



**Residential redevelopment at
Former Mortuary Building, Hayes Point, Sully
Design and Access Statement
July 2014**



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Contents

Table of contents
List of illustrations

1	Introduction	9
	Background	
	The planning application	
	Pre-application discussions	
	Purpose of the report	
	Structure of the Report	
2	The site as existing	14
	Location	
	Site description	
	Grade II* listed building	
	Former Mortuary Building	
	Physical factors	
	Environmental factors	
	Infrastructure	
	Constraints and opportunities	
3	Planning policy context	20
	Introduction	
	Statutory Development Plan	
	National Planning Policy	
	Supplementary Planning Guidance	
4	Design analysis	25
	The Vision	
	Development framework	
	Design	

	Landscaping	
5	Access	34
	Access policies	
	Sustainability	
	Access to the site	
	Inclusive access	
	Car parking	
6	Community safety	35
7	Environmental sustainability	36
	Site appraisal	
	Objectives and design response	
	Design solutions	
	Sustainability credentials	
8	Summary	39

List of illustrations

All drawings referred to in the text as **Drawings** accompany the application, as follows:

- S01 Site Location Plan
- A01 Existing Site Plan
- A02 Existing Floor Plan
- A03 Existing Elevations
- A04 Proposed Site Plan
- A05 Proposed Floor Plan
- A06 Proposed Elevations
- A07 Proposed Planting Plan
- A08 Images of Proposed Development
- A09 East Elevation (3D visual)
- A10 South Elevation (3D visual)
- A11 East Elevation (3D visual)
- A12 West Elevation (3D visual)

Extracts from some of the above are also provided within the main body of the document.

Site Location Plan



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1 Introduction

Background

101 This Design and Access statement has been prepared by WYG Planning & Environment to accompany a full planning application for the proposed redevelopment of the former mortuary building at Hayes Point. The application site measures approximately 0.19ha and is outlined in red on the Site Location Plan.

102 The existing building the subject of the redevelopment proposals is curtilage listed. Accordingly, a Listed Building Consent application accompanies the planning application.

The planning application

Description of development

103 The full planning application proposes the conversion and extension of the former mortuary building to provide 1 no. 3 bed bungalow, with associated car parking and landscaping.

104 The full planning application is submitted on behalf of Stavrakis Consultants.

Application Site

105 The application site constitutes previously developed land (comprising the former mortuary building, surrounding landscaped area and hardstanding). The application site forms part of the Hayes Point residential site, and is accessed from a private road via Hayes Road to the north.

106 The Hayes Point site consists of the centrally located apartment building (former hospital) which is surrounded by a large shared parking area, associated outbuildings and extensive open landscaping.

Site Photographs

Photo 1 West elevation of existing building and surrounding woodland



Photo 3 East and North elevation



Photo 2 South elevation of existing building



Photo 4 Existing canopied entrance



107 The main Hayes Point residential building is Grade II* listed. The former Mortuary building the subject of this application is curtilage listed. Accordingly, a **Listed Building Appraisal** has been submitted. It details the heritage aspects of the proposals and should be considered in conjunction with this Statement.

Pre-application discussions

108 Prior to making this application, a pre-application meeting was held with the Council's planning and conservation officer on 13 March 2014. Subsequent pre-application advice was provided in April 2014. With respect to the mortuary redevelopment officer opinion noted the following:

- conversion of the mortuary building for residential purposes would secure its long term future by bringing it back into beneficial use;
- the building's evident architectural and heritage value represents a significant material consideration. This forms justification for the provision of a new dwelling beyond the settlement boundary which would usually amount to a departure from the development plan';
- In terms of design the following advice was provided:

Single Storey Flat Roof Extension - Officers raised no objection in principle to a single storey rear extension, subject to final design. It was suggested a minimally framed contemporary structure with substantial glazing would be appropriate, providing a clear break between the historic form and contemporary.

Enclosure - Potential enclosures of the building should be sympathetic given the immediate area and wider site is largely open in character. Careful consideration required to the means of enclosure should create a defensible space for future occupiers.

Trees - Existing tree encroachment is noted and pressure to remove trees. A Tree Survey would be required to inform design proposals.

Highways - Dedicated parking adjacent to development likely to be preferable from highways perspective and anticipated future parking habits.

Ecology - A Phase 1 Habitat Survey required as part of any planning submission.

Purpose of the report

109 This report considers in detail the design of the proposed development and fulfils the statutory requirement for an application for planning permission to be accompanied by a Design and Access Statement, as required by the T&CP Development Management Procedure Order 2012 and Listed Buildings and Conservation Area (Amendment) (Wales) Regulations 2012. Article 7 of the Procedure Order sets out those matters that must be covered in a design and access statement.

110 In relation to **design** these are:

- to explain the design principles and concepts that have been applied to the following aspects of the development:
- environmental sustainability;
- movement to, from and within the development;
- character, which includes any landscaping comprised in the development and the amount, layout, scale and appearance of the development; and
- community safety.
- to demonstrate the steps taken to appraise the context of the development and

how the design of the development takes that context into account.

111 In relation to **access** these are to explain:

- the policy or approach adopted as to access and how policies relating to access in the development plan have been taken into account;
- how any specific issues which might affect access to the development have been addressed; and
- how features which ensure access to the development will be maintained.

112 The Design and Access Statement satisfies the advisory requirements introduced by **Technical Advice Notes 12 Design** which forms part of the Welsh Government's national planning policy guidance.

Structure of the report

113 The remainder of this Statement is presented under the following sections:

- 2 The Site** - includes an appraisal contains a profile of the site.
- 3 Planning Policy Framework** - summarises relevant planning policies at national and local levels
- 4 Design** - describes the design of the proposal in relation to its context and the character of the area.
- 5 Access** - deals with movement (access statement).
- 6 Community Safety** - covers community safety
- 7 Environmental Sustainability** - considers environmental sustainability.
- 8 Summary** - provides a summary of the key design and access considerations relating to the proposed development.



2 The site as existing

Location

201 The application site, outlined in red on **Site Location Plan**, is located at Hayes Point. Hayes Point is a large residential site which occupies a coastline position between the settlements of Barry to the north west and Sully to the north east. It extends to approximately 57ha and is dominated by the centrally located apartment building (former hospital) which is surrounded by a shared parking area, associated outbuildings and extensive open landscaping.

202 The Hayes Point site is bounded by dense woodland to the north, east and west, and the Bristol Channel to the south. Access is provided from a private road via Hayes Road to the north.

203 The surrounding area is mixed commercial, residential and rural in character.

Site description

204 The application site measures approximately 0.19ha and is located at the north of the Hayes Point site. The site is occupied by the former mortuary building and surrounding hard and soft landscaping. Access is provided via the wider Hayes Point network of footways and vehicle access.

Grade II* Listed Building

205 The mortuary building forms part of the curtilage of the Grade II* listed Sully Hospital, Sully (CADW Ref: 13447). The statutory listed building description is appended to the **Listed Building Appraisal** which accompanies this Statement.

207 The statutory listing details that the Duke of Kent opened the hospital on the 6th November 1936 for the treatment of tuberculosis patients. In 1948, the Welsh



Photo 5 View eastwards showing existing building in context of principal listed building



Photo 6 View westwards towards mortuary. Existing building sits within a heavily wooded area



Photo 7 Hayes Point. Grade II* former Sully Hospital. Redeveloped to accommodate c.220 dwellings



Photo 8 View southwards from former mortuary building towards apartment building

Hospital Board assumed control and the hospital subsequently became a general hospital.

