

14/01238 /FL



THE VALE OF  
GLAMORGAN COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

**APPROVED**

SUBJECT TO COMPLIANCE WITH CONDITIONS (IF ANY)

## DESIGN & ACCESS STATEMENT

FOR THE

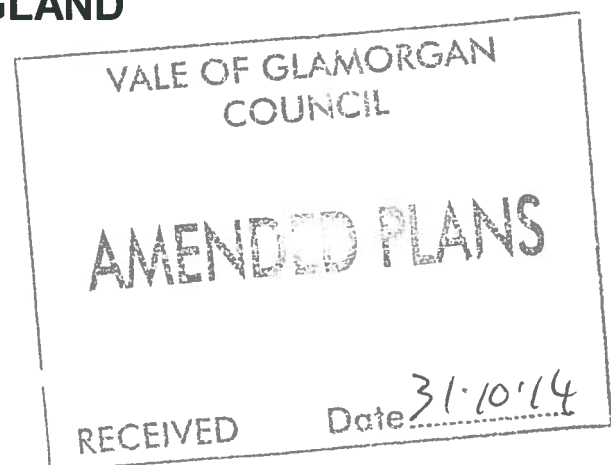
### PROPOSED DETACHED HOUSE & DOUBLE GARAGE

AT

**BRYNHEULOG  
WELSH ST DONATS  
VALE OF GLAMORGAN  
CF71 7SS**

FOR

**MR L ENGLAND**



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REV A - OCTOBER 2014

**DESIGN & ACCESS STATEMENT**  
**PROPOSED DETACHED HOUSE & DOUBLE GARAGE AT**  
**BRYNHEULOG, WELSH ST DONATS, VALE OF GLAMORGAN, CF71 7SS**

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<b>CONTENTS</b>	<b>PAGE</b>
Background	1
Design Proposals	1-4
Relevant Planning Policies	4-5
Conclusion	6
Appendix A - Photographs of Existing Property	

**DESIGN & ACCESS STATEMENT**  
**PROPOSED DETACHED HOUSE & DOUBLE GARAGE AT**  
**BRYNHEULOG, WELSH ST DONATS, VALE OF GLAMORGAN, CF71 7SS**

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## **BACKGROUND**

Brynheulog is a detached 4-bedroom house located in the residential enclave of Welsh St Donats. It is located at the northern end of a 0.40 acre / 0.16 ha L-shaped plot and is surrounded by untended and overgrown gardens containing garaging and a number of dilapidated and unsightly outbuildings. The main house is also extremely dilapidated and beyond economic repair. It is therefore proposed to replace the ramshackle collection of structures with a single high quality residential dwelling and detached garage.

The boundaries are lined with a combination of stone walls, mature trees, hedgerows and timber fencing. The south-western boundary is lined with a thick row of conifers, which separates Brynheulog from the neighbouring residence, Selwyn House.

The eastern leg of the L-shaped plot accommodates most of the outbuildings, which no longer serve any useful purpose. The opportunity exists to remove these outbuildings and to improve the amenity value of both Brynheulog and its neighbour, Selwyn House.

## **DESIGN PROPOSALS**

### **Use**

The entire plot has an extant residential use. It is located in the residential enclave of Welsh St Donats and is surrounded by detached houses. Consequently, the only permissible use is a residential one.

### **Parking and Access**

The site is accessed via an existing driveway that connects directly to the highway. The driveway provides external parking for five cars and garaging for a further two cars.

It is proposed to retain the existing driveway access, but to improve the visibility splay by reconstructing the stone walls along this section of the northern boundary.

The new driveway will provide access to a courtyard that will, in turn, provide the proposed dwelling with external parking for up to five cars and also with access to a detached double garage that provides internal parking for a further two cars. It will also provide access to the adjoining paddock. There is sufficient manoeuvring room to allow all vehicles to enter and leave the plot in forward gear.

The main entrance to the house is accessible directly from the driveway via a level threshold.

### **Orientation and Layout**

The plan form of the proposed dwelling is broadly rectangular and relates to the plot's boundaries. The main habitable rooms are south and west-facing and overlook the garden. Natural light and views out will therefore be maximised. The 'heart' of the house, the kitchen / dining / snug area, also has north-facing fenestration that securely overlooks the entrance courtyard, which is enclosed by the proposed house and detached garage, and by the new stone boundary walls lining the public highway. The dwelling's north elevation is framed by this courtyard and addresses the access from the public highway.

