

**Design and Access Statement**

**November 2012**

**11/11/2014**



**Proposed Temporary Building  
For Sully Christian Fellowship  
At Land Adjacent to 27, South Road, Sully**

**David G. Morley**

CHARTERED ARCHITECT

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## **1.0 INTRODUCTION**

This Statement has been prepared as part of a planning application submitted by Sully Christian Fellowship to Vale of Glamorgan Council.

The Members of the Sully Christian Fellowship purchased No. 27 South Road, Sully, which is a bungalow surrounded by a large plot of land and have obtained planning consent for a new church building to be constructed on the site. At present the Sully Christian fellowship meet at the Old School Hall, in Sully, but wish to construct a purpose built building where they can meet together.

Proposals for the development of the site have been discussed and pre-planning advice received from the Vale of Glamorgan planners with regard to the construction for a two storey community centre facility to include meeting rooms at first floor level with a coffee shop, day care nursery in addition to two retail units at ground floor level. The proposed building would be multi functional and would be available for use by various Community Groups during the week.

At this point in time prior to the development of detailed proposals for the new building, a temporary building is being proposed to provide facilities in which meetings can be held. A planning application is therefore being submitted to the local authority to seek permission to locate a temporary "portakabin type" building on the site. This temporary facility will be constructed to ensure that the needs and requirements of disabled members of the community are suitably integrated and accommodated.

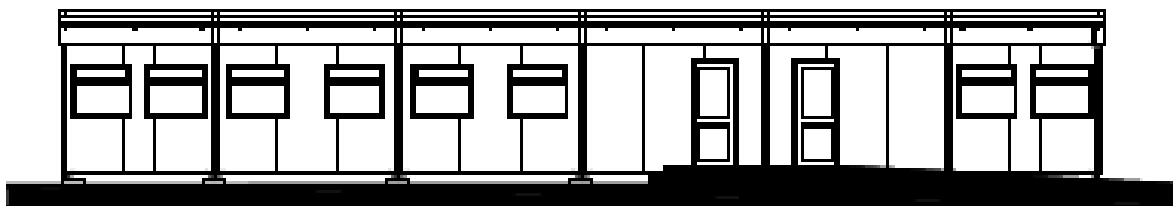
It is not known how long it will be before the new building will be able to be completed, once this has been achieved the temporary facilities will be removed. The temporary consent that we are intending to apply for will be for a maximum of 5 years.

## **2.0 SITE DESCRIPTION**

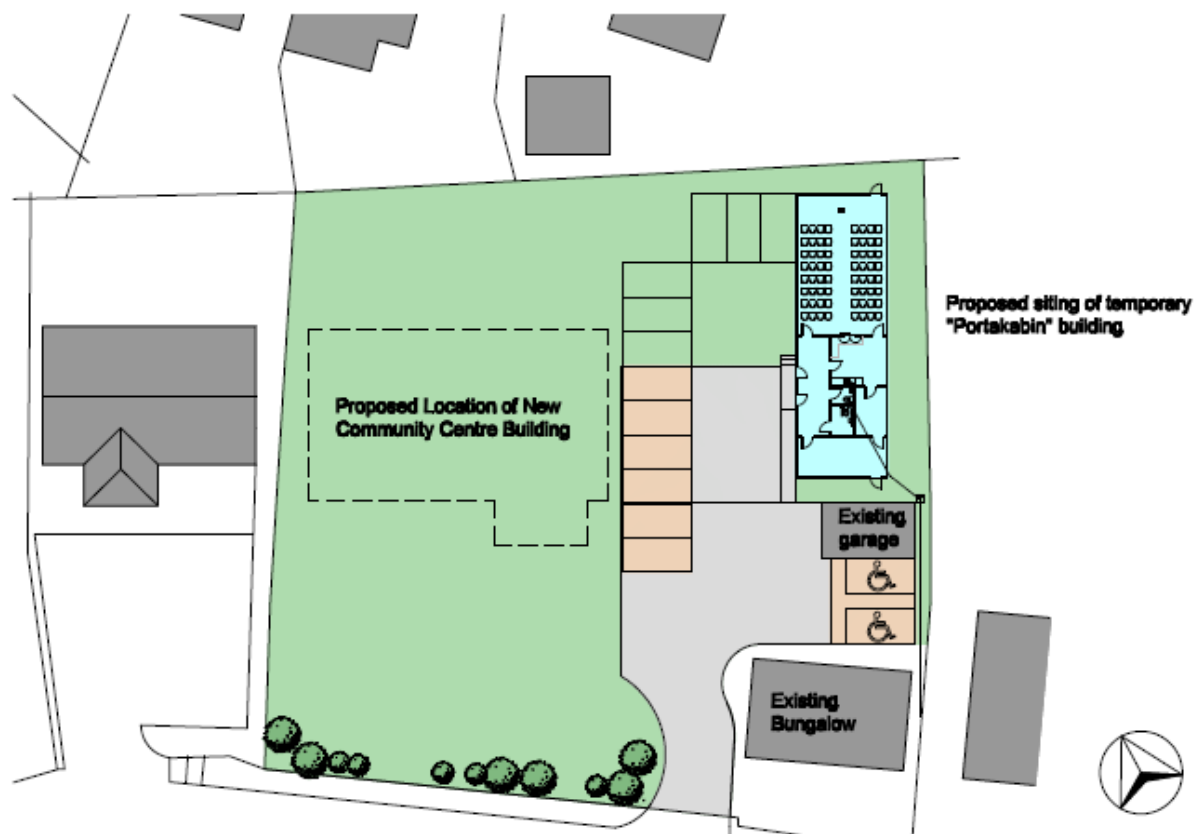
The site is located adjacent to South Road and forms part of the, mainly residential, ribbon development along the road in the village of Sully, Vale of Glamorgan. The site is bounded by housing on the north and east sides and by a single storey Doctor's Surgery on the western side. The South of the site abuts South Road. The adjacent properties have been constructed over a long period of time and exhibit a variety of architectural styles. They are constructed from a variety of traditional materials including, painted render, facing brickwork and slate and tiled roofs. The boundary of the site is fenced on three sides by timber fences of various styles with an average height of approximately two metres. There is an existing hedge along the road frontage which would be retained. The site area is currently vacant with no existing landscape features, large trees or areas of ecological interest.

