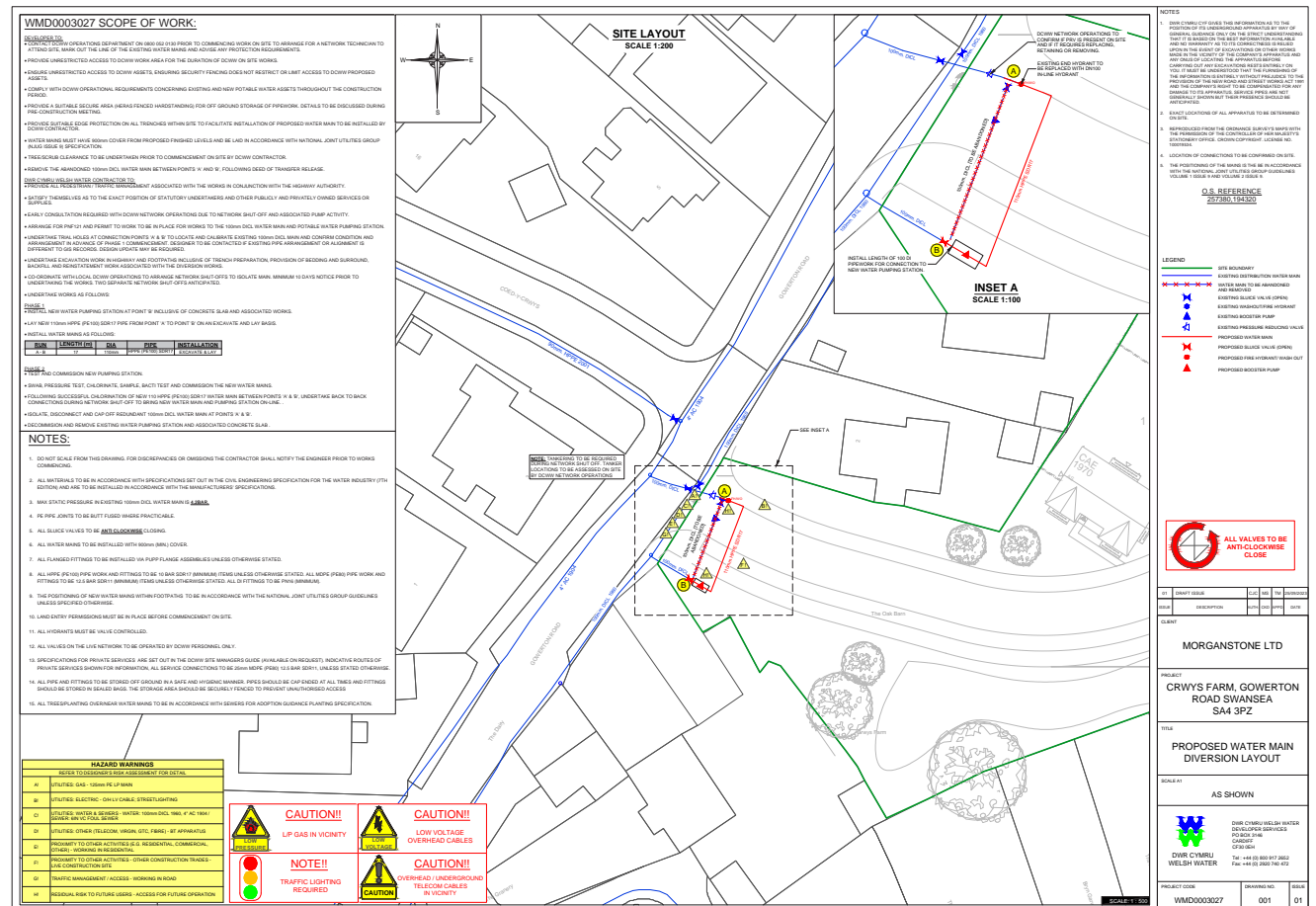
The proposed development site is to be served by a positive system with flows restricted on site to a final discharge rate of 5.9L/s in accordance with the greenfield rate for the development site.

A connection has been proposed into the existing public surface water sewer located within Coed-Y-Crws, opposite the development site. Appropriate surface water attenuation and treatment features have been proposed, including the use rain gardens, porous surfacing and detention basins, in accordance with SAB requirements.

Foul drainage from the development site it to be collected within a positive system, discharging out to the existing combined public sewer within Gowerton Road fronting the site. In order to accommodate the addition of foul flows into this network, surface water removal from the

existing network will need to be explored to provide appropriate capacity for the connection. An appropriate location for the removal of surface water flows has yet to be determined. Westacres are discussing suitable options with a local Housing Association.

Extract below of quotation plan received from DCWW showing proposed water main diversion



7. ECOLOGY & LANDSCAPE

The proposed development site comprises two grazing fields. The site comprises fields used as a petting farm and a former garden; grassland with tall ruderals along edges and boundaries.

A brief overview of findings and recommendations are provided below. Refer to survey reports for further details.

Phase One Habitat Survey



ECOLOGY

Amber Environmental Consultancy Ltd was commissioned to undertake a Preliminary Ecological Appraisal (PEA) and provide a Reptile Mitigation Strategy for the site. A brief overview of findings and recommendations are provided below.

- Suitable reptile habitat mainly in former garden area to north; recommendations include building reptile banks and placing refugia around site boundaries.
- No suitable amphibian habitats found.
- Scattered trees to be retained in southern and western boundaries.
- Small wooded area (north-eastern corner) to be

lost.

- Other edge habitats to be stripped of vegetation during active periods.
- Passive displacement for reptiles (Slow-worm, Grass Snake) and precautionary approach for amphibians (including GCN).
- Encourage animals to move freely away from harm into similar habitats outside development area while remaining in locality.
- Enhancement of retained and creation of new habitats for reptiles and amphibians.
- Enhancements include creation of hibernacula, brash, and log piles for cover and prey availability; management to achieve mosaic of open, sunny areas and dense cover for basking opportunities.
- Grassland adjacent to hedgerows or attenuation feature should maintain a fringe of 1-3m width as longer grass.