208 The reasoned justification for Grade II* listing relates to the hospital being:

..“one of the few exceptional inter-War public buildings in Wales and the finest designed in Modern Movement style with international influences. The hospital is one of the few surviving products of the Welsh National Memorial Association, a precursor of the NHS and in the vanguard of contemporary medical developments in the treatment of tuberculosis.”

Surrounding context

209 WYG have undertaken a visual assessment of the surrounding residential context. A series of general observations has been made in relation to the building's style, layout and form:

Surrounding building: The residential apartment block (former Sully Hopital) was originally constructed in 1930s and re-developed in the late 2000s. The design is contemporary, with modern use of colour and materials.

Building height and form:The residential apartments are set out over three to four storeys. Top floor apartments are set back, allowing for garden roof terraces.

Fenestration and proportions: Steel windows frames are set within the rendered facade of the former hospital block. Full height glazing with horizontal metal elements from floor to ceiling are broken up vertically with render. The panels between the smaller punched windows are faced with horizontal timber slats.

The newer residential blocks have cantilevered metal framed balconies with timber deck and glass balustrades. A pair of glazed stair and lift towers with linking bridges

to the apartment entrances occupy the central area of the northern facade.

Frontage/enclosure: Formal public gardens, courtyards and car parking create a hierarchy of open space.

Roof form: The roofing is flat, concrete and understood to be covered with a bitumen membrane.

Prevalent materials: The main materials used on the building facade comprise cream render, steel and glazing with signature columns painted in blue and red.

Former Mortuary Building

210 The existing building is a single storey, flat roof construction. The building has a canopied entrance and distinctive curved eastern elevation incorporating narrow windows.

211 Full regard has been paid to both the existing form of the mortuary building and the adjacent apartment building in formulating the design proposals.

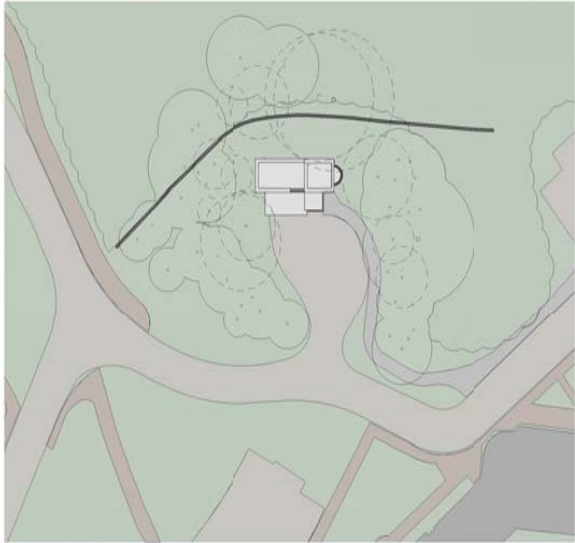
Physical factors

Topography

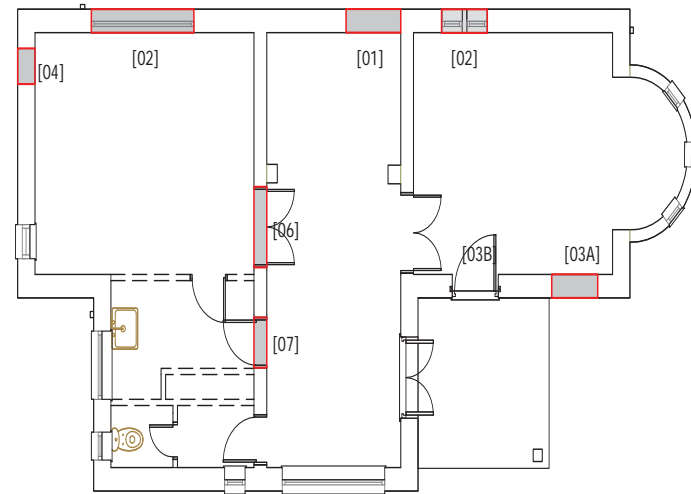
212 The site is relatively flat, with the site gently rising from south to north.

Flood risk

213 On the latest **Development advice map** published by the **Welsh Government to accompany TAN 15: Development and Flood Risk**, the site is shown to lie in flood risk Zone A, which is defined as land ‘considered to be at little or no risk of fluvial or tidal/coastal flooding’. Accordingly, no flood consequences assessment is required in relation to the proposals.



1 Existing Site Plan
1 : 500



1 Floor Plan - Existing
1 : 100



Climate resilience and renewable energy sources

214 With climate change, more extremes are likely in the future. The coastal location of the dwelling raises a number of other considerations in design terms which have been factored into the design. This includes matters such as energy capture, recycling and biodiversity.

Ground conditions

215 The site is previously developed land. The site's previous use is not considered to give rise to any specific remediation requirements.

Environmental factors

Archaeology and cultural heritage

216 As previously mentioned, the mortuary building forms part of the curtilage of the Grade II* listed Sully Hospital, Sully (CADW Ref: 13447).

217 The site does not contain any scheduled monuments. The site is not located in an archaeologically sensitive area and is not included in the **Register of Parks, Gardens and Landscapes of Historic Interest in Wales**¹, compiled by Cadw: Welsh Historic Monuments et al.

Environment

218 The site does not form part of any statutory or non-statutory areas of nature conservation importance or interest. Notwithstanding this, the site is located near to

the Bendrick Rock Site of Special Scientific Interest (SSSI).

Ecology

219 The site does not form part of, or is located near to, any statutory or non-statutory areas of nature conservation importance or interest.

220 A bat assessment has been carried out. It finds no record of emergence or roosting activity at the application site. Further details can be found in the **Bat Survey** which accompanies the application.

Trees

221 The application site lies at the edge of an area of woodland subject to a Tree Preservation Order (TPO). A range of trees surround the building. These predominantly comprise conifers, but also evergreen holm oaks, sycamores, wych elms and corsican pine.

222 A full assessment of surrounding trees is set out in the **Preliminary Tree Assessment** which accompanies the application. Landscaping is considered further later in this Statement.

Hard Landscaping

223 A low level stone wall lies in situ in close proximity to the existing building to the north. This appears to be original to the site and defines the limit of the residential curtilage, beyond which lies woodland.

¹ **Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales**, Cadw: Welsh Historic Monuments, ICOMOS, 2000.

Infrastructure

Access

224 The site is accessible by a choice of transport modes. The site is located within walking distance of key services, facilities and employment opportunities:

Pedestrian The Hayes Point footway network runs along the southern boundary of the application site. The site is easily navigable on foot.

Cyclists There is easy access to the site on bicycle using the existing footway and highway network.

Bus There is a bus stop serving the Hayes Point site within 250 metres to the north of the site on Hayes Road. Services run to Barry (and more specifically Morrison's (Barry Dock)), Penarth and Cardiff.

Rail Cadoxton railway station is approximately a 7 minutes drive to the north-east.

Utilities

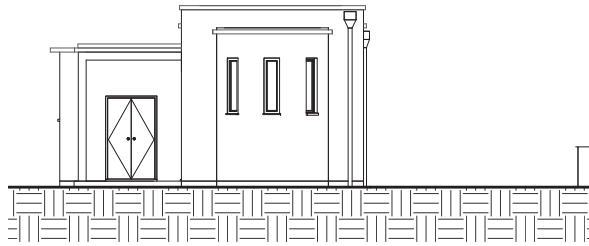
225 Utility services are located in and around the site serving the existing residential apartments. The former mortuary is served, and is capable of being further served, by those utilities serving the wider site.

