

Land off Dinas Road, Penarth.
project ref:1837

DESIGN & ACCESS STATEMENT

Land off Dinas Road, Penarth

DESIGN STATEMENT and ACCESS STATEMENT

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1.00 INTRODUCTION & VISION

This statement has been prepared on behalf of Miller Contractors Ltd and should be read in conjunction with the design drawings prepared by cfw Architects Ltd:

- 1837-500 existing site plan
- 1837-501 proposed site plan
- 1837-502 proposed plans and elevations
- 1837-503 proposed street elevations

cfw Architects were appointed in June 2013 by Miller Contractors Ltd to provide construction drawings for the development of eight dwellings on vacant land off Dinas Road that was granted planning permission on the 25th March 2013 ref: 2012/00137/FUL.

During the detailed design development and following consultations with local estate agent professionals it was considered that the four car parking spaces adjacent to no 3 Ty Uchaf would benefit from being constructed as garages which would reduce the amount of communal parking and provide more attractive properties for sale that would attract families. It was further considered that if these parking spaces were constructed as garages then the structure could accommodate a one bedroom flat above the garages.

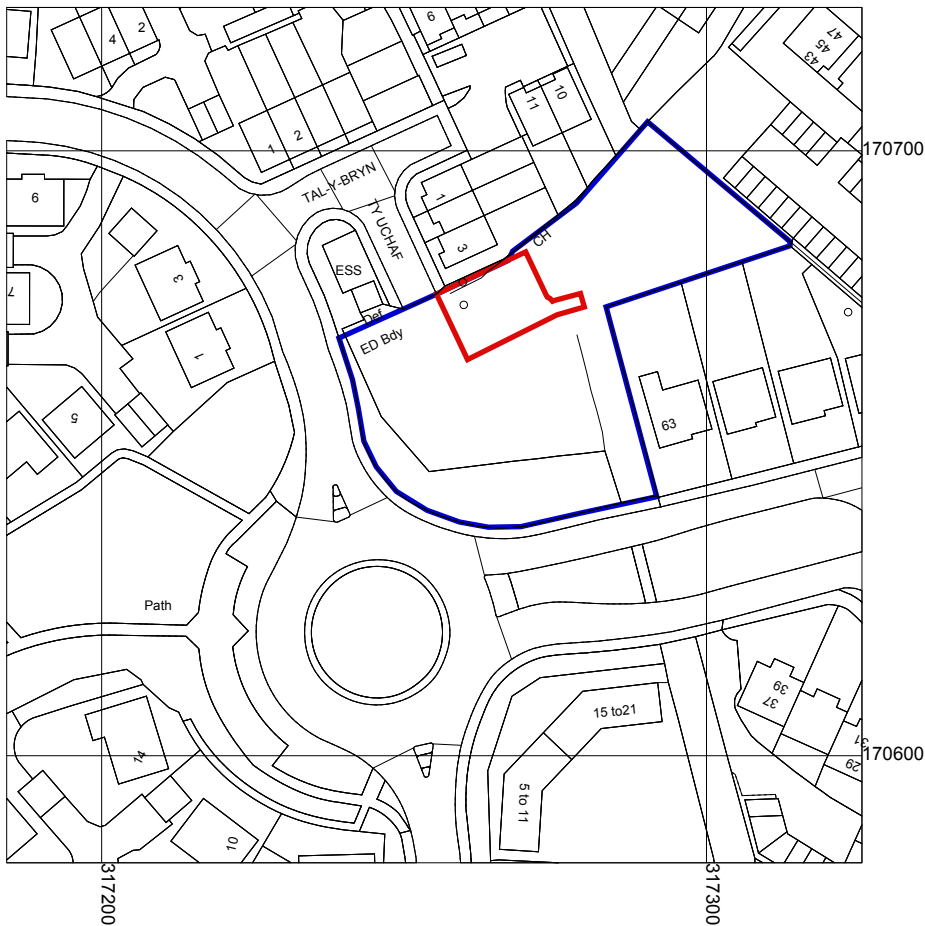
This Design and Access Statement is prepared in accordance with the requirements of TAN 12 and describes the design evolution and objectives that inform the resultant planning application.

The key objectives of the development brief were:

- + creation of four garages.
- + creation of one bedroom studio flat above the garages.
- + introduction of one additional car parking space..
- + to keep the overall integrity and design philosophy of the site.

2.00 SITE LOCATION

Site address: Land off Dinas Road /Ty Uchaf, Penarth



Ordnance survey map of site and immediate surrounding area.

The site forms part of a larger site known historically as 'Cogan Hall Farm', now a major residential extension of the western settlement boundary of Penarth. The site is 208 sq m. It is located at the western end of Dinas Road, which is the main gateway into Cogan Hall Farm housing development. Residential development lies to the east and south.

The site is currently hoarded off in as the development of the site is ongoing, it previously comprised of rough grassland and hard standings.

3.00 PLANNING HISTORY

The most recent planning history comprises of:

12/00137/FUL- application for residential development- permission granted

4.00 CHARACTER AND DESIGN

The proposals maintain the architectural design appearance of the dwellings currently under construction. The garage and flat are constructed from traditional materials, namely, brick, render and slate tile, but are distinctively contemporary to reflect the modern and sustainable credentials of new housing in terms of appearance, energy use and construction techniques. The flat has been designed to have single aspect into the parking courtyard and does not overlook the adjacent housing.

