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12th November 2014

Head of Planning and Transportation
Vale of Glamorgan Council
Dock Office, Barry Docks
Barry, CF63 4RT

RECEIVED
14 01 339
19 NOV 2014
ENVIRONMENTAL
AND ECONOMIC
REGENERATION

Dear Sir,

Re: Design and Access Statement concerning 5 licensed affordable mobile homes at Milllands Park, Llanmaes, Vale of Glamorgan

We will consider here the 5 standard main elements of a DAS, and the appraisal of the physical, social, economic and policy context of the development, and how the setting and design of the proposal takes this context into account in relation to its proposed use, and each of the elements noted above.

ACCESS – The development of including the 5 remaining mobile homes within the existing Park has its access at North of the existing Park, and East of the two existing Agricultural Sheds. The access is easy and faces an area of green open space separating the proposal from the agricultural sheds. Three of the units (Nos: 1, 2 and 3), face the access road; the other two are set parallel to it. The initial width of the road (for a length of some 30m), is 4.5m. The remaining extent of the road has a width of 5.5m the units are 6m apart, with 3m either side available for parking and amenity.

There is a turning area in front of unit 4, for the ease of vehicles exiting the development. Access to all units is easy and available for all, pedestrians and all type of vehicles.

The site will use planted hedgerows along its boundaries, to give privacy to the occupants and separation from the agricultural land. Views and vistas of the context rural area will be maintained, and some tree planting will allow for differentiation from the context area. Space for parking of one car (minimum), is provided at the side of each unit.

CHARACTER – The amount, layout scale and appearance of the units will be similar to some of the newer existing ones, but also they will comply with the latest standards for this type of dwelling, both in relation to accommodation, scale, amenity and services. We have noted elements of the landscaping, including new hedgerows linking with existing ones, and some new trees, to maintain and enhance the rural character of the proposal.

(Continued...)

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COMMUNITY SAFETY – Safety is adhered throughout the Park, as the whole circulation complies with the “one way system”, and the proposal is at the northern end of the Park, with good protection and views to all sides of the Park.

ENVIRONMENTAL SUSTAINABILITY – The proposal is sustainable as it inserts itself within the Park of similar homes, and enjoys the same benefits available to all: vicinity, help, friendships, and a sense of belonging. All these factors create the “well being” feeling, associated with sustainable developments.

In addition the units will be provided with good insulation, ventilation, and available standards to achieve that well being feeling, including the use of eco-friendly systems.

MOVEMENTS to, from and within the development – As said before, these are immediately available and easy for all.

This proposal takes into account the physical, social, economic and policy context into which it will be set in. It will be a similar, receptive and welcoming environment, as the proposal will be in keeping with the character, scale and appearance within the Park, forming a sympathetic part of the whole.

For all the above and the Planning Policies this proposal is based on, and comply with, we hope the Council will in this case, have a positive consideration in its determination.

Yours faithfully,



Isaac Benjuya

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