Constraints and opportunities

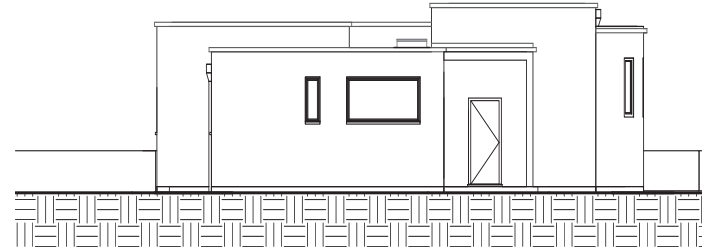
226 Based on the aforementioned site characteristics the key considerations to the design of the proposed development are summarised below:

- Existing building somewhat encroached by woodland subject to a TPO, proximity of trees requires careful consideration from landscaping, design and safety perspective;
- The existing building's special interest requires sympathetic design solution in order to preserve and enhance historic character and landscape setting.
- Opportunity to regenerate and secure the long term future of a formerly attractive and distinctive curtilage listed building;
- Deliver an additional dwelling to the Council's housing supply on brownfield land already served by existing utilities;
- Established public transport network operating in the vicinity;
- Potential to re-use existing access into the site;
- Potential to create an attractive gateway building;
- Site benefits from high natural surveillance;
- Site at low risk of flooding and unfettered by environmental designations;
- Opportunity to enhance the environmental quality and visual amenity of the landscape setting of a listed building.

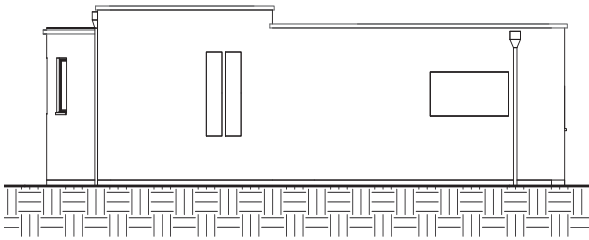
Existing Elevations



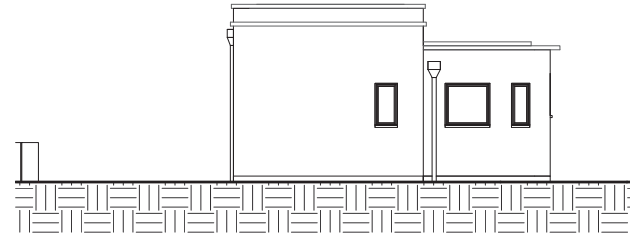
1 East Elevation - Existing
1 : 100



2 South Elevation - Existing
1 : 100

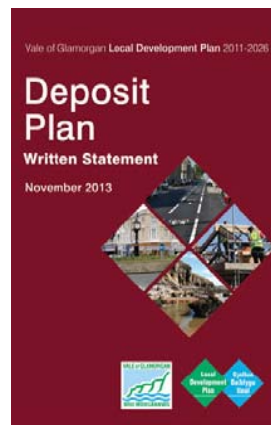
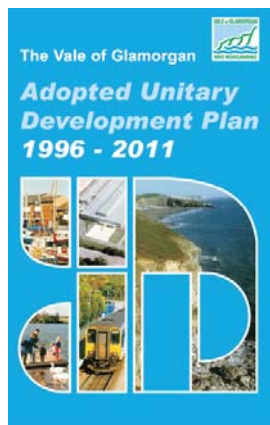


3 North Elevation - Existing
1 : 100



4 West Elevation - Existing
1 : 100

3 Policy context



Introduction

301 Section 38 (6) of the **Planning and Compulsory Purchase Act (2004)** requires that decisions on development proposals should be made in accordance with the provisions of the statutory development plan for the area unless material considerations indicate otherwise.

302 At present, The statutory development plan comprises the **Vale of Glamorgan Unitary Development Plan (UDP)**, which was adopted in April 2005.

303 The emerging **Vale of Glamorgan Local Development Plan (LDP)** will eventually replace the current UDP as the statutory development plan for the Vale of Glamorgan County Borough area, setting out the Council's land use policies and proposals for the period up until 2026. The LDP is at Deposit Draft stage. Independent Examination is anticipated to take place in early 2015.

304 A comprehensive consideration of the proposals with respect to relevant policies is provided in the **Planning Statement** accompanying the application. Notwithstanding this, this section provides a policy summary with particular regard to design, access and landscaping matters.

Statutory development plan

Vale of Glamorgan Unitary Development Plan 1996-2011 (adopted April 2005)

305 The site lies beyond the nearest settlement boundary on the UDP proposals maps and lies within open countryside in policy terms.

306 The UDP's guiding principles are set out at paragraph 1.7.1. These include:

- To continue the protection and enhancement of the built and natural environment;
- To promote urban regeneration and the re-use of brownfield land thereby minimising the use of greenfield sites; and
- To ensure the design of new development is of a high quality (Paragraph 1.7.1).

307 Part I, Policy 2 of the UDP notes that sustainable practices will be favoured including the reclamation of derelict land for appropriate beneficial use.

308 Part II, ENV 27, of the UDP considered, inter alia, proposals should:

- Complement or enhance the local character of buildings and open spaces;
- Meet the Council's approved standards of amenity and open space, access, car parking and servicing; and
- Minimise any detrimental impact on adjacent areas.

309 The Council hopes that this policy establishes a framework to achieve appropriate, sensitive new development that promotes creative and imaginative design within the Vale of Glamorgan (Paragraph 3.4.97).

310 Policy ENV17 stipulates development which has a detrimental effect on the special character appearance or setting of a building of architectural or historic interest will not be permitted.

311 Policy ENV1 identifies that development within the delineated countryside will only be permitted in situations including the re-use or adaption of existing buildings particularly to assist the diversification of the rural economy or where development is approved under other policies of the plan. Exemptions maybe permitted to meet the local rural housing needs (Paragraph 3.4.4).

312 Policy HOUS3 specifies that development of dwellings in the countryside will be restricted to those that can be justified in the interests of agriculture and forestry. Paragraph 4.4.64 points out that the countryside is to remain undeveloped and its attractive appearance protected, and, as such, new residential development outside those settlement boundaries referred to in Policy HOUS2 must be controlled.

313 Policy HOUS8 outlines the detailed criteria to be met by new residential development. These include;

- The scale, form and character of the proposed development should be sympathetic to the environments of the site;
- The proposal should have no unacceptable effect on the amenity and character of existing or neighbouring environments relative to noise, traffic congestion, exacerbation or parking problems or visual intrusion; and
- The provision of car parking and amenity space is in accordance with the Council's approved guidelines.

314 Policy TRAN10 states new parking facilities should relate to the type of land use proposed, its density and location, and the capacity of the highway network. The approved guidelines set out in the UDP dictate that one - two spaces should be provided per unit.

Vale of Glamorgan Local Development Plan Deposit (emerging)

315 The LDP Deposit's overarching objectives include the requirement to sustain and further the development of sustainable communities within the Vale of Glamorgan, providing opportunities for living, learning, working and socialising for all (Objective 1, Paragraph 4.4). Objective 7 is to provide the opportunity for people in the Vale of Glamorgan to meet their housing needs (Paragraph 4.11).