5.00 PLANNING POLICIES

This Design and Access Statement considers planning policy context for this application. The following policy documents have been considered in relation to the proposed development:

3.01 Planning Policy Wales

Planning Policy Wales published by the Welsh Government sets out the governments vision and context for the sustainable land use and policy. It is supported by Technical Advice Notes (TAN'S). PPW seeks to promote the most efficient use of land and buildings, and encourages the re-use of previously developed land over building on greenfield sites. It seeks to promote that communities and towns have good quality facilities in sustainable locations, and that local character is protected by sensitive development. The main thrust of PPW is to promote sustainable development by ensuring that the planning system provides for an adequate and continuous supply of land available and suitable for development to meet society's needs in a way that is consistent with overall sustainability principles.

TAN 12 Design

The design should be appropriate to the scale, layout and amount of development in the surrounding landscape.

Development should promote environmental sustainability by incorporating sustainable materials, minimising the demand for energy, the creation of waste and creating new opportunities to enhance biodiversity.

The TAN goes on to state that opportunities for innovative design will depend on the existing context of development and the degree to which the historic, architectural, social or environmental characteristics of an area may demand or inhibit a particular design solution. Thorough appraisal of context can provide design pointers, which help to inspire an innovative design response, which meets present and future needs. A contextual approach should not necessarily prohibit contemporary design.

TAN 18 Transport

Developments should be located where there is, or will be, good access to public transport, walking and cycling which minimises the need to travel and fosters social inclusion.

3.02 Local Planning Policy

Vale of Glamorgan Unitary Development Plan 1996-2011, adopted April 2005.

The site falls within the settlement boundary for Penarth and is allocated for residential development under UDP Policy Housing 1.

Policy HOUS8 stipulates that the scale, form and character of a development is sympathetic to the environs of the site, there is no unacceptable impact on the amenity of the existing neighbourhood, the provision of car parking, amenity space is in accordance with the Council's guidelines and adequate community and utility services and are reasonably accessible.

Policy ENV 27 of the UDP states that proposals for new developments must have full regard to the context of the local, natural and built environment and its special features. New development will be approved where it complements the local character of buildings and open spaces: minimises any detrimental impact on the surrounding area; complements existing hard and soft landscaping; ensures a clear distinction between public and private spaces and seeks to reduce the risk and fear of crime.

3.03 Supplementary Planning Policy

The council has adopted supplementary planning guidance on amenity standards requiring housing developers to aim to provide a min of 1 sq./m of the gross floor area of the dwelling (inclusive of garage space). Generally 70% of the total amenity space should be accommodated in the rear private gardens, which should be of useable shape.

6.00 SITE ANALYSIS - CHARACTER, OPPORTUNITIES AND CONSTRAINTS

brief

The scheme development is responsive to the Clients brief to provide a block of garages to serve the under construction dwellings within the development and construct a flat above with private walk up access.

access points

The existing (planning approval) vehicle access point is to be retained, this allows both vehicle and pedestrian access.

boundaries

The boundaries are to include new 1.8m high close boarded fencing.

topography

The site sits on a relatively flat plot which will remain unaltered.

constraints and opportunities

The design will improve the existing built environment by providing secure garaging and reduce the amount of communal parking as part of the mixed residential development of the surrounding area and dwelling types. The design maintains single aspect design to minimise the impact on neighbouring gardens and all habitable outlook is to the courtyard, thus protecting the privacy of adjacent properties.

character

The amount of development of the site is consistent with the density across the wider Cogan Hall Farm site. The proposal will make efficient use of a site within the settlement boundary and provide much needed housing. The appearance and materials of the existing planning approval have been used in the design to maintain the overall site development aesthetics,

landscape

Additional and supplementary planting is to be included.

7.00 ENVIRONMENTAL SUSTAINABILITY

It is the intent of the project that the scheme is to be built to the current building regulation standards. The site is located in a sustainable location in that it has access to local bus routes, parklands and public open spaces, it is within walking distance of the local centres. Bin store areas are included within the rear to allow the property to have a compliant waste management and refuse recycling in accordance with the local authorities refuse collection regime.

The development will maintain/enhance opportunities for species to inhabit the area. The development will consider the local context and will maintain and improve habitat connectivity through the inclusion external landscapes with native species planting, where possible.

8.00 MOVEMENT AND ACCESS

movement

It is a primary consideration of the developer to ensure that new developments are as accessible as possible, ideally via sustainable means of transport. Accordingly, the site has bus stops nearby, the nearest being immediately adjacent to the site, which has a direct service to the bus and train stations. The bus services operate on a 10 minute to hourly basis. Given that there are public transport facilities located within reasonable proximity to the application site, it can be concluded that that the site is sustainably located with good access to public transport.

site access

The scheme retains the current access point, which provides vehicle and pedestrian access.

access around the property

The relative flat topography of the site allows for simple access around the development area without the need for steps.

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access within the building

The scheme will comply with approved document part M where practical.

parking

The existing car parking spaces will be retained, a be it constructed as garages with one additional car parking space constructed.

9.00 COMMUNITY SAFETY

The proposals benefit from being located in an existing mixed built up area with adjacent housing, therefore the area has a good level of people movement throughout the day allowing natural surveillance.

10.00 CONCLUSIONS

The proposals contained in this application have been informed by the clients brief to provide garages with a flat above. Whilst maintaining the character of the existing dwelling but enhancing the internal areas. The proposals are supported by current planning policy and design objectives. We trust that the Local Authority will support this ambition to realise this opportunity by supporting the planning application.

- + the development is in keeping with the scale and character of the existing site and adjoining buildings;
- + the design of the scheme incorporates good quality materials which make a positive contribution to the local environment.
- + the siting and orientation for the dwelling will maximise natural surveillance along Heol Y Brenin and the parking courtyard and will reduce gaps in the townscape.
- + the design will provide a flat which will contribute to the mixed nature of the overall areas residential nature.
- + the site is accessible by a range of sustainable modes of transport, which maximises opportunity for reduced use of private car
- + improve community safety.
- + the application site is within walking distance of a wide range of services.