ARBORICULTURE

A Tree Survey was undertaken by RTAC on 17th August 2023. RTAC has produced a report evidencing the survey of trees growing within and around the perimeter of the proposed development site, noting arboricultural features of the site only and including any physical features which directly affect or are affected by the trees. Recommendations are made with respect to the proposed development.

The site is bordered to the north and south by outgrown hedgerows of predominantly hawthorn with some domestic species such as privet, leylandii and Escallonia.

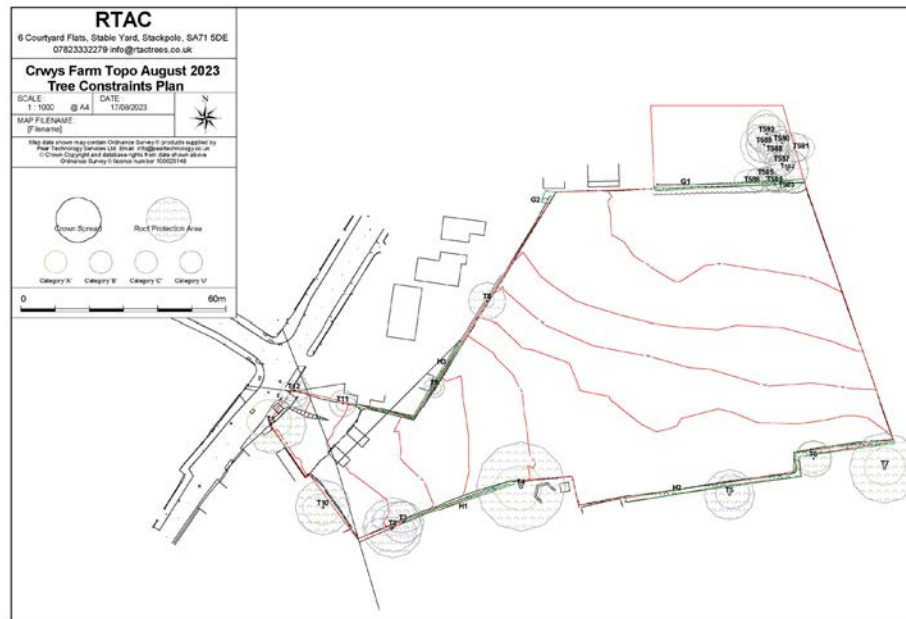
A small, wooded area to the north-east of the grazing fields has also been included in this survey. This woodland area is predominantly wych elm with a small amount of common oak and an understory of common hawthorn, common holly and coppiced hazel.

Twenty-three individual trees; three hedgerows and two groups of trees were recorded during this survey.

The majority of trees at the site are located on or outside the boundaries and will remain unaffected by the development. However, two A category trees and 11 C category trees need removal to facilitate construction. This includes T1 and T12 for site access (removed under a section 154 as its in the highway verge), with the remaining trees forming a small wooded area in the

north-east. Swansea City Council's guidelines mandate replacement trees for those removed, which will be accommodated within the development's open space.

The report notes parts of RPAs may be impacted by construction but the impact can be mitigated and is considered minimal and won't destabilise the tree(s).



Tree Constraints Plan

8. BUILT FORM & CHARACTER

Three Crosses, known as Y Crwys in Welsh, is an inland village located in the northeast corner of the Gower peninsula.

Originally established in the early 19th century to cater to the needs of small, shallow collieries in the vicinity, it thrived at a crossroad along the route from Swansea City Centre (circa 10km away) to Penclawdd (5km away). However, as the collieries closed by the turn of the 20th century, Three Crosses transformed into a quieter, dormitory village primarily serving Swansea.

The Three Crosses community was established in 2012, having formerly been part of the Llanrhidian Higher community.

As illustrated right, architectural styles in the area are varied, with three Grade II Listed stone rubble buildings located south of the site entrance. Stone and render materials dominate locally, with gable-fronted porches a feature on some properties. These architectural elements can serve as inspiration for this development.

CRWYS FARMHOUSE



© Jon K. <https://disqus.com/by/jonathankedward>

CRWYS FARMHOUSE



GRADE II LISTED BUILDING KEY FEATURES

- Whitewashed sandstone rubble masonry.
- Slate roof with ridge tile.
- Brick dressings to the openings,
- Yellow brick end-chimneys.
- Sandstone coped gables
- stone sills, flat arch heads.
- Front garden wall has a coping of half-round slag blocks.

KEY FEATURES OF SURROUNDING AREA

- A wide mix of detached, semi-detached and terraced homes, typically two storey with the occasional, with clusters of one storey bungalows interspersed.
- Architectural finishes and detailing is varied, with render, stone and brick (red, buff and brown) prevalent.



GRADE II LISTED BUILDINGS

Three Grade II Listed Buildings are located to the south of the site entrance and comprise a mixed farmstead, listed for group value with Crwys farmhouse. The farmhouse dates from the late C18, and is shown on an estate map of 1779. The farm buildings to the west appear to be an early C20 addition.



2 Stable and cowshed, Crwys Farm

<https://britishlistedbuildings.co.uk/300023483-stable-and-cowshed-crwys-farm-llanrhidian-higher/photos/236272> © Jon K. Photo ID: 236272. Building ID: 300023483.



1 Crwys Farmhouse

<https://britishlistedbuildings.co.uk/300023481-crwys-farmhouse-llanrhidian-higher/photos> © Jon K. Photo ID: 23626. Building ID: 300023481.