316 Other key objectives include: ensuring that development within the Vale of Glamorgan uses land effectively and efficiently; and to promote the sustainable use and management of natural resources (Objective 10, Paragraph 4.15). In terms of heritage, the objective is to protect and enhance the Vale of Glamorgan's historic, built and natural environment (Objective 4, Paragraph 4.7).

317 Policy MD1 refers to development on unallocated sites, stating that to ensure that new development on unallocated sites assists in delivering the strategy, development will be favoured where it; inter alia:

- Has no acceptable impact on the countryside;
- In the case of residential development, supports the delivery of affordable housing in areas of identified need; and
- Promotes sustainable construction and makes beneficial use of previously developed land and buildings.

318 Policy MD13 stipulates proposals for the extensions to dwellings in the countryside will be permitted if the dwelling as extended:

- is not disproportionate in size to the original dwelling;
- Would not unacceptably affect the character of the existing dwelling and its contribution to rural character; and
- Would have no materially greater impact on the landscape.

319 Policy MG1 advises that in order to meet the housing land requirement, provision will be made for the development of new dwellings through, amongst others, small sites, including infill, the conversion of suitable buildings and subdivision of existing dwellings.

320 Further policy of relevance includes Policy SP10. It states new development proposals must preserve and where possible enhance the rich and diverse built and natural environment and heritage of the Vale of Glamorgan including the architectural

and/or historic qualities of individual buildings. Policy MD9 provides similar policy wording.

321 In connection with design, Policy MD2 suggests proposals will be favoured where they contribute to creating high quality, sustainable and locally distinct places.

322 Policy MD3 sets out the key principles in respect of design, amenity and access which together contribute to attractive, safe and accessible environments.

National planning policy

322 National planning policy guidance is contained in the following documents issued by the Welsh Government:

- **Planning Policy Wales**¹;
- **TAN 12: Design**²;
- **TAN 11: Noise**³;
- **TAN 18: Transport**⁴; and
- **TAN 22: Sustainable Buildings**⁵.

Planning Policy Wales

323 **Planning Policy Wales** (PPW) sets out the wider planning and sustainability objectives for development within Wales. It promotes resource-efficient and climate change resilient settlement patterns that minimise land-take and urban sprawl,

¹ **Planning Policy Wales**, Edition 6, Welsh Government, February 2014.

² **Technical Advice Note 12: Design**, Welsh Assembly Government, June 2009.

³ **Technical Advice Note 11: Noise**, Welsh Assembly Government, October 1997.

⁴ **Technical Advice Note 18: Transport**, Welsh Assembly Government, March 2007.

⁵ **Technical Advice Note 22: Planning for Sustainable Buildings**, Welsh Assembly Government, June 2010.

especially through preference for the re-use of suitable previously developed land and buildings (Section 4.6, 4.7 and 4.8).

324 In relation to more general matters, PPW states that:

- previously developed land is re-used in preference to Greenfield and countryside sites;
- sustainability is promoted through good design; and
- access to employment, shopping, education, health, community, leisure and sports facilities and open and green space is promoted, maximising opportunities for community development and social welfare (Paragraph 4.4.3).

325 Previously developed (or brownfield) land (PDL) is defined in Figure 4.3 of PPW as that ‘*which is or was occupied by a permanent structure... and associated fixed surface infrastructure*’. The curtilage of the site is also included. Accordingly, the whole of the proposed application site comprises PDL.

326 Paragraph 4.9.3 of PPW states that:

“If the Welsh Government’s objectives for the more sustainable use of land and buildings and the re-use of previously developed sites are to be achieved, local authorities and other stakeholders will need to be more proactive. Wherever possible, local authorities should work with landowners to ensure that suitable sites are brought forward for development and to secure a coherent approach to renewal”.

327 PPW stipulates that maximising the use of suitable previously developed land for housing development can assist regeneration and at the same time relieve pressure for development on greenfield sites. Paragraph 4.9.1 states previously developed (or brownfield) land should, wherever possible, be used in preference to greenfield sites.

328 The detailed technical advice within the **TANs** has been used to inform the proposed development.

TAN 12: Design aims to provide all those involved in the design of development with advice on how ‘promoting sustainability through good design’ may be facilitated through the planning system and the preparation and validation of mandatory design and access statements (DAS). Key issues that should be addressed during the design process of any development include:

- access;
- character;
- community safety;
- environmental sustainability; and
- movement.

329 TAN 12 specifically identifies development proposals, in relation to housing design should aim to:

- Create places with the needs of people in mind, which are distinctive and respect local character;
- Promote layouts and design features which encourage community safety and accessibility;
- Focus on the quality of the places and living environments for pedestrians rather than the movement and parking of vehicles;
- Avoid inflexible planning standards and encourage layouts which manage vehicle speeds through the geometry of the road and building;
- Promote environmental sustainability features, such as energy efficiency, in new housing and make clear specific commitments to carbon reductions and/or sustainable building standards;
- Secure the most efficient use of land including appropriate densities; and

- Consider and balance potential conflicts between these criteria. (Paragraph 5.11.2)

330 Paragraph 5.11.3 identifies the design built forms should reflect local context and distinctiveness.

331 TAN 12 outlines the approach to be taken when producing a design and access statement. This is based on an appraisal of the site and its context as a basis for the development and refinement of design solutions.

332 Appendix 1 of the **TAN** provides some more detail. Paragraph A2.6 states:

'A well constructed DAS for a project will clearly identify how the objectives of good design will be addressed as the development progresses, with the series of statements being complementary to, rather than in isolation from, each other.'

333 TAN 11: Noise refers to noise sensitive development, suggesting local planning authorities should consider whether development would be incompatible with existing activities, taking into account the likely level of noise exposure at the time of the application and any increase that may reasonably be expected in the foreseeable future.

334 TAN 18: Transport advises the location of new residential development has a significant influence on travel patterns as the majority of trips start or finish at home. Residential development should be at locations with good access to jobs, shops and services by modes other than the car and developers should be able to demonstrate:

- the development will facilitate access by new residents to public transport stops, local shops and facilities by walking and cycling;
- walking and cycling routes to public transport stops, local shops and facilities;

- public transport routes through the site are direct are provided; and
- walking, cycling, public transport and car routes through or adjacent to the site are well integrated.

335 Further information relating to access and movement of the proposed development can be found in **Chapter 5**. The accompanying **Transport Statement** which concludes that the sites location and proximity to services and sustainable modes of transport render the site an appropriate location for residential.

336 TAN 22: Planning for Sustainable Buildings seeks to provide technical guidance on the implementation of the national planning policy sustainable building. In this regard, the applicant is prepared to accept a conditional requirement to meet **Code for Sustainable Homes Level 3**.

337 Further information relating to the sustainability of the proposed development can be found later in this statement.

Supplementary Planning Guidance

Amenity Standards SPG (adopted 1999)

338 The adopted **Amenity Standards SPG** sets out amenity standards for residential development in the Vale of Glamorgan. Policy 2 indicates that the Council will ensure that usable space is provided as part of residential development.

339 At paragraph 5.5 the SPG stipulates a minimum of 1 sqm amenity space should be provided per 1 sqm of gross floorspace of the dwelling.



