

DESIGN
and
ACCESS STATEMENT

for

**The Demolition of the Existing
Dwelling House and the building
of a new dwelling house.**

at

**Little Pen Onn, Llancafán, Barry,
CF62 3AG.**

Client

**Dr Philip Atkin and Charlotte
Eckhardt.**

SUMMARY

- Applicant: - Dr Philip Atkin and Charlotte Eckhardt.
Little Pen Onn,
Llancarfan,
Barry,
CF62 3AG
- Date: - August 2014
- Description of - The Demolition of the Existing
Dwelling House and the building
of a new Dwelling House.
- Address of - Little Pen Onn,
Development Llancarfan,
Barry,
CF62 3AG
- Agent: - Reuben Evans Architect
Robgill,
Gwern-y-steeple,
Peterston-super-ely,
Vale of Glamorgan,
CF5 6LG.

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1.0 - INTRODUCTION.

This design and access statement has been prepared to support the planning application for the the demolition of the existing dwelling house and the building of a new dwelling house at Little Pen Onn, Llancarfan, Barry, CF62 3AG. This statement has been prepared to the requirements of TAN 12 (Design) 2009 – Appendix 1.

2.0 - SITE ANALYSIS.

2.1 - Site Location. (Indicating indicative boundary)



The application site is an existing dwelling house which lies within the boundary of Llancarfan in the Vale of Glamorgan.

2.2 - Access Point.

Vehicular and pedestrian access to the site is to remain as the existing off the lane to the east of the site.

Photograph of existing access point to the east of the site.



2.3 - Boundaries.

All existing boundaries as described below are to be maintained as existing:-

The existing boundary to the north of the site comprises of the existing hedgerow and trees in part and an existing masonry boundary wall.

The existing boundary to the east of the site comprises of the existing hedgerow and trees.

The existing boundary to the south of the site comprises of the existing hedgerow and trees.

The existing boundary to the west of the site comprises of the existing hedgerow and trees.

2.4 - Site Features.

The site is approximately 9030m². It is of an irregular shape and is steeply sloping from the east to the west. It is bounded partly to the north by the neighbouring dwelling Pen Onn House and partly to the east by the neighbouring dwelling Upper Pen Onn. The remaining boundaries to the north south east and west are open with views over countryside.

2.5 - Topography.

The topography of the site is steeply sloping downwards from the east to the west.

2.6 - Constraints and Opportunities.

There are no major constraints identified on the site.

There is an opportunity to renew an existing aging and tired dwelling which is in need of much repair and refurbishment, with a new dwelling designed in a creative and innovative way. A major part of the brief is to incorporate sustainable energy through the use of photovoltaic roofing and ground source heat pumps to heat the dwelling with high levels of insulation to provide a dwelling which is towards self sufficiency.

3.0 - CONTEXT ANALYSIS.

3.1 - Character Appraisal.

The curtilage of the application site is an existing dwelling house which lies within the boundary of Llancafán in the Vale of Glamorgan.

The site is 0.930 hectares (19030 m²) in area

The site falls within the area on the current adopted UDP 1996 - 2011 Proposals Map of land to the south of the settlement of Llancafán.

3.2 - Local Character.

The site is surrounded partly to the north by the neighbouring dwelling Pen Onn House and partly to the east by the neighbouring dwelling Upper Pen Onn. The remaining boundaries to the north south east and west are open with views over countryside..

3.3 - Local facilities.

Facilities are available in the settlement of Llancarfan to support everyday living. The settlements of Llantwit major to the west and Cowbridge to the north west are located both approximately 6.5 miles away where there are all main facilities such as doctors surgery, Primary School, Comprehensive School and leisure centre, also located in these settlements is a selection of shops, banks, pubs, restaurants and cafes. Hospitals are located at Bridgend approximately 11.5 miles to the north west and The University Hospital Heath is 10 miles to the north east. There are good direct links to the M4.

3.4 - Public Transport.

There is a main bus service to all surrounding settlements.

The main central train station is located in Cardiff centre.

3.5 - Economic, Social, and Physical Context.

Llancarfan is a district serving the community and its needs. Attractiveness and accessibility will only be improved in future years. The site is located in a very sustainable location within the area close to the full range of local facilities.