**DESIGN & ACCESS STATEMENT**  
**PROPOSED DETACHED HOUSE & DOUBLE GARAGE AT**  
**BRYNHEULOG, WELSH ST DONATS, VALE OF GLAMORGAN, CF71 7SS**

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The proposed dwelling has been set out to both maximise views over the garden and also to fully respect the amenity values of Selwyn House, the neighbouring property to the south-west, as follows:

- There will be no habitable room windows facing Selwyn House
- Vehicle and pedestrian movements will be shielded from Selwyn House by the proposed dwelling
- The proposed structure does not intrude into the easterly views from Selwyn House's rear elevation
- The removal of the dilapidated outbuildings will improve the Selwyn House's amenity value

As such, the amenity values of the neighbouring property will be fully respected and preserved.

### **Aesthetics and Materials**

The proposed house has been designed to portray a vernacular aesthetic in keeping with the predominantly traditional style of the neighbouring properties in the immediate vicinity. The main elevations are therefore restricted to two storeys and capped with 35° pitched slate roofs with ridge lines that vary in height to create visual interest.

A variety of high quality, vernacular materials have been utilised to complement the traditional aesthetic. These include natural slate, masonry render and natural stone, which will be durable and long-lasting.

The result is the creation of a building that fully responds to the context of its setting with an appropriate blend of materials, and of internal and external spaces.

### **Community Safety**

The site is entirely enclosed by boundary walls and fences, with all vehicle / pedestrian movements controlled from a single point in the north-eastern corner of the plot. The proper separation of the public and private realms will enhance both the safety of the community and also that of the dwellings' occupants.

### **Environmental Sustainability**

The proposed replacement dwelling will be designed to meet the needs of the occupiers without compromising the environment. In order to provide residences constructed to high standards of sustainability and efficiency, the dwelling will be capable of compliance with the requirements of TAN 22 which has applied to single residences since September 2010.

#### The Energy Hierarchy

##### Reduce consumption

The house will be constructed so that the DER is better than the TER measured in accordance with SAP 2009 to the extent required to obtain 1 credit under 'Ene1 – Dwelling Emissions Rate' and will allow it to obtain Level 3 of the Code for Sustainable Homes.

##### Maximize energy efficiency

In constructing the house to level 3 of the Code for Sustainable Homes, the dwelling will maximise energy efficiency.

**DESIGN & ACCESS STATEMENT**  
**PROPOSED DETACHED HOUSE & DOUBLE GARAGE AT**  
**BRYNHEULOG, WELSH ST DONATS, VALE OF GLAMORGAN, CF71 7SS**

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Use renewable sources

If required by Code, roof-mounted solar panels will be used to heat the hot water, thus using renewable energy and reducing the amount of fossil fuel use.

Use fossil fuels as efficiently as possible

The property will be heated and provided with hot water by "A" rated boilers with a SEDBUK rating exceeding 90%. The space heating will be controlled in zones to avoid heating parts of the house not in use. Surface water will be disposed of to a soakaway at a suitable location on the site.

**Lifetime Homes**

The design proposals meet the 16 requirements of the new 2010 Lifetime Homes Criteria, as follows:

1. Parking
  - The car parking is located in the driveway leading to the main entrance door
  - The access route between the car parking and the entrance door maintains a clear minimum width of 1.2m
  - All car parking spaces are level and on hardstanding
2. Approach to dwellings from parking
  - The approach from the car parking area to the dwelling is level and via a minimum 1.2m wide path
  - The car parking is closely related to the dwelling's main entrance
3. Approach to all entrances
  - The approaches to all entrances are level
4. Entrances
  - The dwelling's front doors will:
    - a. Be illuminated
    - b. Have level access over the threshold
    - c. Have an 800mm clear opening and a 300mm nib
    - d. Have adequate weather protection
    - e. Have a level external landing
5. Communal stairs and lifts
  - N/A
6. Internal doors and hallways
  - The minimum hallway widths are a minimum of 900mm
  - The minimum clear opening for doors approached head on is 750mm
  - The minimum clear opening for doors approached at a right angle is 900mm
  - All doors will be positioned so as to have 300mm nibs on the internal leading edge
7. Circulation space
  - All entrance level WC compartments comply with Criterion 10
  - All bathrooms comply with Criterion 14
  - All hallways and landings comply with Criterion 6
  - All living rooms and dining areas can accommodate 1.5m x 1.5m turning circles
  - All kitchens have a minimum 1.2m between units
  - All beds have a minimum 750mm around them