4

Design analysis

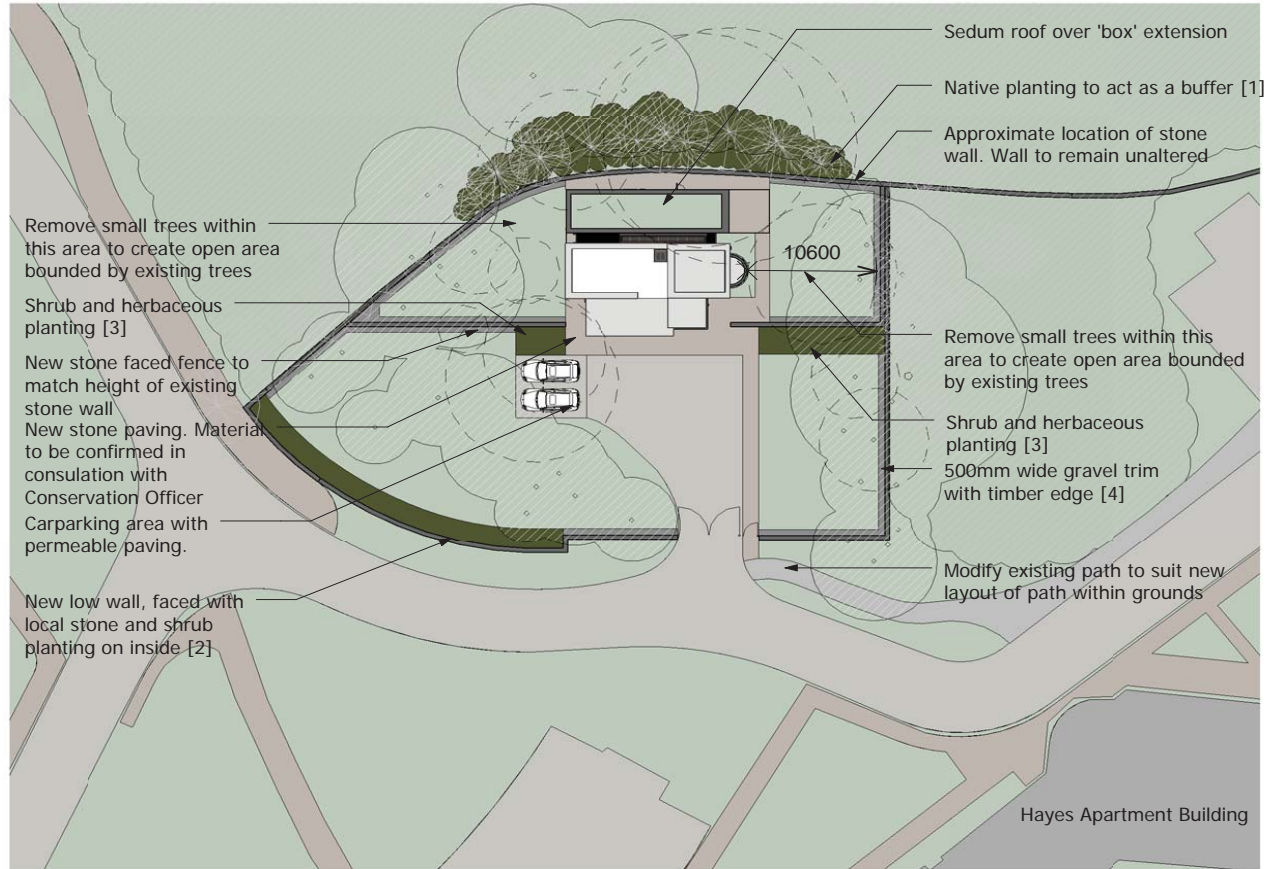
The vision

401 The key urban design principles that underpin the vision, and on which the design of the development framework and the layout of the site have been based, are as follows:

- To preserve and enhance the landscape setting of the principal listed building and safeguard the existing building's special interest;
- To secure the future of a disused curtilage listed building and bring it back into beneficial use;
- To deliver a desirable and unique residential dwelling which meets modern day standards at a thriving residential community location;
- promote contemporary architecture with a coherent palette of materials complementary to those used in the locality; and
- To provide a unique development of high quality with sound sustainability credentials.

Development framework

402 With respect to design, the remit from the outset was to deliver a well-designed, sustainable development that respects the existing building while providing a habitable property. Sensitive design was required to safeguard the old whilst delivering the new. The proposed new dwelling should be sympathetic to both the existing building and principal listed building to the south.



1

Proposed Site Plan

1 : 500



Design

Urban form, density and site layout

403 The **Proposed Site Plan** shows the existing building refurbished and extended to the rear to provide adequate living space for a private dwelling. The building sits at the back of the 'plot' (north of the application site), surrounded by private amenity space either side of the proposed 'box' extension. The grey brick structure of the extension is considered to provide counterbalance to the massing of the original building. A sweeping driveway provides direct access with 2no. car parking spaces offset at the front of the property. Private amenity area provides space for waste storage. The existing pedestrian footpath is proposed to be realigned to facilitate access on foot.

404 To deliver a desirable and habitable residential property with appropriate internal circulation the internal space of the existing building will, inevitably, be subject to some minor alterations. The proposed alterations are detailed in the accompanying Listed Building Appraisal.

405 The conversion and extension will provide a three-bedroom dwelling with entry porch, hallway and bedroom/study. The living space, laundry room and en-suite bedroom are provided within the original building, whilst the extension will house the dining space, kitchen, family bathroom and a further bedroom.

406 The new dwelling will have both inward and outward aspect, providing natural surveillance onto the public road and the private space surrounding the property.

407 It is considered the proposed layout makes the most efficient use of the site, as it delivers a property of sufficient size, whilst safeguarding the existing building's special interest.

408 The building will remain single storey, with a flat roof proposed at the extension. The character of the existing building has been retained. It remains clearly distinguishable and the extension reads clearly as such.

