



Utopia Design
Architectural Services



Design & Access Statement

for
Rear Extension
at
Island View Care Home
8-14, Friars Road,
Barry
Vale of Glamorgan
CF62 5TR

Design and Access Statement

Introduction

Proposal:

This Design and Access Statement relates to a full planning application that proposes the erection of a Single Storey Sun Lounge to the Rear of Island View Care Home, 8-12, Friars Road, Barry, CF62 5TR.

The Sun Lounge would be erected as a 'filling in' of an open space and would measure 6.8m in width by 6.69 in depth with a maximum height of 3.9m with a flat roof and lantern roof light. The building would be finished with face brick matching existing.

It is envisaged that the building would be for recreational use for the residents.

No additional parking is proposed or indeed will not be impacted upon.

The location of the above site is illustrated in Photo 1 below.

Photo 1 – Application Site



Local Context:

As illustrated in Photo 1, the application site is in a built-up coastal location with lawned areas to the front.

The application site lies within the curtilage of Island View Care Home and the development is in an unobtrusive area of the site. As referred to above, it is also located within relatively close proximity to residential properties which are, in the main, two/three-storey and detached in terms of their design (see Photo 2 below).

Photo 2 – Application Site

Application Site



Policy Context:

The Design and Access Statement, in line with the requirements of Technical Advice Note (TAN) 12: Design, must explain the design concepts and principles applied to the development in relation to accessibility, character, movement, community safety and environmental sustainability.

In terms of its role, the Design and Access Statement is a communication tool showing that objectives of good design have been considered from the outset of the development process. These objectives are detailed below.

On 18 April 2005, the Vale of Glamorgan Council formally adopted its UDP. The Vale of Glamorgan Adopted UDP 1996 - 2011 constitutes the development plan for the authority and supersedes all adopted / approved structure and local plans that were previously in force\

The following UDP Policies were considered relevant to the determination of this application:

- ENV 1** - DEVELOPMENT IN THE COUNTRYSIDE
- ENV 16 -** - PROTECTED SPECIES
- ENV 27** - DESIGN OF NEW DEVELOPMENT
- ENV 28 -** - ACCESS FOR DISABLED PEOPLE
- COMM 3** - PROVISION OF SCHOOLS
- COMM 4** - RETENTION OF COMMUNITY FACILITIES

Access

The policy or approach to access:

Consideration has been given to the volume and relative ease of pedestrians when visiting or leaving the application site, including those with mobility or sensory impairments, learning difficulties and the elderly. The application site itself is relatively flat and, accordingly, the

hardstandings and footpaths within the site are relatively flat also. This can also be said of this locality generally despite the undulating nature of the wider area.

The existing and proposed surfaces would be finished with a hard and relatively smooth surface material which would aide those with mobility impairments, such as wheelchair users, that are either visiting or employed at the site.

It is worth noting that the application site is located within close proximity to the local bus service which runs into the nearby town centre and then further afield to Cardiff. As a result, it is reasonable to suggest that the proposal would not result in an over reliance on the private motor vehicle.

How Statutory Development Plan policies have been taken into account:

Criteria vii) of UDP Policy ENV 27 states that new development will be permitted where it provides a high level of accessibility, particularly for public transport, cyclists, pedestrians and people with impaired mobility. Policy ENV 28 goes onto state that all new development will be required to provide suitable access for customers, visitors or employees with mobility difficulties.

It is considered that the proposed development does not detract from the requirements of these policies. It is evident that the site as a whole is easily accessed on foot from nearby residential properties and public transport facilities, thereby reducing the reliance on the private motor vehicle. It is acknowledged that the area is characterised by adopted roads and its relative standards.

The flat nature of the site and the level thresholds available into the building would ensure that the site is usable for individuals with a variety of mobility, sensory and physical impairments, ensuring that it complies with Policies ENV 27 and ENV 28 of the UDP.

How specific issues relating to access to the development have been addressed:

The most pertinent issue in relation to accessibility in this part of South Wales is topography. However, despite the undulating nature of this part of the county, the site itself is easily accessible due to the flat nature of the site. Indeed, it has been noted that a relatively level access into the site is available as existing and will be retained. As a result, it is reasonable to suggest that no significant issues were raised in terms of access.

How features which ensure people's access to the development will be maintained:

Existing footpath areas will be kept free from any obstructions in order to avoid 'tripping hazards' for those with mobility or sensory impairments. In addition, regular maintenance will be carried out to ensure that these areas will be kept in a good state of repair. Any damage found will be repaired as is appropriate on a continual basis.

Photo 3 – Site Access

Location of proposed Sun Lounge



Character

Landscape Design:

In terms of soft landscaping, no trees have to be removed in order to facilitate the development.

In terms of the hard landscaping, pathways will be surfaced with concrete to match existing hard landscaping.

Scale:

The application site measures approximately 0.1 hectares.

The Sun Lounge would be erected as a 'filling in' of an open space and would measure 6.8m in width by 6.69 in depth with a maximum height of 3.9m with a flat roof and lantern roof light. The building would be finished with render painted white.