3 Livestock Range with Loft, Crwys Farm

<https://britishlistedbuildings.co.uk/300023482-livestock-range-with-loft-crwys-farm-llanrhidian-higher/photos/236271> © Jon K. Photo ID: 236271. Building ID: 300023482.

9. SWOT ANALYSIS

The key site constraints and opportunities presented by the site are summarised below in the form of a SWOT analysis and graphically presented on page 19. The early identification of site constraints and opportunities has informed the design process, helping capture the full value of site and create a site layout that is sustainable, accessible, and deliverable.

STRENGTHS

- The site lies within the defined settlements limits of Three Crosses, and has been allocated as a Local Needs Housing exception site, thus making housing development acceptable.
- The site offers available land for much-needed housing, including affordable options.
- Essential amenities like shops and schools are within walkable distance from the site.
- Good site accessibility is facilitated by existing access onto Gowerton Road. Proximity to existing bus stops and services to the south of the site enhances accessibility and supports sustainable travel.
- The site faces no significant risk of flooding from rivers or coastal areas.

WEAKNESSES

- A DCWW Pump Station exists at the site entrance.
- A water tower and sub station existing to the south of the site (offsite) and future access is required.
- Careful layout planning is needed due to adjacent properties to the north and west to avoid privacy concerns and impact on setting of Listed Buildings.
- Removal of some existing trees for site access may be necessary.

OPPORTUNITIES

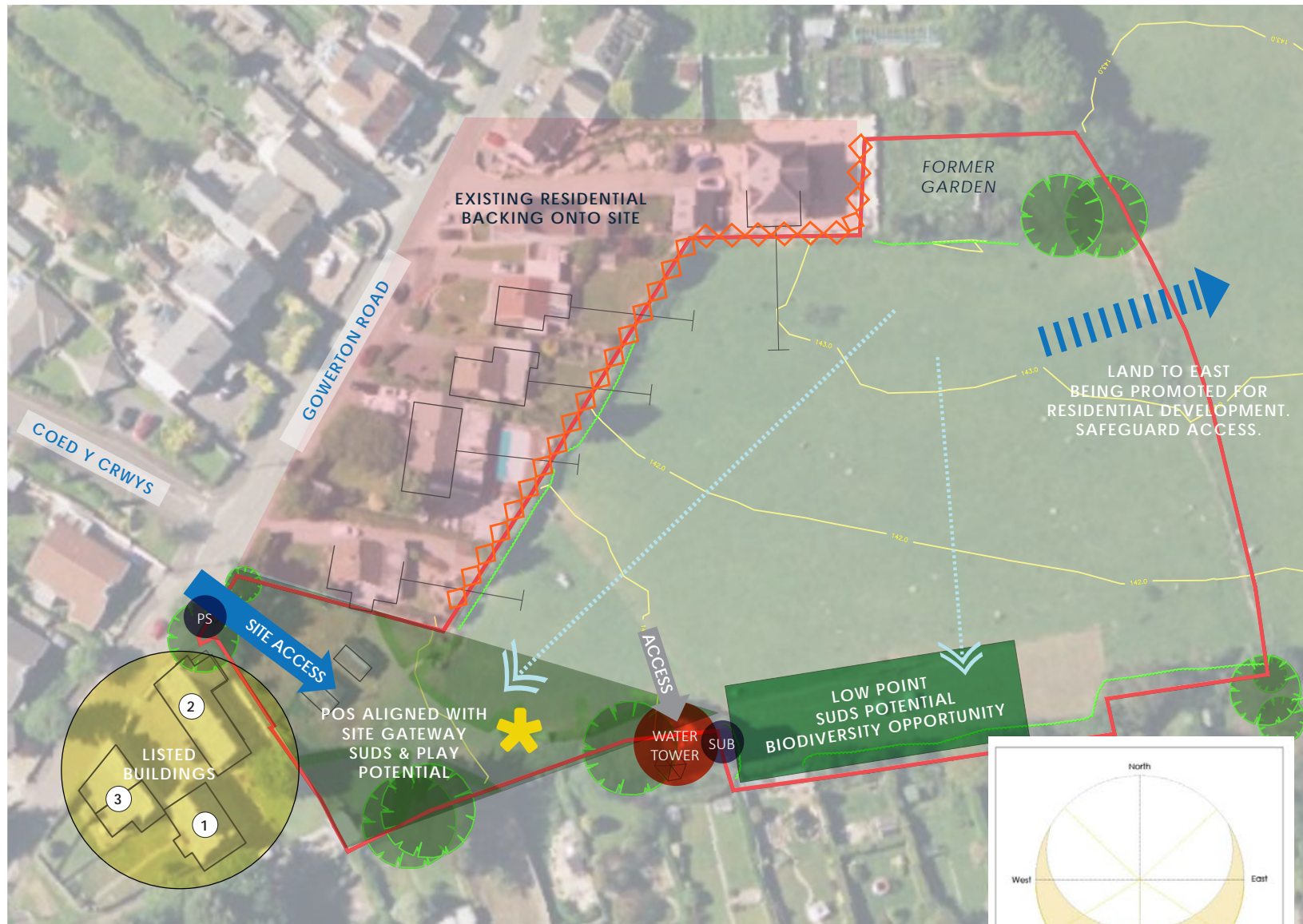
- Preserve existing boundary hedgerows where possible while incorporating new plantings to create wildlife corridors.
- The lower, south and western part of the site can offer a sizable multi-functional public open space for SUDS, recreation and/or biodiversity mitigation and enhancement.
- A Local Area of Play (LAP) could be provided for residents and the wider community.
- Integrate ecological mitigation and biodiversity enhancement measures.
- Screen the development by utilising existing/new

vegetation along shared boundaries with residential properties.

- Sensitively back onto existing private gardens.
- Develop a planting strategy that incorporates local native species in landscaping and open spaces to support biodiversity.
- Enhance nesting possibilities by including bird and bat boxes.