Building scale, massing and fenestration

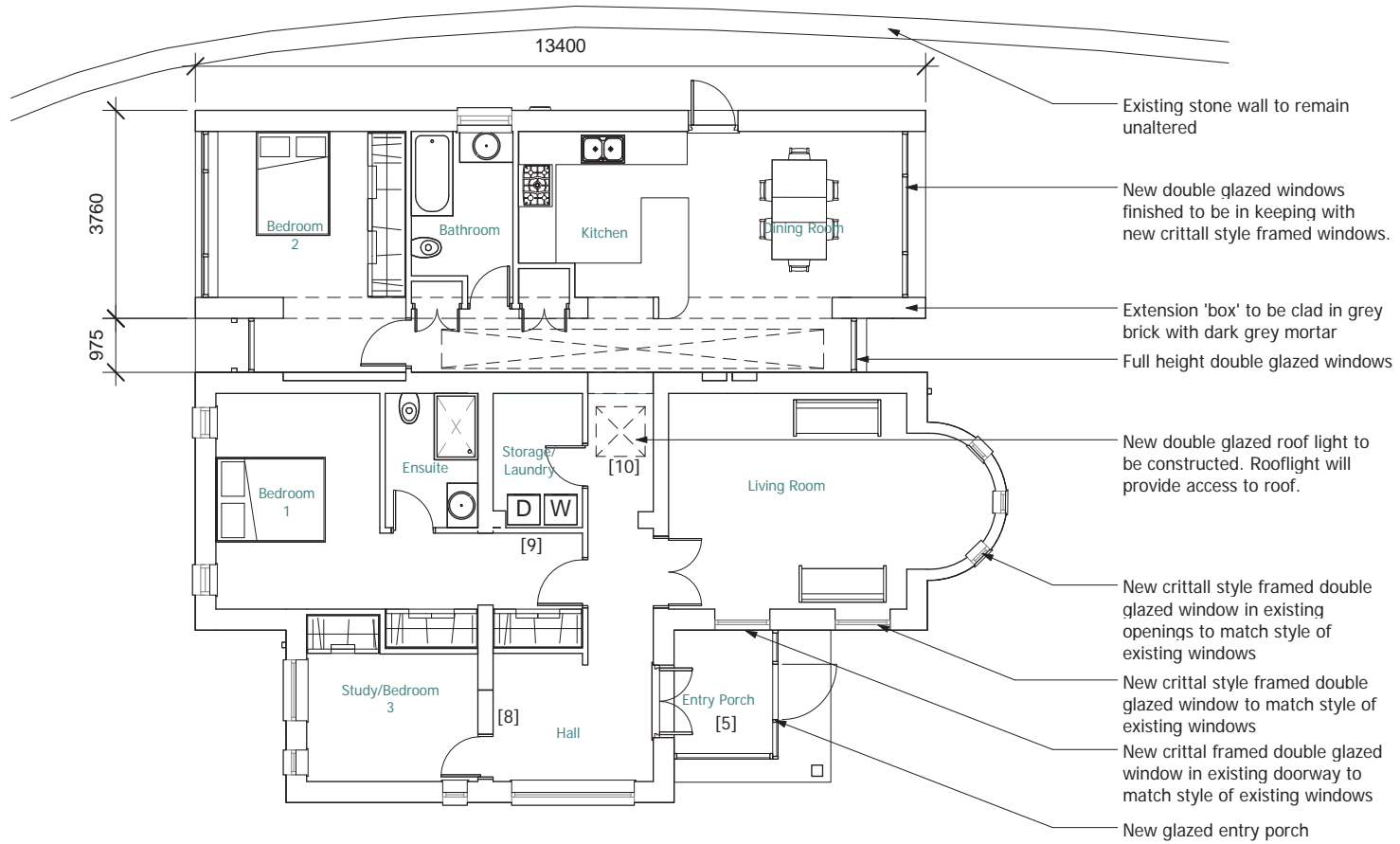
409 The proposed scheme utilises existing openings in the existing building as far as possible to minimise physical change to the existing structure. The below section provides an overview of the key design proposals with respect to the building's elevations and fenestration:

North Elevation

410 The most significant external alteration will be the proposed extension which is sited to the rear of the building so as to maintain the building's south, east and west facades. This ensures the building's main features and character is preserved e.g. the curved nature of the east elevation. It is important the original building is still clearly recognizable post-development whilst being capable of sustained future use. The proposed design is considered to successfully achieve this whilst ensuring sufficient habitable space is provided to future occupants.

411 The two existing windows on the northern elevation are presently blocked up. The external block and window frame will be removed and a new insulated block installed to finish flush with the inside face which will create alcoves within the new extension. A new opening will be established on the northern elevation of the existing building to provide access into the proposed extension. The new northern elevation will include a doorway providing access to the rear amenity space of the property in addition to a small window into the family bathroom.

412 The design of the extension reflects pre-application discussions whereby it was advised that a contemporary extension, with substantial glazing providing a clear break from contemporary and historic form was considered appropriate. The



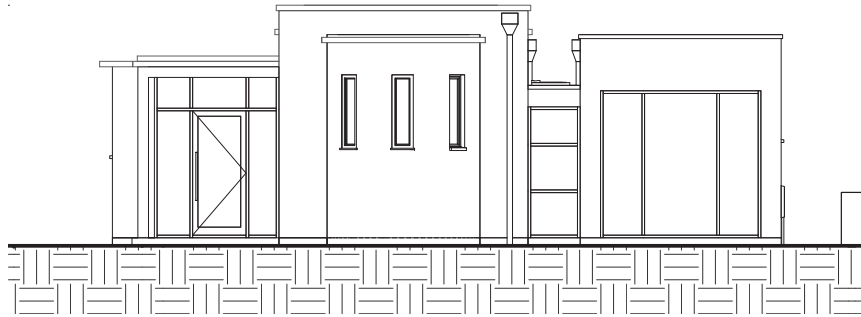
1

Floor plan - Proposed

1 : 100



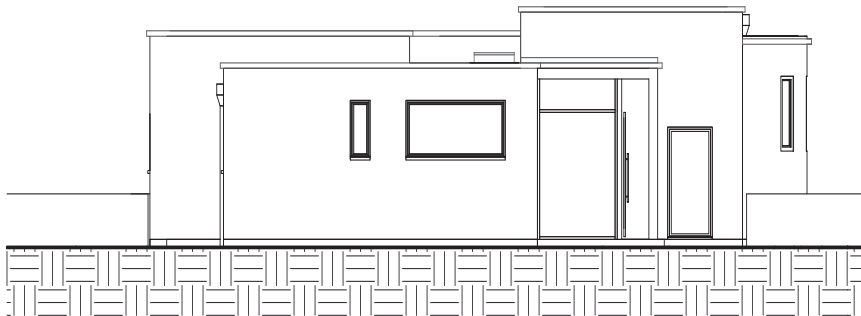
North



1

East Elevation - Proposed

1 : 100



2

South Elevation - Proposed

1 : 100

extension is considered to meet this brief.

East Elevation

412 A full height glazed transition window is proposed to denote the shift between the historic and contemporary. This provides a visual separation between the new and old. Different materials and finish are proposed to the extension (e.g. grey brick and mortar) to ensure the extension does not replicate existing and further defines a distinction between the two spaces.

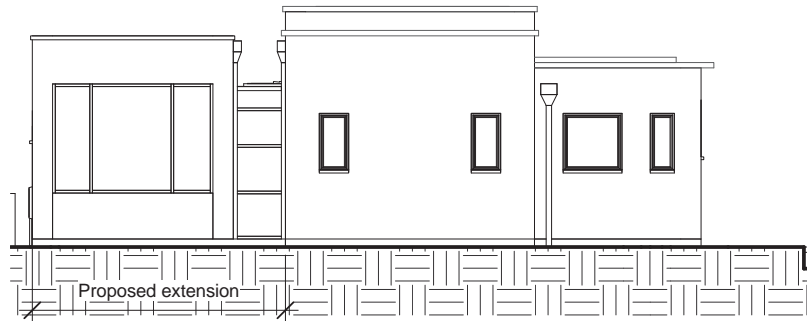
413 Some of the principal features of the existing mortuary building are the distinctive curvature of the eastern elevation and narrow, elongated windows. The majority of existing windows are proposed to remain in situ.

414 In terms of the remaining existing windows, new double glazed Crittall are proposed to be fitted which will reflect the existing fenestration.