**DESIGN & ACCESS STATEMENT**  
**PROPOSED DETACHED HOUSE & DOUBLE GARAGE AT**  
**BRYNHEULOG, WELSH ST DONATS, VALE OF GLAMORGAN, CF71 7SS**

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8. Entrance level living space
  - All dwellings have an entrance level living space
9. Potential for entrance level bedspace
  - The dwelling has been designed to accommodate a future platform lift that will be able to provide direct access to all bedspaces
  - The stair will be able to accommodate a stair lift
10. Entrance level WC and shower drainage
  - The dwelling can accommodate this requirement in the WC / cloak room
11. WC and bathroom walls
  - All bathrooms will have concrete block walls capable of supporting grab rails
12. Stairs and potential through-floor lifts
  - See '9' above
13. Potential for fitting hoists and bedroom / bathroom
  - The structure above all ceilings will be capable of supporting a single point hoist above beds and WCs
14. Bathrooms
  - All bathrooms comply with the dimensional requirements of Criterion 14
15. Glazing and window handle heights
  - All principal living space windows will have a maximum sill height of 800mm above FFL, will have an approach route with a minimum width of 750mm and will have handles located at a maximum height of 1.2m above FFL
16. Location of service controls
  - All service controls will be located within the 450mm – 1,200mm height band

**RELEVANT PLANNING POLICIES:**

The following UDP policy is relevant to our proposals:

**Policy HOUS 7 – Replacement and Extension of Dwellings in the Countryside:**

- i. The existing dwelling is severely dilapidated, beyond economic repair and poorly sited on the plot. It is therefore proposed to replace it with a new dwelling, rather than to extend it; see 'Structural Statement' below. The proposed dwelling is entirely proportionate to the 0.40 acre / 0.16 ha plot and is appropriately sited within it.
- ii. Adequate utility and infrastructure services exist, are readily available on site and will be connected to the proposed dwelling.
- iii. The replacement dwelling will be located entirely within the property's existing residential curtilage.
- iv. The replacement dwelling is served by parking and amenity standards that are fully compliant with the Council's approved guidelines.

**DESIGN & ACCESS STATEMENT**  
**PROPOSED DETACHED HOUSE & DOUBLE GARAGE AT**  
**BRYNHEULOG, WELSH ST DONATS, VALE OF GLAMORGAN, CF71 7SS**

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- v. The scale, siting, design, materials, landscaping and external appearance of the replacement dwelling are fully compatible with neighbouring structures and the surrounding landscape. Indeed, they represent a significant improvement of the property's current condition and configuration.
- vi. Whilst the existing dwelling is severely dilapidated, the residential use has never been abandoned.

## **STRUCTURAL STATEMENT**

### **Condition of Existing Building**

In our professional opinion, the existing building is completely dilapidated and a large proportion of it is uninhabitable. There are numerous defects in the fabric, the majority of which are beyond physical and financial repair. The following areas are of particular concern:

- Dry rot in first floor joists between living room and bedroom
- Wet rot in roof rafters above stairs owing to water ingress through roof covering and chimney
- Rising damp throughout ground floor owing to solid walls and absence of damp proof membrane (DPM) or damp proof course (DPC)
- North elevation between kitchen and lean-to structure bulging owing, in all probability, to absence of foundations and erosion of mortar caused by water penetration and frost heave through solid masonry walls
- Overstressed joists throughout first floor

### **Standard of Construction**

Notwithstanding our considered opinion that the existing building is beyond repair, it is incapable of being upgraded to a standard that complies with current building regulations or environmental principles. The main reasons for this are as follows:

- Absence of foundations – substantial underpinning required
- Absence of DPM / DPC – solid fairface masonry walls cannot be injected with DPC
- Uninsulated fairface solid masonry walls – can only be insulated through use of internal dry lining system, reducing floor area and compromising character
- Uninsulated ground floor – slab cannot be removed to install insulation
- Absence of roofing felt – complete re-roofing required
- No central heating system – complete new system required
- Electrical wiring – complete re-wire required

Setting aside economics and compliance with building regulations, any attempt to renovate the existing building would result in a fundamentally compromised structure that would be spatially and thermally inefficient and prone to continued failure. This would result in a requirement for increased maintenance and higher-than-normal running costs over the life of the building.