### 3.0 PROPOSAL

The current proposal is to locate a temporary “portakabin type” building on the site. The position proposed for this has been selected so as to enable the temporary building and associated parking provision to be retained during the construction of the proposed permanent new building. The application being submitted at present is for the temporary building together with 14 car parking spaces, 2 of which are designated disabled spaces.



**PROPOSED NORTH WEST ELEVATION**

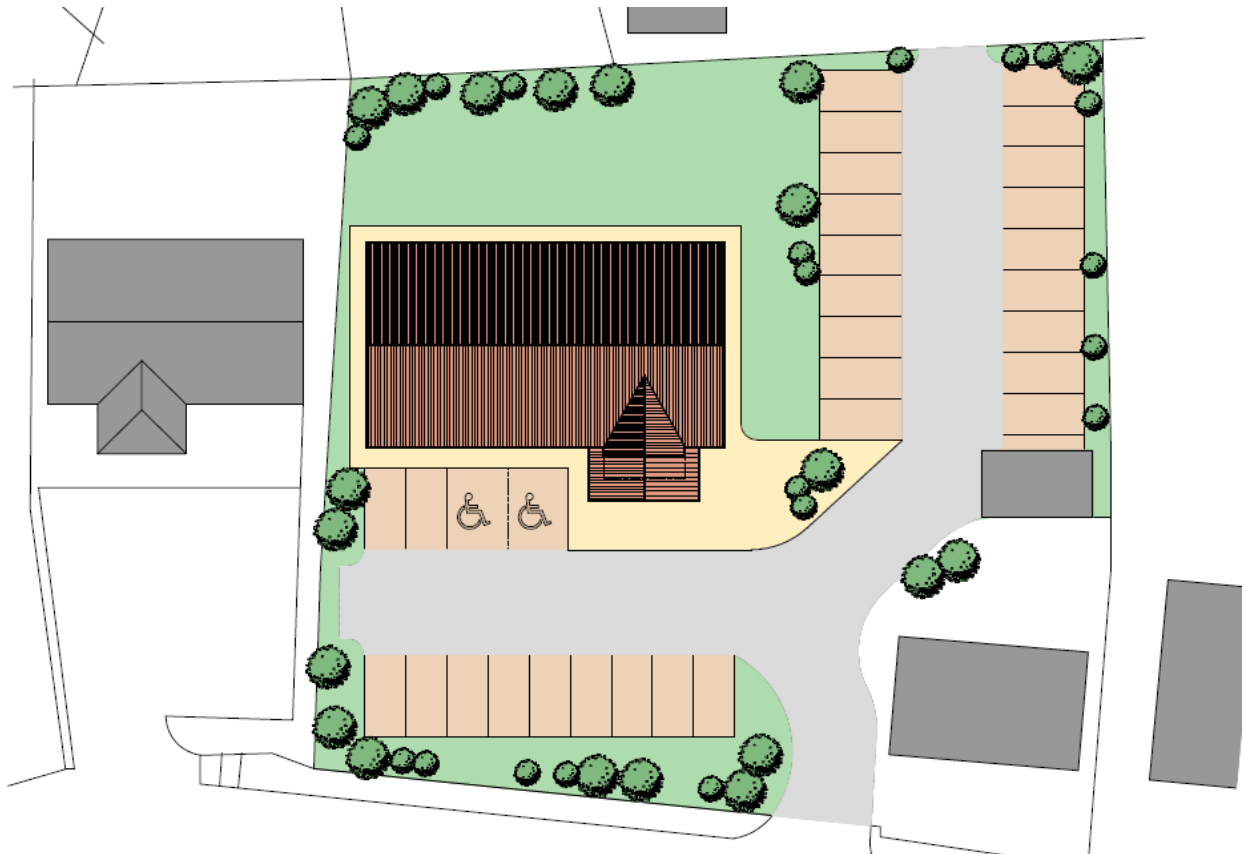


**PROPOSED SITE PLAN**

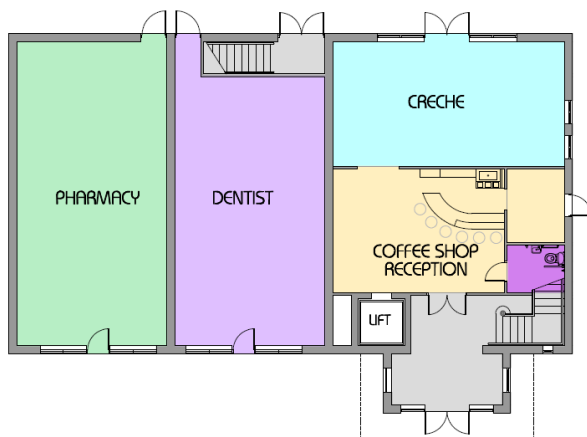
Proposed New Community Centre Building for Sully Christian Fellowship

### 3.0 PROPOSAL

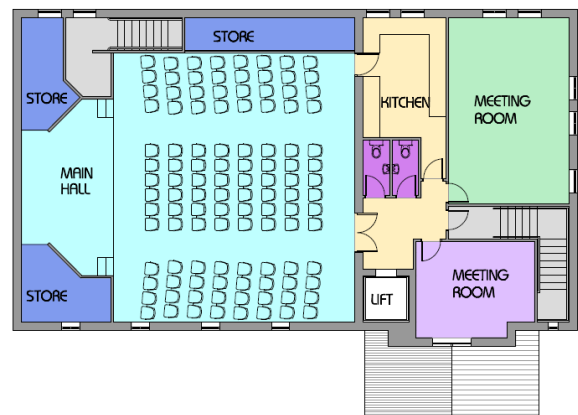
The details of the permanent new building are still to be developed, but in order to demonstrate the rationale behind the siting of the proposed temporary proposal the following indicative plan drawings are included. The design of the building, its appearance, massing and relationship to its surroundings is to be given detailed consideration in due course. The intention being to create a community centre building that is an asset to the community, a building that the community can be proud of.



**PROPOSED SITE PLAN — INDICATIVE LAYOUT**



**INDICATIVE GROUND FLOOR LAYOUT**



**INDICATIVE FIRST FLOOR LAYOUT**

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## **4.0 DESIGN AND ACCESS STATEMENT**

Technical Advice Note 12 (Design) provides detailed advice in relation to Design and Access Statements. It states that a DAS must explain the design concepts and principles applied to the development or works. A3.10 states a submitted DAS should be proportionate in length and complexity to the type and scale of development proposed. The level of detail required will depend on the nature and scale of the development and the sensitivity of its location

This design and access statement seeks to explain the concepts and principles in relation to:

- Access
- Character (including amount, layout, scale, appearance and landscaping)
- Community safety
- Environmental sustainability
- Movement to, from and within the development.

Each of the above issues will be address in the following sections.

## **5.0 ACCESS**

The Fellowship is committed to ensuring that both the temporary and permanent proposed new buildings will provide its members and visitors the opportunities to maximise their individual abilities and enjoy safe, and wherever possible, independent participation.

To achieve this aim the Fellowship recognises that their future policies must include the following aspects to ensure that the design intentions are maintained.

- An access policy and strategy, to ensure appropriate access for all, including maintenance of the internal and external environment and routes to and within the building, and to ensure that the original design intentions are maintained, e.g. suitable lighting levels and colour schemes
- Ongoing appraisal of information to potential users, staff training etc. A maintenance and cleaning procedure, to ensure ongoing maintenance of essential facilities, such as, corridors and access points.