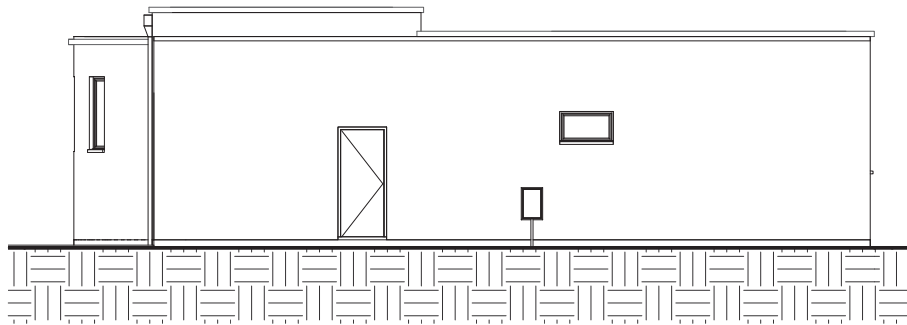
South Elevation

415 It is proposed to reposition the front door in order to provide a more functional residential entrance. The former entrance will be retained as a window to allow added views and enhance natural light. This will maintain the visual integrity of main façade.

416 Utilizing the existing canopy, a new glazed entry porch is proposed to the south eastern elevation, incorporating a new front entrance door. A porch will benefit future occupants by providing a sheltered transitory area. It will maximize the functional space and protect from adverse weather and is considered appropriate in modestly reflecting the building's new residential use.



4 West Elevation - Proposed
1 : 100



3 North Elevation - Proposed
1 : 100

West Elevation

417 A new window opening will be established on the western elevation to match existing and furnish Bedroom 1 with natural light. Again, the transition from old to new will be marked by the full height double glazed link between.

Roof

418 A new double glazed roof light is proposed to be constructed and a sedum roof installed.

Other internal alterations

419 Internal alterations have been minimised but in instances are necessary to ensure a navigable and habitable space, as detailed in the accompanying Listed Building Appraisal.

Building orientation

420 The proposed converted mortuary is south facing and will overlook the private car parking area and entrance route into the wider Hayes Point site.

421 The orientation of the entrance hall and study/bedroom ensures good natural surveillance over the dedicated entrance approach and parking area.



3D Visual - Horizontal section showing internal layout of extended building

External Perimeter/ Curtilage

422 Given the open park character of the Hayes Point site high fencing/ high walling was discounted from the outset. Rather, dwarf walling demarcates the semi-private curtilage which provides a defensible space without impacting unduly on the open park landscape of Hayes Point.

Internal

423 Internally, the utilitarian nature of the original building and poor state of disrepair has left little features of note. Notwithstanding this, details of all internal changes can be found in the accompanying **Listed Building Appraisal**.

424 It is proposed to agree all changes in consultation with the Council's Conservation Officer.



Above: *Crataegus Monogyna*



Above: *Ilex Aquifolium*



3D Visuals
- Extended
East and West
elevations. Glass
link demarcates
transition from
original to
contemporary



Architectural style and materials

421 The proposed alterations will lead to minimal disruption to the fabric of the existing building. Minor work to the stonework and re-patching render will take place where necessary to facilitate the conversion and to comply with current Building Regulations.

422 The materials selected will be responsive to the local context and echo the modernist approach to design demonstrated on the principal listed building. The aim will be to use a limited palette of materials including grey brick, neutral coloured render and sedum roofing.

423 There is a commitment to use reclaimed or recycled materials; materials sourced from sustainable resources; and natural energy efficient materials. The detailed design stage will aim to incorporate such features.

External

424 The appearance of the former mortuary building, including the distinctive curvature of the eastern wall, will be retained as a visual reminder of the site's history.

425 The exterior render of the building is to be repaired on a like for like basis and will be painted in colour to complement the adjacent Hayes Point apartments. Such details will be agreed with the Conservation Officer.

426 A sedum roof will be installed over the proposed extension and will provide a year round biodiversity benefit. Roof repairs will be carried out to existing mortuary building and additional insulation fitting to ensure the converted dwelling falls in line with the requirements of Building Regulations.

427 All external walls will be lined with insulated plasterboard.

Landscaping

428 The application is supported by a **Preliminary Tree Assessment** and accompanying **Tree Location Plan**. While tree removal has been minimised some removal is required to secure the requisite natural light for residential living and minimise the risk of harm to both integrity of the extended building and personal safety of future occupants.

Trees to be removed

ID No	Species	Category
7, 15, 28, 30	Scots Pine	4
11, 34	Sycamore	4
42	Wych Elm	4
29	Wych Elm	3
46, 47	Sycamore	2
27	Corsican Pine	2

429 A landscaping scheme has been formulated which, inter alia, details proposed mitigation for the loss of these trees as detailed on the **Proposed Planting Plan** accompanying the application.

430 All proposed tree works are to be carried out in accordance with BS5837 Trees in relation to construction. This can be secured via a suitably worded condition attached to any permission granted.

Landscape design

431 Amenity space will be provided to the east and west of the property. The intention is to soften the appearance of the development and enhance its residential character.

432 Along the northern perimeter, there will be native planting including plants such as holly, hawthorn, alder buckthorn, hazel and guelder rose to ensure a definitive rear boundary is established. Surrounding the perimeter of the plot will be a gravel trim with timber edge to define this area. Between the private rear gardens and open front area will be a range of shrub and herbaceous planting including siberian dogwood and montberia lucifer adjacent to a low level stone faced concrete wall to provide a sufficient amount of private garden space to serve the dwelling.

433 The small trees to the south east corner and immediately west of the mortuary building will be removed to open the space allowing natural light into the living space. A new low wall faced with local stone with low-lying vegetation will be provided along the south eastern boundary to create semi-private amenity.

434 A number of small trees will be removed to create functional space along the north west and eastern boundary. The existing pathway will be re-orientated to maximise legibility for pedestrians into the site.

435 The hardstanding at the entrance to the property will comprise permeable paving, to allow rainwater to drain through to the ground below.



Above: *Viburnum Opulus*



Above: *Corylus avellana*

5

Access

Access policies

501 In formulating the proposed access arrangements, regard has been paid to the relevant access policies of the local development plan as listed in Section 3 of this report and considered in detail in the accompanying Planning Statement.

Sustainable/inclusive access

502 The redevelopment of the former mortuary building is founded on the principles of sustainable development, that is, to deliver a high quality scheme at a sustainable location.

503 The development site lies beyond the nearest defined settlement boundary. However, Hayes Point is atypical of a countryside location. It is an established residential location, already home to a substantial population and well served by existing infrastructure. The application site lies on an existing bus route and is accessible to a variety of modes of transport. The site is considered to be a sustainable location for the type of modest windfall housing development proposed (i.e. a net gain of 1 dwelling).

Access to the Site

504 The proposed layout plan details direct access/egress to the development. The proposal utilises the established access point (consented under pp ref: 2005/00893/FUL to the change of use of

the mortuary building to a cafe/shop) which is considered to provide a safe and convenient connection to the wider highway network. Minor alterations to the footway are proposed to ensure successful integration of access.

Inclusive access

505 The new dwelling and surrounding amenity space will benefit from dropped kerbs to the hardstanding and entrances where appropriate. Gradients will be designed to provide safe and easy movement in and around the dwelling for future users.

506 Within the site, level or ramped access will be provided as necessary to ensure Equalities Act compliance.

Car parking

507 As set out in Section 4, 2no. dedicated parking spaces are proposed to the front of the proposed dwelling. An adequate parking space and turning area is proposed to ensure access/egress from the dwelling in a forward gear.

432 The proposed driveway offers 145sqm non-permeable and 32sqm permeable paving. The permeable area will offer 2 car parking spaces in accordance with the Council's adopted guidance contained in the adopted UDP. The parking provision will be located at the front of the mortuary building providing direct access into the porch area maximising the amenity for residents. On site parking and the natural surveillance of the surrounding residential apartments will minimise the potential for car crime.