THREATS

- There is a requirement to decommission and remove an existing water pumping station and install a new water pumping station.
- Existing habitats may face disruption; safeguarding retained hedgerows during/post-construction is crucial.





KEY







Landscape & Ecology

-  Site Boundary
-  Existing trees / vegetation. Refer to tree survey for details,
-  Potential attenuation basin
-  Potential POS / LAP
-  1m Contours
-  Levels falling / SUDS implications

Movement & Access

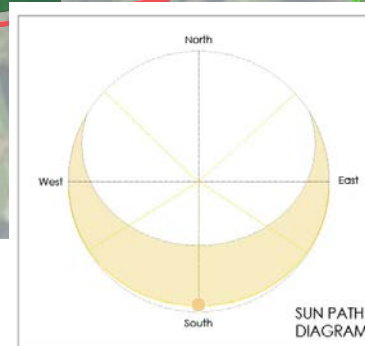
-  Existing / Proposed site access
-  Potential connection to future phases

Development & Infrastructure

-  Existing residential homes backing onto site
-  Listed buildings (1, 2, 3)
-  Water tower (off site)
-  DCWW Pump Station
-  Sub Station (off site)
-  Requirement for access to Water Tower & Sub Station

Grade II Listed Building

-  1 Crwys farmhouse
-  2 Stable and cowshed, Crwys Farm
-  3 Livestock Range with Loft, Crwys Farm



10. CONCEPT DEVELOPMENT

Early concept design principles and a layout were established to demonstrate how the site could accommodate circa 27 mixed tenure homes. The key features of the concept proposal are described and illustrated below.

RESIDENTIAL

- Mixed tenure development.
- 51% Affordable homes
- Two, three, and four-bedroom homes.
- Dwellings primarily two storeys.
- Architectural style to incorporate stone, render to create a characterful, cohesive development.
- Development to respect any no-build zones

GREEN INFRASTRUCTURE

- Site bordered by green infrastructure
- Retaining mature features where possible.
- Accommodate an open area in the south, western area to incorporate an attenuation basin(s) to manage surface water sustainably. This space could serve as an amenity for residents.
- SUDs integrated into Street network to manage water.

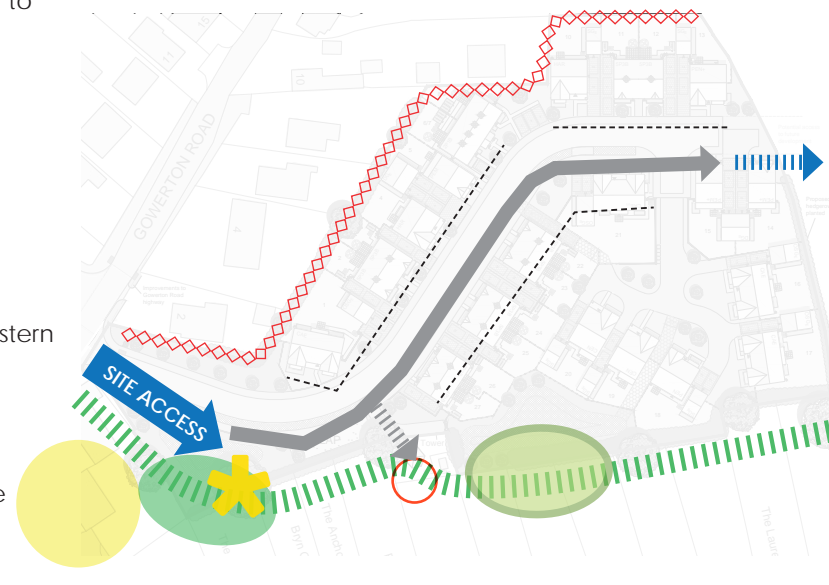
ACCESS & MOVEMENT:

- Vehicles to access the site from Gowerton Road.
- Cyclists to be accommodated on carriageway.
- Pedestrian access will be provided with 2.0m footway followings vehicular routes into the site.
- Layout of the streets to create a connected and visually clear neighbourhood that is pedestrian and cyclist-friendly.
- Access to water tower and substation to be accommodated from within site.

PRE-APPLICATION CONSIDERATIONS

The proposed layout and a package of supporting information was submitted for comment and Pre-App responses were received. Overall the response was generally positive, but some areas needing attention were raised.

CONCEPT PLAN



KEY

Landscape & Ecology	Development & Infrastructure
Site Boundary	Front onto street
GI Corridor	Back onto residential
Potential SUDs	Listed buildings (setting)
POS / Play area	
Potential SUDs / Ecology	
Movement & Access	
Existing / Proposed site access	
Potential connection to future phases	
Access to water tower / Sub Station	

A brief overview of the key issues and areas for improvement identified in the pre-application response for the planning application are summarised below.

HOUSING & MIX:

- Integrate affordable housing (AF) provision across the site.
- Justify housing mix; consider smaller market houses and bungalows.
- Consider heritage assets' setting to the south.
- Improve treatment of eastern edge of development and its relationship with the countryside; a stronger defensible boundary is needed.
- Address frontage parking and plot layout issues.
- Improve corner treatment for Plot 15.
- Consider elevation/material uplifts for AF.
- Considered provision of balconies for upper floor flats.
- Increase separation of Plot 1 from existing bungalow.
- Increase separation of Plot 2 & 3 from existing houses.
- Improve back-to-side relationships.

AMENITY & SUDS:

- Integrate amenity space/Sustainable Drainage Systems (SUDs).
- Incorporate play provision along site entrance and clarify SAB features.



- Consider SUDs impact on two Cat B trees to the south.
- Provide Local Area of Play (LAP) with benches.
- Provide maintenance and management plans for SUDs.