The proposals aim to ensure inclusive design principles that deliver adequate provisions for all people including those with mobility impairments, sensory impairments and learning difficulties

## **6.0 CHARACTER**

### **Land use**

The proposed temporary building is to be used a new community centre facility for the residents of Sully The proposed building would be multi functional and would be used as a place of Worship on Sundays and be available for use by various other Community Groups during the week.

### **Amount**

The Layout of the proposed temporary building is to be about 20.6metres long and 6.7metres wide, it is to contain a meeting room that will seat in the region of 60 people, a small meeting room to seat up to 15 people, and be served by a small kitchen area store room assisted W.C.

### **Layout**

The current proposal is to locate a temporary “portakabin type” building on the site. The position proposed for this has been selected so as to enable the temporary building and associated parking provision to be retained during the construction of the proposed permanent new building.

### **Scale**

The scale of the proposed temporary building is appropriate to its intended function. It is not domestic in its character but as a building that is open to the public is small in size.

### **Appearance**

The Character of the temporary Proposed building is relatively bland and inoffensive, this application is for the provision of cost effective temporary accommodation. The temporary proposal is not intended to be of any significant architectural merit.

### **Landscaping**

The temporary Proposed building is to be served by a series of external hard landscaped areas to provide parking and turning facilities. The existing soft landscaping that exists on the site is to be tidied to create a pleasant usable setting for the building, it is not however intended that any significant new landscaping be undertaken at this point in time.

## **7.0 COMMUNITY SAFETY**

The existing site perimeter will not be altered by the proposals. The site benefits from natural surveillance from the adjacent buildings. All the external areas will be well lit.

## **8.0 ENVIRONMENTAL SUSTAINABILITY**

The Scheme aims to achieve efficient use and protection of natural resources by reducing the environmental impact of the development and minimising the demand for energy. This is addressed in a number of ways:

- The proposed temporary building is an extremely environmentally friendly proposition as the prefabricated building is to be recycled and reused. It is intended that the building be refurbished, altered to suit and installed on a prepared base
- Management of waste during and after construction including the facilities for sorting, storing and recycling waste on the site.
- A dedicated bin storage area will be provided with clearly identifiable bins for recycling waste.
- The building will be well insulated to minimise heat loss.
- Locally sourced labour and supplies will be used.

## **9.0 MOVEMENT TO, FROM AND WITHIN THE DEVELOPMENT**

- The scheme has no impact on public and private transport infrastructure. The existing access to the site will remain unchanged by the proposals.
- Dedicated disabled parking spaces will be provided and a total of 14 car spaces will be provided in the car park.
- The site is adjacent to South Road which is the main road between Barry and Penarth and which has a regular bus service.
- Cycle parking will be provided to facilitate safe storage of cycles for users.



## 10.0 PLANNING STATEMENT

### Local Context and Constraints

The application relates to an area of overgrown land and partly of the residential curtilage of the dwelling of 27 South Road, Sully. To the north-west of the site is a doctor's surgery whilst other neighbouring properties are predominantly residential. The site falls within the defined settlement of Sully as defined within the Vale of Glamorgan Unitary Development Plan 1996-2011.

### Relevant Planning History

The application site/ property has the following relevant planning history:

2012/00564/FUL - 27, South Road, Sully - Renew existing planning application Ref 2007/00549/FUL to construct a Church building on land near 27, South Road, Sully – Approved

2007/00549/FUL : 27, South Road, Sully - Renewal of permission 02/00853/FUL- Multi purpose community church. Approved 28 June 2007

2002/00853/FUL : 27, South Road, Sully - Renewal of permission 99/01036/RES - Multi-purpose community Church. Approved 2 September 2002

1999/01036/RES : 27, South Road, Sully - Multi-purpose community Church. Approved 5 November 1999

1996/01143/OUT : Land adjoining No. 27, South Road, Sully - Proposed new church. Approved 10 July 1997

1986/01137/OUT : R/O 27, South Road, Sully - New Church. Refused 10 March 1987

1985/00971/OUT : R/o 27, South Road, Sully - Church building. Refused 15 May 1986

### Relevant Planning Policies

In addition to national guidance contained within Planning Policy Wales, any application would be considered against the Policies within the Vale of Glamorgan Adopted Unitary Development Plan 1996 – 2011, The relevant policies include:

- env27 – design of new developments
- TRAN10 – Parking

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## **11.0 CONCLUSION**

This Planning, Design and Access Statement has sort to demonstrate that the proposed temporary building will be an asset to the neighbourhood with significant community benefits resulting from such a scheme.

In order to set the proposed temporary proposal in context an indicative scheme has been included within this DAS to attempt to provide useful background to officers, members of the public, consultees and elected members during consideration.