Due to its distance from residential properties and the surrounding mature vegetation, it is considered that the development would not have a material adverse impact upon the amenities of neighbouring residents by way of a loss of sunlight, loss of privacy or overbearing impact.

Overall, it is considered that the scale of the development accords with the requirements of the relevant policies of the UDP that are listed above within the Policy Context section of this statement.

Amount:

It is sought under this application to provide a Sun Lounge facility comprising a single extension. Given the size of the site and its existing topography, it is considered that the proposed development represents an efficient use of the land. Moreover, it could be easily modified in the future to meet the access or practical needs of future occupiers.

Layout of Development:

The massing and spacing between the proposed extension and the adjacent community and residential properties ensures that the layout of the development continues to link well with its surroundings.

Evidently, the site as a whole provides good connectivity to the local highway network as it connects directly to the public highway. As a result, it can be easily accessed by motor vehicle, cycle, or on foot.

Appearance:

As this application seeks, in part, to erect an extension, it is reasonable to suggest that it would serve to maintain the character of the site without having a detrimental impact upon the visual amenities of the wider area generally. Indeed, it is considered that the proposed building would be appropriate in this area in terms of its design, use of materials, colour and texture.

Community Safety

High Public Realm Quality:

Due to the nature of the proposed development, it is considered that the development would provide opportunities for safe physical activity that would meet the needs of all members of society. However, all 'hard' surfaced areas are relatively flat and allow for relative ease of access for all.

It is suggested that the proposal fosters a definitive sense of ownership and responsibility for every part of the development. It is clear from the submitted site location plan that no conflicts of uses would occur as a result of the proposed development. The site is clearly enclosed by existing buildings, boundary and its vegetation, which ensures that 'private' and public space is clearly defined.

Crime Prevention:

It is also considered that the nature of the proposed scheme would foster and allow a natural surveillance that would create a good level of security within the development.

Environmental Sustainability

Biodiversity and local environment:

The retention of vegetation around site would ensure that the development would provide opportunities for species such as birds and bats to inhabit the area.

Guidance from the LPA in terms of biodiversity enhancement opportunities, such as the provision of bat boxes, would also be welcomed.

Water:

Rainwater could also be easily harvested if required.

Energy efficiency/carbon reduction:

CABE considers that the three Rs of the European waste minimisation hierarchy - **reduce, reuse, recycle** - can be applied across sustainable development, particularly to energy.

It is envisaged that the first, most cost beneficial, thing to do in relation to this development and its future use is to reduce the amount of what is needed. Reduction means reducing the amount of energy needed by the occupants of buildings while still maintaining or improving comfort conditions. Much can be achieved through passive design. **Reducing** energy use is a priority for both existing and new buildings.

When all easily achievable methods of reduction are in place it will be time for the developer and/or future occupiers to consider how to take a waste product and redirect it to replace an input - reuse. **Reuse** involves the provision of efficient energy supply systems such as combined heat and power installations – which is an aspiration for this building. These reuse the waste heat as a resource to replace the need for prime energy fuels to make heat separately. Resources can also be reused to prevent energy being used to process additional raw materials. This can include reusing water within buildings, for example for toilets and irrigation, to avoid the high energy costs in treating potable water or reusing materials for new development.

Once all practical reuse methods are in place, recycling should be considered by the future occupiers. **Recycling** means the provision of renewable energy to meet the energy demand after we have reduced the need for energy and applied efficiency in supply. It can also include extracting energy from waste and using products that contain recycled materials. In general terms, £1 spent on energy reduction will save more CO₂ than £1 spent on energy reuse, which will save more CO₂ than £1 spent on recycling. These principles apply at all scales of implementation.

Sustainable materials:

It is proposed to utilise sustainable materials. Where possible, the proposed development will utilise recycled materials as well as materials from local sources to reduce emissions associated with their transportation to the site.

Water:

As referred to above, it is envisaged that water could be harvested for irrigation and other purposes where required.

Waste management:

Adequate provision shall be made on site for the sorting, storage and recycling of waste materials in line with the energy hierarchy referred to above. This provision shall be made both during and after the proposed works.

Climate resilience:

The site is located in an area of relatively inclement weather conditions, particularly during the winter months. Evidently, the building will be constructed using appropriately resilient materials to safeguard its lifetime.

Movement

Connections:

The application site comprises an existing Care Home. Accordingly it is considered that the proposed development would integrate very easily into the layout of the site and the local highway network in terms of connections.

It is also considered that the retention of the existing robust boundary treatments promotes a sense of ownership and retains a successful relationship between private and public spaces.

Modes:

As referred to above, the application site would be easily accessible by car, cycle and on foot via the existing carriageway network. Furthermore, the site is located within close proximity to a bus route which should encourage the use of sustainable means of transport.

Parking:

No impact is proposed on parking arrangements.

Conclusion

It is considered that the development complies with all relevant local planning policies and does not have a material adverse impact upon the amenities of nearby residents, upon the visual amenities of the area nor upon highway safety.

Accordingly, the Local Planning Authority is respectfully requested to grant their approval to the scheme.