CONNECTIVITY & HIGHWAYS:

- Propose off-site pedestrian linkages.
- Design safe, adoptable streets.
- Soften street environment to east.
- Propose a solution for the lack of existing footpath to the north.

- Provide highway contributions for upgrades and local improvements.
- Clarify the moving of the DCWW Pump Station
- Address visibility constraints to the south.
- Provide footway provision and crossing points.
- Designate bin collection points.
- Provide refuse turning swept paths.
- Include dimensions of estate cars in swept paths.
- Demonstrate maintenance access for the water tower.

OTHER STUDIES:

- Submit additional reports: Green Infrastructure Strategy, Bat roost assessment, LVIA, etc.
- Incorporate energy efficiency features (PV, ASHP).
- Consider bat activity survey and reptile mitigation strategy.
- Update Transportation Statement (TS) with parking numbers and include commentary on cycle parking.

DESIGN DEVELOPMENT / ENGAGEMENT

The design has undergone significant evolution, incorporating improvements in response to officer comments. Broadly, the changes made and considered include enhancements to the layout for better functionality and aesthetics, adjustments to housing mix to better align with market demands, integration of green spaces and amenities to enhance livability, refinement of pedestrian pathways and connectivity, and adherence to safety and sustainability standards.

Additionally, attention has been given to heritage preservation and landscape integration, ensuring a harmonious relationship with the surrounding environment. These revisions reflect a collaborative effort to address concerns and optimize the project's

overall quality and impact.

Notable changes include:

- Adjusted siting of affordable homes for better distribution.
- Elevated affordable homes with gables to blend with open-market housing.
- Refined eastern edge with hedgerows to strengthen boundary, reduced turning area and uplifted end elevations, adding windows for improved outlook.
- Addressed frontage parking and plot layout issues.
- Redesigned and detailed amenity and SUDS areas, including LAP and seating.
- Proposed off-site pedestrian linkages for enhanced connectivity, with informal crossing points for pedestrian safety.
- Addressed visibility constraints to ensure clear sight lines.
- Carefully planned refuse turning swept paths for waste collection.
- Accommodated maintenance access for water tower.
- Conducted various studies (Green Infrastructure, Bat Roost Assessment, LVIA, Archaeological Report, Coal Mining Report) for informed decision-making.

FURTHER REFINEMENT

Following receipt of detailed planning comments and further detailed design work, further amendments to the site plan were made:

- Plot 1 revised to a CAE and revised orientation.
- Plots 2 & 3 pulled forward to improve the back-to-back distance from no.4 Gowerton Road.
- Plots 2-5 & 10-12 revised locations.
- Plots 13-15 revised to include an additional window following Planners' comments.
- Plots 16-17 adjusted location to improve relationship with Plots 14, 15 & 18.
- Plots 16-18 revised orientation to improve unit outlooks.
- Small gables added to the 4P2B & 5P3B units.
- No.4 Gowerton Road extension drawn on plan.
- Highway turning head revised in length and introduced a private drive to serve Plots 14-15.
- Proposed native hedgerow to be planted along Eastern boundary.
- Air Source Heat Pump (ASHP) locations added to all plots and footpath.
- Photovoltaic Panels (PV) added.
- Maintenance gate added near water tower.
- Drainage strategy revised.
- Attenuation basins revised in size and shape.
- Detailed engineering and landscape design.

11. THE PROPOSAL

The Proposed Site Layout and Accommodation Schedule can be found on page 24 (see also drawing ref. PL-01).

The layout has been carefully developed to work with the site's constraints and capitalise on its potential, thereby allowing the site's character and sense of place to unfold.

This section summarises the key design parameters and placemaking principles, including the five objectives of good design outlined in TAN 12 (Character, Access, Movement, Environmental Sustainability and Community Safety).

LAYOUT, USE & AMOUNT

The proposed layout principles and uses can be summarised as follows:

- 27 new homes, comprising a range of house types and tenure that will support the creation of a mixed community.
- 14 affordable units are proposed, equating to over 50% affordable, comprising 1, 2 and 3 bed homes.
- The 13 open market homes will comprise 3 and 4 bed houses.
- This diverse mix of property types and tenures will create a development to appeal to large sections of the local community. With house types suitable for first time buyers and families.

ACCESS

- Vehicular access to the site will be achieved along the sites western boundary from Gowerton Road.
- The proposed access has been designed to accommodate the range of vehicles that are likely to service the site, including refuse vehicles.

- The internal access road has been designed to a 5.5m width.
- The layout places a high priority on the needs of pedestrians and cyclists, with an attractive, safe, street network proposed.
- Access to properties will be provided in accordance with building regulations.
- Parking is typically offered on plot, with a small area of frontage parking serving walk-up flats.

MOVEMENT

- Pedestrian access within the site will be provided in the form of 2m footways. Footpaths follow the carriageway.
- Informal crossing points have been provided at the site entrance and within the site to encourage walking and access for all.
- A private drive will connect south off the proposed main street serving five properties.
- Cyclist access to the site will be provided on carriageway.
- The street network could be extended to serve future development to the east if required.