There are a range of employment opportunities in the area.

4.0 - POLICY CONTEXT.

4.1 - Guidance.

Guidance has been taken from:-

- Planning Policy Wales (PPW).
- Technical Advice Note (TAN) 12: Design (2009).
- Vale of Glamorgan Adopted Unitary Development Plan (AUDP) 1996 - 2011.
- Vale of Glamorgan Supplementary Planning Guidance Amenity Standards.
- Vale of Glamorgan Supplementary Planning Guidance Sustainable Development.

4.2 - Planning Policy Wales (PPW).

PPW is the principle document setting out the land use policies of the Welsh Assembly Government. The main thrust of PPW is to promote Sustainable Development, paragraph 1.2.2 states that:-

“The planning system must provide for an adequate and continuous supply of land, available and suitable for development to meet society’s needs. It must do this in a way that is consistent with overall sustainability principles.....”

Paragraph 4.1.3 states that:-

“Factors to be taken into account in making planning decisions (material considerations) must be genuine planning matters, that is, they must be relevant to the regulation of the development and use of land in the public interest, towards the goal of sustainability”.

With regard to the location of the development paragraph 2.5.3 states that:-

“Local planning authorities should assess the extent to which their UDP settlement strategies and new development are consistent with minimising the need to travel and increasing accessibility by modes other than the private car”.

4.3 - Technical Advice Note (TAN) 12: Design (2009).

TAN 12 sets out the following objectives of good design:-

- | | | |
|-------------------------|---|---|
| Access | - | Ensuring ease of access for all. |
| Character | - | Sustaining or enhancing local character. |
| | - | Promoting legible development. |
| | - | Promoting a successful relationship between public and private space. |
| | - | Promoting quality choice and variety. |
| | - | Promoting innovative design. |
| Community Safety | - | Ensuring attractive safe public spaces.
Security through natural surveillance. |
| Environmental Stability | - | Achieving efficient use and protection of natural resources. |
| | - | Enhancing biodiversity. |
| | - | Designing for change. |
| Movements | - | Promoting sustainable means of travel. |

4.4 - Vale of Glamorgan Adopted Unitary Development Plan (AUDP) 1996 - 2011

The AUDP - Strategic Policies, The Environment, POLICY 2 states that :-

PROPOSALS WHICH ENCOURAGE SUSTAINABLE PRACTICES WILL BE FAVOURED INCLUDING:

- (i) PROPOSALS WHICH CONTRIBUTE TO ENERGY CONSERVATION OR EFFICIENCY, WASTE REDUCTION OR RECYCLING; POLLUTION CONTROL; BIODIVERSITY AND THE CONSERVATION OF NATURAL RESOURCES;

- (ii) PROPOSALS WHICH ARE LOCATED TO MINIMISE THE NEED TO TRAVEL, ESPECIALLY BY CAR AND HELP TO REDUCE VEHICLE MOVEMENTS OR WHICH ENCOURAGE CYCLING, WALKING AND THE USE OF PUBLIC TRANSPORT;
- (iii) THE RECLAMATION OF DERELICT OR DEGRADED LAND FOR APPROPRIATE BENEFICIAL USE; AND
- (iv) PROPOSALS WHICH IMPROVE THE QUALITY OF THE ENVIRONMENT THROUGH THE UTILISATION OF HIGH STANDARDS OF DESIGN.

The AUDP - Housing, POLICY HOUS 7 - REPLACEMENT AND EXTENSION OF DWELLINGS IN THE COUNTRYSIDE states that :-

THE REPLACEMENT OR EXTENSION OF DWELLINGS IN THE COUNTRYSIDE WILL BE STRICTLY CONTROLLED. PROPOSALS WILL BE PERMITTED IF ALL OF THE FOLLOWING CRITERIA ARE MET:

