

DESIGN & ACCESS STATEMENT FOR:-
PROPOSED AMENDED DESIGN TO APPROVED DWELLING TO INCLUDE
CONSERVATORY TO PLOT 30, WHITE FARM, BARRY, VALE OF
GLAMORGAN, CF62 9TW.

This Design and Access statement has been set out to address the objectives of good design as set out in TAN 12: Design.

SITE ANALYSIS.

ACCESS POINTS.

Access to the site is from the well established access road which discharges onto main access road, toward the first phase of the site.

BOUNDARIES.

Boundaries to the site are existing , timber fences Boundaries will be untouched, and unaltered..

SITE FEATURES.

The site is generally level , with level parking areas and access.

TOPOGRAPHY

The site is level with shrubs to perimeter of garden. Existing fences and boundary walls are to remain.

CONSTRAINTS AND OPPORTUNITIES

The dwelling is newly constructed , and space exists within the individual curtilage for further ground floor accommodation.

CONTEXT ANALYSIS

CHARACTER APPRAISAL

The Character of the site is that it they are all in a site of newly constructed and dwellings under construction set in a site of similar properties of size and finish. The proposed extension is to enhance the comfort and living space for the future occupier of the dwelling.

LOCAL FACILITIES

There are a number of local shops and establishments within a close vicinity of the proposal site, including places of worship, restaurants, take away food outlets, petrol stations, pubs and local grocery outlets.

PHYSICAL, SOCIAL AND ECONOMIC ISSUES.

This proposal is to construct an attached conservatory which will give added space to the ground floor of the approved dwelling. This will afford the occupiers much needed further space for every day living

COMMUNITY / NEIGHBOUR ENGAGEMENT.

We have not contacted local residents on this issue.

POLICY CONTEXT

RELEVANT UDP POLICIES

This development is relevant to policy ENV 27, HOUS 2, HOUS 8 & TRAN 10 - Extensions to a building, which promotes development proposals which should be compatible with their surroundings in terms of height, scale, massing and general topography.

Policy AS6 provides guidance for `less abled access` states that it is the policy of the Vale of Glamorgan County Council, that buildings, wherever practicable, should make appropriate provision for the safe and efficient movement for all members of society.

ACCESS

Access is ensured for all as the corridor width and door openings meet that of Part M of the building Control. Ground floor accommodation will be accessible for all due to wide access door width. Maintenance will be upheld by the individual householders.

CHARACTER: AMOUNT OF DEVELOPMENT

The proposal design will be in keeping with the existing finish of the dwelling. A single storey structure is planned, which will be of single storey in height.

CHARACTER: LAYOUT

The proposed layout is allow further space on the ground floor, which will give much needed and comfortable space.

CHARACTER: SCALE

The scale of the development is in keeping with its surroundings and will not adversely affect any neighbouring properties. The proposal will be modest in size and does not afford any loss of privacy or light to neighbouring properties.

CHARACTER: APPEARANCE

The proposal will be finished to the satisfaction of The Planning authority , and in keeping with the finish of the existing dwelling.

CHARACTER: LANDSCAPE

The proposal will enhance local character by means of continuity of the existing landscaping and will also introduce further landscaping to the garden.

COMMUNITY SAFETY

The proposal will ensure safe and public space. This also lends natural low level surveillance to the rear of the site by means of an elevated domestic unit. The site is already naturally surveyed locally with a number of self contained domestic units . All windows will meet SBD standards and will be fitted with limiters that will reduce the possibility of unlawful access. Accessible windows will be fitted with locks or laminated glass.

MOVEMENT

The development is situated on a bus route, with a bus stop directly opposite, with its transport links to other main towns and cities, as the development is situated within the heart of the community, local residents could walk to the local shops, etc also a scheme for the use of bicycles can also be incorporated within the development. Temporary parking spaces will be placed within the area designated as plot 2, however, once development complete, spaces will be removed and plot 2 developed as original consent has been implemented.

ENVIRONMENTAL SUSTAINABILITY

The proposed heating systems will be of a type that is energy efficient and will be a condensing gas boiler type with an energy efficiency rating of above 85%. Natural light will be present through the windows with efficient double glazed units. All rooms will be fitted with energy efficient light bulbs together with all individual radiators fitted with thermostatic control valves.

The proposal will not comply with code 3 as the present site does not need the requirement or the requirement for the addition at a late stage, when the house is under construction or near completion, will be impossible or impracticable. The planning dept need to make a practical step in waiving this requirement for the addition applied for.