SITE PLANNING LAYOUT

SITE KEY

Boundary Treatments

- 1.8m High close board fence
- 1.8m High screen wall
- 0.45m High Timber Knee Rail
- Existing fence boundary

Access Points

- Primary door to dwelling (H to I)
- Secondary door(s) to dwelling
- Garage door
- 1.8m High close board personnel gate
- Maintenance access gate

Hard Surfacing

- Highway - Tarmacadam Finish
- Highway - Porous Block Paving Finish
- Highway Footpath - Tarmacadam Finish
- Private Driveway - Asphalt Finish
- Private Driveway - Porous Block Paving Finish
- Private Footpath - PCC Slab Finish
- Patio Area - PCC Slab Finish
- Bin Collection Point - PCC Slab Finish
- Local Area of Play

Soft Surfacing

- Front Garden
- Rear Garden
- Amenity Space / POS
- Bio-retention System Feature

Site Features

- Existing or Proposed Tree / Landscaping
- Existing or Proposed Hedgerow
- Affordable Unit - Social Rented
- Shed Storage
- Air Source Heat Pump Location
- Bin Store Slab - PCC Slab Finish
- Rotary Line
- Rain Water Butt
- Drainage Easement
- Entrance Feature Pier



Accommodation Schedule					
House Name	Code	Beds (N/A)	No of Units	Total Area	
Open Market Units					
Pembroke	PEM	3	1169	2	2338
Pembroke+	PEM+	3	1169	1	1169
Penrhos	PEN	4	1472	1	1472
Penrhos+	PEN+	4	1472	1	1472
Cennen	CEN	4	1545	2	3090
Harlech	HAR	4	1428	2	2856
Caernarfon V1	CAEV1	4	1954	1	1954
Caernarfon	CAE	4	1943	3	5829
Sub Total			13	14351	
Affordable Units					
1 Bed WDQR (GF)	2P1B	1	534	2	1068
1 Bed WDQR (FF)	2P1B	1	584	2	1168
2 Bed WDQR	4P2B	2	872	2	1744
3 Bed WDQR	5P3B	3	1013	8	8104
Sub Total			14	12084	
Total			27	26435	

10	Existing fence boundaries added to layout.	14.08.24
9	Latest Engineering works, drainage and landscaping information added to layout.	10.06.24
8	Plots 6-12, 15 & 21 revised locations to improve their relationship with 10a Gowerton Road. 10a Gowerton Road rear boundary walls added to layout.	17.05.24
7	Plots 2 & 3 pulled forward to improve the back to back distance from no.4 Gowerton road, no.4 Gowerton Road extension drawn onto site plan. Plots 16-17 adjusted location to improve relationship with Plots 14, 15 & 18. ASHP locations added to all plots and footpath adjusted to accommodate the ASHP.	07.05.24
6	Plot 1 revised to a CAE and revised orientation. Plots 18-19 revised orientation to improve unit outlooks. Highway turning head revised in length and introduced a private drive to serve Plots 14-15. Proposed native hedgerow to be planted along Eastern boundary. Plots 25 & 10-12 revised locations, revised 'Affordable Units' in size and angle. Private rain gardens revised. Plot 19-20 revised to include an additional window following Planners comments. Small glasses added to the 4P2B & 5P3B units.	03.04.24
5	Site Boundary adjusted near Site Access point. Plots 19 & 20 revised position/layout.	12.02.24
4	Plots 1, 19, 20, 26 & 27 orientation revised. L.A.P. added to layout. Site access design revised. Water Tower access also revised. Additional window symbols added.	19.01.24
3	Private rain gardens, rain water butts and locations of proposed permeable block paving added to layout.	15.09.23
2	Plots 26-27 revised to 4P2Bs.	29.08.23
1	House Type mix revised. Drainage easements illustrated. Site entrance piers added. Attenuation basins revised.	24.08.23

REV.	DESCRIPTION	DATE
CLIENT		
Westacres		
JOB TITLE		
Three Crosses, Swansea.		
DRAWING TITLE		
Planning Layout		
SCALE @ A2		
1:500	DATE	DRAWN BY
	Aug '23	KE
JOB NO.		
2218	DRAWING NO.	REVISION
	PL-01	10

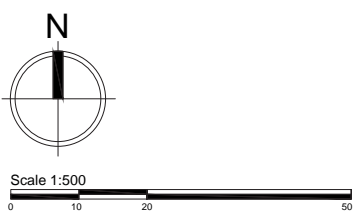
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Figured dimensions must be taken in preference to scaled dimensions and any discrepancies are to be referred to Hammond Architectural Ltd. Contractors, subcontractors and suppliers must verify all dimensions on site before commencing any work or making any workshop drawings.



CHARACTER

Through an understanding of the site's constraints and opportunities, the scheme allows for the organic development of a distinct sense of place. Respectful of the area's existing character, special consideration is given to the significance of listed buildings to the southwest of the site entrance. Carefully integrated green spaces and edges, inspired by the site's surroundings, contribute to a welcoming entrance. Informed by the diverse local vernacular, the architectural style of the proposed scheme has been thoughtfully unified and harmonised with the surrounding environment. Render, stone, and slate grey tones prevail, ensuring a seamless integration with the area's aesthetic.

ARCHITECTURAL STYLE, HEIGHT, AND FORM

A collection of 27 high-quality detached, semi-detached and walk-up homes are proposed:

All homes will be two storey. The length, width and height of buildings is varied across the development (refer to submitted house type drawings).

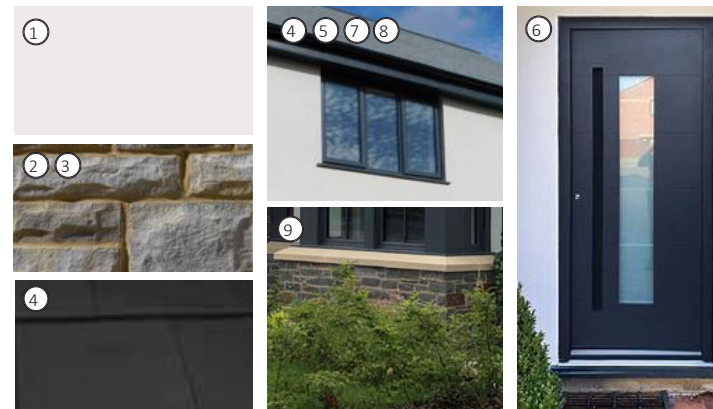
- A large four bed home is carefully located to front the arrival space into the site.
- Five open market house types are proposed, with some house types uplifted to animate secondary elevations..