- (i) THE EXTENDED DWELLING IS NOT DISPROPORTIONATE IN SIZE TO THE ORIGINAL DWELLING;
- (ii) ADEQUATE UTILITY AND INFRASTRUCTURE SERVICES EXIST, ARE READILY AVAILABLE OR CAN BE ECONOMICALLY PROVIDED;
- (iii) THE REPLACEMENT DWELLING OR DWELLING AS EXTENDED DOES NOT REQUIRE AN UNACCEPTABLE EXTENSION OF THE EXISTING RESIDENTIAL CURTILAGE;
- (iv) IN RESPECT OF REPLACEMENT DWELLINGS, PARKING AND AMENITY SPACE IS PROVIDED IN ACCORDANCE WITH THE COUNCIL'S APPROVED GUIDELINES;
- (v) THE SCALE, SITING, DESIGN, MATERIALS, LANDSCAPING AND EXTERNAL APPEARANCE OF THE REPLACEMENT DWELLING OR EXTENSION IS COMPATIBLE WITH ANY EXISTING RELATED STRUCTURES AND THE SURROUNDING LANDSCAPE; AND
- (vi) IN THE CASE OF REPLACEMENT DWELLINGS FOR DERELICT BUILDINGS, THE RESIDENTIAL USE OF THE BUILDING HAS NOT BEEN ABANDONED.

The AUDP - Housing, POLICY HOUS 8 - RESIDENTIAL DEVELOPMENT CRITERIA - POLICY HOUS 2 SETTLEMENTS states that :-

SUBJECT TO THE PROVISIONS OF POLICY HOUS 2, DEVELOPMENT WILL BE PERMITTED WHICH IS WITHIN OR CLOSELY RELATED TO THE DEFINED SETTLEMENT BOUNDARIES PROVIDED THAT IT MEETS ALL THE FOLLOWING CRITERIA:

- (i) THE SCALE, FORM AND CHARACTER OF THE PROPOSED DEVELOPMENT IS SYMPATHETIC TO THE ENVIRONS OF THE SITE;
- (ii) THE PROPOSAL HAS NO UNACCEPTABLE EFFECT ON THE AMENITY AND CHARACTER OF EXISTING OR NEIGHBOURING ENVIRONMENTS BY VIRTUE OF NOISE, TRAFFIC CONGESTION, EXACERBATION OF PARKING PROBLEMS OR VISUAL INTRUSION;

- (iii) THE PROPOSAL DOES NOT HAVE AN UNACCEPTABLE IMPACT ON GOOD QUALITY AGRICULTURAL LAND (GRADES 1, 2 AND 3A), ON AREAS OF ATTRACTIVE LANDSCAPE OR HIGH QUALITY TOWNSCAPE OR ON AREAS OF HISTORICAL, ARCHAEOLOGICAL OR ECOLOGICAL IMPORTANCE;
- (iv) WHEN APPROPRIATE AND FEASIBLE THE PROVISIONS OF POLICY REC 3 ARE MET;
- (v) THE PROVISION OF CAR PARKING AND AMENITY SPACE IS IN ACCORDANCE WITH THE COUNCIL'S APPROVED GUIDELINES;
- (vi) ADEQUATE COMMUNITY AND UTILITY SERVICES EXIST, ARE REASONABLY ACCESSIBLE OR CAN BE READILY AND ECONOMICALLY PROVIDED.

5.0 - DESIGN.

5.1 - Response to Objectives of Good Design.

The principles of good design are based on an understanding of what makes existing places attractive and sustainable places to live in. The objectives of good design are set out in TAN 12 as above.

The key aims of the design brief were as follows: -

- To respond to and respect the immediate neighbours privacy and their right to enjoyment of their own property without risk of overlooking and nuisance.
- To take account of the sites nature and be sympathetic to its surrounding.
- To take account of the sites aspect, orientation and physical constraints
- To construct buildings which are energy efficient in use and as environmentally sustainable to construct as possible.
- To create an internal environment that is flexible to accommodate a family's need for a creative lifestyle.
- To minimise the dwellings impact on the site.
- The proposal provides a satisfactory relationship with neighbouring properties using the topography of the site. The proposals do not impact upon the surrounding area.

5.2 - Movement.

All vehicular and pedestrian access to the proposals will be maintained as the existing. The proposals will not create additional vehicular and pedestrian movement in comparison to that of the current dwelling. The location of the site is in close proximity to local facilities and a main bus route. The site is well related to public transport, shopping and leisure facilities, and employment opportunities.