508 The car parking is offset at the front of the property so as not to detract from views of the attractive front facade.

601 Community safety is a vital ingredient of a safe and sustainable community and is promoted by the Welsh Government through **TAN 12: Design and Manual for Streets**, the latter stating that:

'The layout of a residential area can have a significant impact on crime against property (homes and cars) and pedestrians.'¹

602 Consideration has been paid to the **Secured by Design New Homes 2010**² standard.

603 The nature of the Hayes Point development is one of a private community. The potential for crime and anti-social behaviour is therefore relatively low - the inhabitant population is, to an extent, self-policing.

604 Notwithstanding this, deterring criminal activity remains a prime design consideration; one which has influenced the proposals. The proposed layout has been carefully designed to minimise opportunities for crime and/or behaviour which may impact negatively on the quality of life of future occupants. Having regard to the principles of **TAN 12** the proposed development proposes clearly legible routes with high natural surveillance; and delivers a high-quality private enclosure, distinct from the semi-public realm. Parking is provided in-curtilage for occupant convenience and piece of mind.

605 The demarcation of the semi-private curtilage by dwarf walling provides a defensible space without impacting unduly on the open park landscape of the Hayes Point. This provides sense of ownership whilst being well connected to adjacent areas.

¹ **Manual for Streets**, op cit, paragraph 4.6.1, page 46.

² **Secured by Design** is a crime prevention initiative owned by the Association of Police Officers focusing on the design and security of new and refurbished homes.

Community safety 6



7 Environmental sustainability

Site appraisal

701 TAN 12 notes that an appraisal of an area's natural resources is a prerequisite to providing environmentally sustainable design solutions, recognising both site constraints and site opportunities. It states that the appraisal should focus on:

'...site assets and resources such as the development form, soils and geology, slope/topography, drainage, landscape, solar and wind energy as well as wildlife, biodiversity and natural habitats...'¹

702 Section 2 of this report presents an appraisal of the site and its context, which meets the requirements of TAN 12. For the purposes of considering environmental sustainability, the site appraisal is summarised in the following table.

Summary of site appraisal

Factors	Appraisal
Slope/topography	The proposed layout has been formulated having regard to the Equalities Act (2010) and in accordance with the prevailing edition of Approved Document M: Access and Facilities for Disabled People of the Building Regulations 1991. This adherence will ensure an accessible dwelling for all.
Hydrology	The site is in Flood Zone A and is at low risk of flooding.
Ground conditions	The site comprises previously developed land. The site is not a known contamination/remediation risk.

¹ TAN 12, op cit, paragraph 4.7.

Cultural heritage	The mortuary building sits within the curtilage of the Grade II* listed former Sully Hospital, Sully (CADW Ref: 13447). The application site is not located within a conservation area. There are no listed monuments on site.
Natural habitats	The site is not located within a defined area of nature conservation value. A preliminary ecological assessment accompanies the application.
Trees	A number of trees the subject of the application are subject to a TPO. The majority of trees are proposed to be retained. Compensatory planting and biodiversity provision is proposed. A preliminary tree assessment accompanies the application.
Land use	The site has no formal use. The existing building lies vacant and secured.
Development form	It is proposed to convert and extend the existing building to provide a single storey residential bungalow.

Objectives and design response

703 The objectives for environmental sustainability are identified in **TAN 12**² as:

- achieving efficient use and protection of heritage assets;
- ensure natural resources are retained where possible;
- enhancing biodiversity; and
- designing for change.

704 The design responses to the objectives are summarised as follows:

- sustainability measures to reduce the environmental impact associated with buildings and minimising the demand for energy, water and materials, and the creation of waste;
- approaches to development that create new opportunities to enhance biodiversity; and
- adaptable and flexible development that can respond to social, technological, economic and environmental conditions/changes over time to minimise the need to demolish and rebuild.

Design solutions

705 **TAN 12** identifies a series of headings under which design solutions should be assessed. These and their application to the proposal are summarised in the following table.

Summary of application of design solutions

Design solution	Application to the site
Townscape setting	The development has been designed having regard to the existing building's special interest and the setting of the listed building.
Biodiversity and local environment	Biodiversity will be protected and enhanced through the retention of trees and hedgerows, and compensatory planting incorporating native species. A sedum roof will provide a biodiversity benefit.

² **TAN 12**, op cit, page 24.

³ Anderson J, Shiers D and Steel K, **The Green Guide to Specification**, Fourth edition, BRE Global 2009.

Energy efficiency / carbon reduction	The development will meet Part L Building Regulations (July 2014) with respect to sustainability
Sustainable materials	Materials will, where practicable, be specified from The Green Guide to Specification . ³
Water	Demand management and water supply metering.
Waste management	Waste storage provided. Recycling of domestic waste with provision to meet the Council's waste collection practices. If possible, internal recycling/separation facilities.
Climate resilience	The development complies with TAN 15 .
Sustainable building standards	The development will meet Part L Building Regulations (July 2014) with respect to sustainability

706 The layout and design incorporates the principles of sustainable development, based upon current best practice, such as the Welsh Government's Creating Sustainable Places publication. Sustainable development principles have underpinned the overall vision, and informed the proposed development layout.

Sustainability credentials

707 The proposals for the site address environmental, social and economic concerns.

708 Environmental sustainability is concerned with the natural environment and the national and global impacts of development. The main principles are as follows:

- use land wisely and protect areas of natural beauty and of scientific interest;
- retain and enhance existing vegetation, including trees and hedgerows;
- reduce energy consumption;
- reduce the amount of raw materials for construction;
- local sourcing of building materials;
- safe disposal of materials that cannot be recycled; and
- protect and enhance wildlife and biodiversity.

709 Social sustainability is based upon the following principles:

- create a high quality built environment;
- interact with existing mix of housing types;
- close proximity to local facilities including play areas and other community facilities;
- good public transport provision and accessibility to adjacent communities;
- high standards of urban design;
- design to reduce opportunities for crime; and
- design to encourage social interaction.

710 Economic sustainability is based upon developing the local economy and includes:

- good infrastructure links and access to surrounding communities and nearby employment areas; and support for local trades and businesses.

801 A full planning and listed building consent application has been submitted proposing the conversion and extension of the former mortuary building at Hayes Point, Sully. This Design and Access Statement is submitted in support of the applications and should be read in conjunction with a suite of illustrations and documents including a Planning Statement, Preliminary Tree Assessment and Bat Survey.

802 The design vision is to deliver a unique, sensitive residential redevelopment which protects and enhances the existing building's special interest and the setting of the principal listed building. The proposed development aims to make sensitive reuse of a building rich in character in order to secure its long term future and deliver much needed housing.

803 The development proposal has been designed to create a pleasant and contemporary living environment, complete with private amenity space and parking. The proposed development is considered to have a positive impact on the setting of the listed building.

804 The proposed development has been designed having regard to relevant national and local planning guidance, both adopted and emerging including: the UDP and LDP, Amenity Standards SPG, Planning Policy Wales and relevant Technical Advice Notes.

805 It is considered the proposed redevelopment accords with extant and emerging national and local planning policy. Securing the beneficial use of a disused curtilage listed building is considered to warrant a departure from the development plan in this instance.

806 The Design and Access Statement demonstrates that the proposed development meets the key tests with respect to sustainability, movement, character, amount, scale, appearance and community safety.

Summary 8