EXAMPLE MATERIAL PALETTE FOR CAERNARFON HOUSE TYPE



INDICATIVE MATERIAL SCHEDULE

1. White painted render facade (e.g. Parmurex one coat render)
2. Silver grey rough dress stone facade (e.g. Bradstone)
3. Silver grey rough dress stone plinth (e.g. Bradstone)
4. Artificial slate grey roof tile (PV refer to HT plan)
5. Grey colour uPVC Window
6. Grey GRP doors
7. Black fascias and soffits
8. Black rainwater goods
9. Recon stone (bay window cill only)
10. Meter box (colour to match facade)



- Three different house types are proposed for the affordable homes, all positively arranged along the Main Street. Homes are finished in render with gablets added to unify them with the wider development.
- Changes in architectural treatment (gables, bay windows and canopies) are proposed, helping to create an attractive and varied streetscape.
- Properties will be unified by material palette and architectural features, add a sense of richness and identity to the development.
- Windows and doors are well designed and proportioned with the building facade.
- Repeated gables will help animate and address streets and spaces.
- Windows are well designed, axially arranged and proportioned with the building facade.
- Flat canopies are included across the house types as linking character element.
- It is considered that the scale and massing of the proposed residential units and the development is appropriate to the site and is in keeping with the scale of residential development typical to the area.

BUILDING MATERIALS

A similar architectural finish in terms of material and colour has been applied across the site. Homes will be typically finished with white render and contrasting grey rough dressed stone. Further information and photographs illustrating typical external finishes are provided on pages 27 to 28.

STREETSCAPE

The development will seek to find a balance between movement, access and character of place:

- Arriving from the west, a new street will be extended off Gowerton Road.
- The street will be attractively fronted by 2 storey houses, set within attractively landscaped gardens.
- A bio-retention/ attenuation feature will run along the length of the main street, helping to green and soften the streetscene.
- A private drive will connect north off the main street. The properties located off the private drive will sensitively sit within the existing green infrastructure of the site.
- Where possible buildings have been designed to face onto streets and spaces to provide activity and overlooking.
- Active frontages will animate and maximise

surveillance over publicly accessible outward facing edges, streets, and spaces.

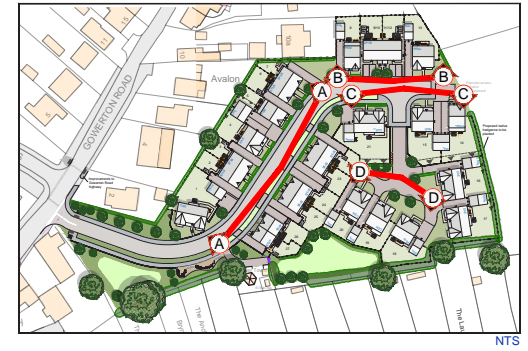
- Typically, homes will back onto the existing green boundaries of the site, helping to provide clear, secure differentiation between public and private space.

REFUSE, RECYCLING, AND BIKE STORAGE

- Refuse storage for houses will be sensitively accommodated to the side or rear of the building. Collection will be via the main carriageway.
- Cycle storage will be accommodated within secure private gardens.

ILLUSTRATIVE STREET SCENES

Street Scene A-A



Street Scene B-B



Street Scene D-D



Street Scene C-C



HOUSE TYPE RANGE

Pembroke (PEM) House Type



Harlech (HAR) House Type



Caernarfon (CAE) House Type



Penrhos (PEN)
House Type



Cennen (CEN)
House Type



Affordable (4B2P) House Type



OPEN SPACE, BIODIVERSITY & AMENITY

A new area of multifunctional public open space will be established at the entrance to the site, positioned on the south-western edge and accessible from the Main Street. This space will be enveloped by existing hedgerows and trees to the west and south, while opening up to the east and north, creating a welcoming environment positively overlooked by nearby homes. This design approach aims to provide a safe and inviting community space suitable for individuals of all ages, facilitating interaction between people and nature.

The layout of the space will be strategically designed to accommodate various functional requirements of the site, including serving as an attenuation area for surface water drainage, while also providing ample space for amenity use and promoting biodiversity.

The soft landscape setting of the site will be enhanced by the inclusion of front gardens, which will not only contribute to the aesthetic appeal of the area but also offer numerous benefits to the health and well-being of residents, the environment, and local wildlife.

Throughout the site, appropriate separation distances will be maintained between houses and between

habitable rooms, ensuring privacy and comfort for residents. Properties along the southern boundary will back onto the existing hedgerow and an area safeguarded for nature, which will not be publicly accessible, preserving a natural habitat within the community.

SOFT LANDSCAPE

Tir Collective has developed a Landscape Strategy and Planting Proposals for the site (see pages 30-31).

The soft landscape plan aims to enhance the biodiversity value of the site and its surrounding area by incorporating various elements. Existing trees will be preserved where possible, with a designated Root Protection Area (RPA) indicated by an orange dashed line, ensuring their continued health and longevity. Additionally, existing vegetation will be removed to make way for the proposed enhancements.

The proposal includes the introduction of wildflower/ grassland areas strategically designed to foster pollinators, thus enriching biodiversity and providing an aesthetic amenity. Shrub planting, featuring selected native species wherever possible, will further contribute to the ecological integrity of the

landscape. Furthermore, the plan incorporates the planting of diverse tree species characterised by colourful foliage, seasonal interest, and flowering or fruiting qualities. To reduce maintenance requirements and enhance natural habitats, species-rich grass areas will be established with reduced mowing frequency, especially away from pedestrian routes.

The inclusion of a detention basin with species-rich damp grassland and swales featuring a mix of shrubs, perennials, and grass species will serve to manage water effectively while providing additional ecological benefits.

