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**Design and Access Statement**

For New Timber Framed Holiday Cottage

At

Pear Tree Cottage

Marcross.

For

**Mrs E Llewellyn**

RECEIVED

- 8 DEC 2014

ENVIRONMENTAL  
AND ECONOMIC  
REGENERATION

**Fineline Architectural Services Ltd**

**November 2014**

## Design and Access Statement for Pear Tree Cottage, Marcross.

This design and access statement has been prepared in support of the Planning Application made by Mrs E Llewellyn for the construction of a New Timber Framed Holiday Cottage.

### 1. Vision

The proposal is to construct a timber framed holiday cottage on land adjacent Pear Tree Cottage.

The existing land formally contained a building used as Tea Rooms. ( see attached photograph.

The Current owners obtained Planning Approval to partly convert the existing Building into a self contained holiday cottage. Plan Ref: 2013/00388/FUL.

The proposal will provide a two bedroom holiday cottage.

### 2. Introduction

The Land has been vacant for a number of years.

The Vale of Glamorgan and surrounding area provides very good country trails and scenery for mountain bikers, horse riders and walkers. The New Building will be designed aesthetically to blend with existing dwelling with the area.

The proposals are in accordance with Vale of Glamorgan Unitary Development Plan **Policy GC1** for Change of Use in the following ways:

- a. The existing building have been designed aesthetically with existing dwellings.
- b. The proposed development will have little effect on neighbouring dwellings so as not to have any prejudicial effect on local residents.
- c. Energy Conservation will be considered high on the agenda for the conversion. Heating and Hot Water system will be designed in accordance with current B/Regulation recommendations.
- d. Finding a use for the building/land ensures the townscape doesn't change.
- e. The proposed layout ensures good levels of privacy and accessibility in accordance with Part M, Building Regulations.  
The outside amenities will provide a landscaped garden and patio area.

- f. Provision has been made for 2No. off road parking spaces within the boundaries of the site.
- g. All services are on site and are readily usable.
- h. The proposals will not impose unacceptable demands on the community or its facilities nor likely to create problems in terms of crime prevention.

The proposals accord with **Policy ENV 17**

- a. The scheme pays regard to the character of the area by ensuring the building is designed aesthetically with neighbouring dwellings.
- b. The proposed development will have little effect on neighbouring dwellings so as not to have any prejudicial effect on local residents.
- c. The design will take into account all sustainable issues that can be employed to make the building as energy efficient as possible.
- d. The design will take into account on site security. The front side and rear amenity areas will be provided with external lights. All windows and doors will be fitted with high security locks.

The proposals accord with **Policy T1** with regard to Locality, Layout and Accessibility in the following ways:

- a. Appropriate on site parking has been provided.
- b. Close proximity to bus stop providing access to both Bridgend and Cowbridge.
- c. Close proximity to local cycle/ walking track.

The proposals accord with Planning Policy Wales Objectives of Good Design in the following ways:

- a. New use for vacant land.
- b. Using the natural resources of the countryside as a focus for a more sustainable approach to leisure activities and tourism.

### **3. Layout**

The proposed building will be oriented to provide view to the garden area. The Site will provide car parking spaces for 2No. vehicles.

The building will allow for a full access around the dwelling, with amenity space to front and rear.

### **4. Scale**

The Proposal is for a New Timber Framed Hoilday Cottage, with an approximate internal area in total of 73.00M<sup>2</sup>.

It is anticipated that the ridge line would be no higher than 5.60m

The total area of the site is approximately 220M<sup>2</sup>.

### **5. Landscaping**

The scheme will provide for a patio area and planting to the sides. The Building will sit with the level of the land in mind and to fit into the context of their surroundings.

The boundaries to the site will be constructed from close boarded timber, at a height of 1800mm.

The garden will be landscaped using a variety of shrubs, ornamental trees and patio area. (To be agreed with Planning Department)

### **6. Appearance**

The adjoining dwellings have been constructed in a mixture of painted smooth render, dressed stonework, and concrete interlocking tiles/slate.

It is therefore intended to construct the new dwelling in materials to match the existing dwellings within the area and blend in aesthetically.

All elevations will have finish in a treated larch finish, to be agreed with Planning to match adjoining garage.

### **7. Access**

#### **Access**

Access to the dwelling will be via a level access threshold. Any access ramping will be in accordance with Building Regulation Part M.

All internal doors will be 838mm to allow easy manoeuvrability within a wheelchair.

## **Character**

The proposed building will be constructed in a similar design to existing dwellings within the area and finished in materials to blend in aesthetically.

## **Community Safety**

It is intended that all boundaries will be protected with a 1800mm close boarded fence.

Provision of 2No. off street car parking spaces.

The garden will be landscaped using a variety of shrubs, ornamental trees and patio area.

External lighting will be fitted to the front, side and rear elevations.

## **Environmental Sustainability**

1. Wall construction to be insulated to achieve a U value of 0.21W/m<sup>2</sup>K.
2. Floor void to have 100mm insulation quilt, laid between floor joists.
3. Ground floor to have 100mm Celutex or similar approved to achieve a 'U' value Of 0.21W/m<sup>2</sup>k
4. Roof space to have achieve a U value of 0.15W/m<sup>2</sup>k, min.
5. All new windows and doors to be fitted with double glazed units, with 'K' glass.
6. The property will be fitted with a electric heating.

## **Movement**

The proposed hard-standing will be constructed with a permanent finish, concrete or brick paviers.

The gradient will be no steeper than 1:20, with any ramping at a gradient no steeper than 1:12.

All paths within the site will take into consideration Part M, Building Regulation.

All access doors will be fitted with a level threshold.

## **8. Biodiversity**

It is intended to provide 2No. Nest Boxes, locations to be agreed in the interest of Biodiversity.