In contrast, not only will the proposed replacement dwelling be spatially and thermally efficient, it will be fully compliant with current building regulations and will embrace all of the characteristics detailed under 'Environmental Sustainability' above. It will be constructed from environmentally-friendly, durable materials creating a sustainable building with lower-than-normal running costs.

**DESIGN & ACCESS STATEMENT**  
**PROPOSED DETACHED HOUSE & DOUBLE GARAGE AT**  
**BRYNHEULOG, WELSH ST DONATS, VALE OF GLAMORGAN, CF71 7SS**

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**CONCLUSION**

The proposed property will be situated within an existing residential plot in the residential enclave of Welsh St Donats and will fully respect both its setting and also the amenity values of neighbouring properties. The design proposals are sympathetic to the local vernacular and the dwelling's size and scale is entirely proportionate to the plot. The property will be directly accessible from the highway and will make full use of the existing services provided therein.

The proposed development is fully compliant with all local and national planning policies and, in addition to contributing to the Vale of Glamorgan's current housing shortfall, will make a positive contribution to the locality.



**DESIGN & ACCESS STATEMENT**  
**PROPOSED DETACHED HOUSE & DOUBLE GARAGE AT**  
**BRYNHEULOG, WELSH ST DONATS, VALE OF GLAMORGAN, CF71 7SS**

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**APPENDIX A**  
**Photographs of Existing Property and Environs**

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**PROPOSED DETACHED HOUSE & DOUBLE GARAGE AT**  
**BRYNHEULOG, WELSH ST DONATS, VALE OF GLAMORGAN, CF71 7SS**

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† Westerly view from highway towards Brynheulog's driveway entrance on northern boundary



† Westerly view from driveway entrance towards Brynheulog



**DESIGN & ACCESS STATEMENT**  
**PROPOSED DETACHED HOUSE & DOUBLE GARAGE AT**  
**BRYNHEULOG, WELSH ST DONATS, VALE OF GLAMORGAN, CF71 7SS**

---



† Easterly view from highway towards Brynheulog and driveway access



† Southerly view from Heol Mynydd towards Brynheulog

**DESIGN & ACCESS STATEMENT**  
**PROPOSED DETACHED HOUSE & DOUBLE GARAGE AT**  
**BRYNHEULOG, WELSH ST DONATS, VALE OF GLAMORGAN, CF71 7SS**

---



† Southerly view from Heol Mynydd towards Brynheulog's garden



† Northerly view along Heol Mynydd towards Brynheulog



**DESIGN & ACCESS STATEMENT**  
**PROPOSED DETACHED HOUSE & DOUBLE GARAGE AT**  
**BRYNHEULOG, WELSH ST DONATS, VALE OF GLAMORGAN, CF71 7SS**

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† Northerly view along Heol Mynydd past Selwyn House towards Brynheulog



† Northerly view along Heol Mynydd towards neighbouring properties to north of Brynheulog



**DESIGN & ACCESS STATEMENT**  
**PROPOSED DETACHED HOUSE & DOUBLE GARAGE AT**  
**BRYNHEULOG, WELSH ST DONATS, VALE OF GLAMORGAN, CF71 7SS**

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† Easterly view from Heol Mynydd towards Selwyn House



† South-easterly view from Brynheulog's garden towards southern boundary and Selwyn House beyond



**DESIGN & ACCESS STATEMENT**  
**PROPOSED DETACHED HOUSE & DOUBLE GARAGE AT**  
**BRYNHEULOG, WELSH ST DONATS, VALE OF GLAMORGAN, CF71 7SS**

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† Northerly view from Brynheulog's garden towards highway



† North-easterly view from garden towards Brynheulog

**DESIGN & ACCESS STATEMENT**  
**PROPOSED DETACHED HOUSE & DOUBLE GARAGE AT**  
**BRYNHEULOG, WELSH ST DONATS, VALE OF GLAMORGAN, CF71 7SS**

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† Westerly view from driveway to Brynheulog



† North-westerly view from driveway towards driveway access and neighbouring properties beyond



**DESIGN & ACCESS STATEMENT**  
**PROPOSED DETACHED HOUSE & DOUBLE GARAGE AT**  
**BRYNHEULOG, WELSH ST DONATS, VALE OF GLAMORGAN, CF71 7SS**

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† Westerly view from driveway towards Brynheulog



† Northerly view from garden towards outbuildings and driveway access beyond