Along the site boundary, a native species hedgerow will be established, complemented by ornamental hedgerows within the landscape. Lastly, the proposal incorporates a nature-based play space, promoting interaction with nature while fostering a sense of play and discovery.












In summary, the soft landscape plan is designed to positively impact the biodiversity and ecological health of the site and its surroundings, with an emphasis on incorporating pollinator-friendly plants and creating diverse, vibrant habitats.



Key

Soft Landscape

Landscape planting will provide an overall positive impact on the biodiversity value of a site and the local area. Pollinator-friendly plants will be included in the landscape planting for insects.

-  Existing trees to be retained with Root Protection Area (RPA) shown as an orange dashed line
-  Existing vegetation to be removed
-  Proposed shrub planting including selected native species where possible
-  Proposed tree planting with diverse species with colourful foliage, seasonal interest, flowering and/or fruiting species
-  Proposed species rich grass with reduced mowing frequency away from pedestrian routes
-  Proposed wildflower/annual grassland areas to encourage pollinators, provide biodiversity and amenity
-  Proposed detention basin with species rich damp grassland
-  Swales with shrub, perennial and grass species
-  Proposed native species hedgerow along site boundary
-  Proposed ornamental hedgerows
-  Proposed nature based play space

Refer to **L2** for detailed planting areas and rain garden planting details. Plant specifications are on drawings **L3** and **L4**. Plant schedules are also on **L4**.



Scale @ A1 - 1:400
TC24212_L1-L4 v3.dwg














17 June 2024

PLANTING PROPOSALS

Key

Soft Landscape

Landscape planting will provide an overall positive impact on the biodiversity value of a site and the local area. Pollinator-friendly plants will be included in the landscape planting for insects.

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-  Existing vegetation to be removed
-  Proposed shrub planting including selected native species where possible
-  Proposed tree planting with diverse species with colourful foliage, seasonal interest, flowering and/or fruiting species
-  Proposed species rich grass with reduced mowing frequency away from pedestrian routes
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-  Proposed detention basin with species rich damp grassland
-  Swales with shrub, perennial and grass species
-  Proposed native species hedgerow along site boundary
-  Proposed ornamental hedgerows
-  Proposed nature based play space

Refer to L1 for the landscape strategy. Refer to L2 for detailed planting areas and rain garden planting details. Plant specifications are on drawings L3 and L4. Plant schedules are also on L4.



Three Crosses, Swansea

Planting Proposals **L2**

0 5 10 15 20 25 30 35 40 45 50 m
 Scale @ A1 - 1:250
 TC24212_L1-L4 v4 dwg 17 June 2024



ENVIRONMENTAL SUSTAINABILITY

In accordance with TAN 12, the development should seek to achieve efficient use and protection of natural resources; enhance biodiversity and design for change.

At the project outset several high levels principles were developed, focused on Environmental Sustainability:

- Protect and enhances the natural environment and pro-actively manages surface water drainage.
- Provide a supply of housing that meets the needs of the present and future generations, is well served by local facilities, and supports health and well-being.
- Efficiently use land in a way that sensitivity responds to the site context.
- Create employment opportunities during the construction period.

The site is sustainably located within an existing settlement, in proximity to a range of services and facilities, and public transport options. The proposed development protects and enhances aspects of the natural environment and proactively manages surface water drainage in a sustainable way. The proposed dwellings will be built to current buildings regulations, which include new energy efficiency ratings, new regulations for on-site electricity generation, and overheating mitigation. Affordable homes will be built to current Welsh Development Quality Requirements (DQR).

Additionally, all homes will be equipped with Air Source Heat Pumps (ASHP) and Photo Voltaic (PV) panels on roofs, ensuring that the development incorporates renewable energy sources and promotes environmental sustainability at every level.

COMMUNITY SAFETY

In accordance with TAN 12, community safety can be achieved through careful site planning and detailed design. The design of the proposed layout will reduce the opportunity for crime and other anti-social behaviour. Key features include:

- Carefully orientated buildings designed to enable natural surveillance, promotes a sense of ownership and responsibility and aid crime prevention, thereby increasing community safety.
- The development is well connected to the adjacent area, increasing the opportunity to socially interact, which assists in the development of neighbourhood identity.
- All buildings are arranged to create a clear distinction between areas that are public and private.
- Opportunities exist for residents to personalise spaces that they control whilst projecting an image of a well-kept and loved environment.

- Areas to the front of properties are semi private by being visually and physically accessible to passing public but still projecting a more private situation.
- The design of the proposed layout will reduce the opportunity for crime and other anti-social behaviour by maintaining surveillance of the scheme and incorporating secure gates, fences and enclosures. Hostile and defensive security measures are avoided.
- A carefully considered landscape planting strategy will help deliver attractive streets that encourage social activity yet also deter access, where appropriate, in order to minimise the opportunity for unobserved crimes.
- High quality materials will help create an enduring environment, requiring less maintenance, where people are more inclined to take pride in their surroundings.
- Adequate street lighting, provided in accordance with the Local Authority Highway standards, will help create a more comfortable and attractive environment.

12. CONCLUSION

This Design & Access Statement summarises how the proposed development of land off Gowerton Road is following a design led process. The proposed development will deliver a mixed tenure development, embracing multiple levels of sustainable design. The development will be a well-designed, attractive residential development that is accessible, welcoming, healthy, and sociable. The development proposals will contribute to creating sustainable places by having regard to the context of the local, natural, historic, and built environment.

- The scheme has positively evolved following consideration of the feedback received for the consented planning permission.
- The proposed development adheres to the provisions of National and Local Planning Policy and Guidance.
- The proposed development will support the sustainable redevelopment of the area.
- A varied mix of property types and tenures will be provided, including affordable homes.
- Homes will be set within an attractive, green environment and provide a new public amenity space.
- The scheme will seamlessly integrate with the existing residential area and supporting access to the community of Three Crosses.