The proposals will be designed for wheelchair use in compliance with Part M of the Building Regulations requirements.

5.3 - Access

Access to the proposals will be maintained as the existing dwelling.

5.4 - Character

Character - Amount - The existing dwelling occupies a footprint of 236.9m², this represents less than 3% of the entire application site. The new dwelling occupies a footprint of 224.5m², again this represents less than 3% of the entire application site but is slightly less than the existing footprint.

Character - Layout - The proposals are a result of careful analysis of the existing site and its immediate surroundings. The proposed dwellings will relate to scale and context of the surrounding dwellings and environment.

Character - Scale and Appearance - The proposed dwellings will demonstrate that innovative and creatively designed dwelling can be built on the site. This can be achieved without detriment to the amenities of any of the neighbouring dwellings. When viewed from all principal vantage points, the dwellings will take a fundamental low scale form with pitched roofs effectively relating to there surroundings.

The external materials used will relate and compliment the existing dwellings and the surrounding environment.

Character - Landscaping - The landscaping will predominantly remain as existing.

Character - Sustaining Local Character - By nature of the site location there is no character to note.

Character - Promoting legible development - The proposals are located and laid out to provide a clearly legible development that is easily read convenient and safe to use by all.

Character - Promoting a successful relationship between public and private space - The existing has a good relationship between public and private space by its location. The proposals will embrace this existing character enhancing the relationship between public and private space.

Character - Promoting quality choice and variety - The design is a response to the opportunities and constraints as identified through careful analysis of the site and its surrounding areas. The proposals sit comfortably in their location and respond positively to its immediate environment.

Character - Promoting innovative design - Opportunities for innovative design in the case of these proposals will be encouraged.

5.5 - Inclusive Design.

The key principles are :-

- Putting people at the heart of the design process.
- Acknowledging diversity and difference.
- Choice.
- Flexibility in use.
- Buildings and environments that are convenient and enjoyable for everyone.

5.6 - Community Safety.

The proposals have no impact on community safety.

5.7 - Environmental Sustainability.

The site is in an environmentally sustainable location, being in close distances to a range of facilities, including shops, schools, leisure and public transport.

The proposals will embrace the principles of sustainable design under the headings as follows:-

Energy and Carbon Dioxide Emissions.
Water.
Materials.
Surface Water Run-off.
Waste.
Pollution.
Health & Well-being.
Management.
Ecology.

Energy and Carbon Dioxide Emissions.

The proposals will be designed to have a high specification of insulation on all the main building fabric elements and a high standard of construction to minimise CO2 emissions and have a high fabric energy efficiency.

External lighting will be low energy.

Category 2: Water.

The consumption of indoor water use will be minimised through the use of water efficient fittings, appliances and water recycling systems. A grey water system is to be considered.

For external water use a system which will collect and store rainwater for use off the main buildings will be implemented.

Materials.

Materials with lower environmental impacts over their life-cycle are to be specified where possible.

Responsible sourcing of materials for both basic building elements and finishing elements will be implemented.

Surface Water Run-off.

Management of Surface Water Run-off from the buildings will be considered to provide slow percolation of surface water to ground.

Waste.

The proposals will utilize and adhere to the Local authorities waste policy and collection procedures.

Pollution.

All insulating materials will have GWP >5 and no appliances e.g. boilers will generate Nox emissions.

Health & Well-being.

The design promotes good daylighting and thereby improve quality of life and reduce the need for energy to light the buildings.

Management.

The proposals will be managed by the business owner to be encourage and implement the most economical use of appliances and fittings.

Ecology.

The micro ecology within the site will be protected by careful monitoring prior to and during the construction procedures. The site is not in an area of special ecological interest.

5.8 - History / Justification

The clients have explored the proposals for retaining and extending and refurbishing the existing dwelling the extended dwelling as approved under planning application number 2013/00243/FUL.

This scheme including the refurbishment of the existing fabric and inclusion of sustainable energy systems was taken to tender stage with three tenders being obtained.

The cost of the scheme has proved to be prohibitive being very similar to the costs of a new build, the decision being made to consider the demolition and rebuilding.