

DESIGN AND ACCESS STATEMENT

THE LINKS, ABERTHIN

DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF
NEW 5 BEDROOM DWELLING

RECEIVED

10 DEC 2014

ENVIRONMENTAL
AND ECONOMIC
REGENERATION

14 01 44 6 FUL

December 2014

dma

Don Mitchell Associates

39 High Street Cowbridge CF71 7AE
01446 771218 / 773246
donaldmitchell@btconnect.com

THE LINKS, ABERTHIN

DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF NEW 5 BEDROOM DWELLING

TAN 12 DESIGN and ACCESS STATEMENT

Introduction

This Design and Access statement (DAS) accompanies the application for approval of the demolition of the existing bungalow and erection of a new dwelling.

A planning application reference 2014/00896/FUL for the extension and alteration of the existing dwelling was approved by the Council on 18 September 2014. With the exception of minor alterations to fenestration to the front elevation, and the arrangement of bi-fold doors to the rear of the property, the appearance of the completed project will be unchanged from the previous application.

The Development Plan Framework in the Vale of Glamorgan is currently provided through the Adopted Vale of Glamorgan Unitary Development Plan 1996 – 2011.

In preparing our proposals, reference has been made to Policies ENV 4 - Special Landscape Areas, ENV 27 - Design of New Developments, and TRAN10 - Parking.

The DAS has been written to meet the requirements of Technical Advice Note TAN 12 - Design, which supplements 'Planning Policy Wales' (Edition 7, 2014)

The requirements of TAN 22 have also been referred to in preparation of the statements relating to Environmental Sustainability.

We have also referred to existing 'Supplementary Planning Guidance', and 'Amenity Standards' relating to Residential Development.

Drawings and descriptive material forming part of the application

The application is supported by drawings AS01, AS02, and AL01 to AL05, being a location plan, block plan, and floor plans and elevations, as existing and as proposed.

Site Evaluation

The site is accessed via a private lane from Pen-y-Lan Road. The Links is a large dormer bungalow constructed in 1976, which sits within a large garden in an elevated position within the Aberthyn Settlement Area. The site, which falls from south-east to north-west, is enclosed mainly by hedges, with a low wall to the southern boundary, where the site abuts agricultural land.

The site is within Upper Thaw Valley Special Landscape Area.

The extent of the application site and its relationship with adjacent properties is shown on drawings AS01 and AS02.

1401446FUL

The Proposals

Movement to, from, and within the development.

Movement within the dwelling and amenity space to the rear is described in the section of this statement relating to access. The access drive from the lane to the house will remain as existing. Paths to each side of the house lead directly from the front access drive to the rear garden, as existing.

With nearby facilities, including regular public transport services and access to local schools, the site is suitably located for sustainable residential use.

Character

Layout

The proposal retains the orientation of the existing dormer bungalow, and generally occupies the same footprint.

The access drive from the lane to the front of the property will remain, as will the detached double garage located at the entrance to the site.

Scale

The proposal utilises the original design and adds a larger dormer gable to the southern end of the front elevation, to replace the existing smaller gable projection. A similar, second gable, set back from the first, is positioned central to the front elevation. Although the addition of these elements increases the massing of the property, we believe that the apparent overall scale of the proposal will remain similar to the existing bungalow

Appearance – Criteria for design

Our proposal seeks to adopt a sympathetic approach to the provision of new accommodation, in a solution that does not detract from character of the existing surrounding area and the adjacent countryside and Special Landscape Area. There should also be minimal impact on amenity of neighbouring properties, the existing environment and access.

Form and Materials

As previously described, the proposal builds on the form of the existing dwelling, adding gable dormers and additional dormers to pitched roof areas, to provide better utilisation of floor space at first floor level.

Proposed materials have been kept simple, with white painted rendered walls beneath a blue/black slate roof. Grey powder coated aluminium casement windows and glazed screens are of a contemporary design, which nevertheless is complementary to the diverse style of fenestration locally. The main entrance door and glazed side screens will be hardwood.

Our overall objective is to carry out the proposals in accord with policies ENV 7, ENV4 and TRAN 10 of the Adopted UDP.

14 01 44 6 FUL

Landscaping

Paving will provide an even and level surface to paths on each side of the dwelling. The existing terrace to the rear elevation will be relaid, in paving and timber decking. The, north, south and western boundaries will retain the existing hedged enclosures. To the rear, grassed areas with shrubs will provide easily maintained recreational space for the occupants.

Community Safety

There is a single, private access lane to the dwelling, which is overlooked by windows to the front of the house.

The proposed dwelling is sited within an enclosure to the north, south, and western boundaries, with the detached garage and access drive to the front. The positioning of doors and windows to habitable rooms affords the opportunity for natural surveillance of the entrances to the building and its curtilage.

We do not consider that these proposals raise any issues with regard to safety, nor will they have any adverse impact on safety in the neighbouring community.

Access

Access Objectives

We intend to create an environment that is easily used, safe, well designed, and able to be used by all, regardless of age or disability. We have endeavoured to achieve this by adopting an inclusive approach to the design from the outset, as set out in Section 3 of TAN 12.

Design Response

It is our intention to fully comply with the requirements Approved Document Part M of The Building Regulations 2014.

The site is located off a private access lane. The lane has a good bound surface and sufficient width to allow access for emergency vehicles, as well as pedestrians and personal transport.

A minimum of 3 no. car parking spaces can be accommodated to the front of the dwelling as shown on drawing No.AS02. In addition, the existing detached garage will provide a further two spaces.

There will be a level access from the sloped approach to the front entrance hall.

The point of access at ground floor level will have a low threshold and suitable width as required under the Building Regulations, to allow wheelchair access.

Access to the rear by wheelchair or ambulant disabled will be via the side lane to the south. A toilet will be provided at ground floor level. There will generally be level access throughout the ground floor.

Access areas will be provided with appropriate low-level lighting with PIR control, to ensure safe circulation and minimal light pollution. Widths of all paths and circulation areas will be of sufficient size to allow access by all.

1401446FUL

Environmental Sustainability

Climate Change Adaptation Techniques.

Energy

We intend to maximise the benefits of solar gain by the incorporation of glazed bifolding doors to the west-facing elevation. There is the opportunity to maximise the benefit of renewable and passive energy sources by the use of solar panels and photovoltaic arrays, although this does not form part of this application.

In detail design, we will ensure that the dwelling will exceed the requirements of Part L of the Building Regulations, and therefore reduce energy requirements for heating.

New aluminium windows and doors will be thermally broken and of high thermal performance.

Water Resources

All cisterns within the house will be fitted with a dual flushing system. Water meters will be fitted on all supplies.

Materials

It is proposed that the dwelling will be constructed using materials with a low environmental impact, to sustainable building standards. Blockwork from internal and external walls will be crushed and re-used for hardcore and base material where practical. Insulation used internally will possess a BRE A+ rating. Timber used internally will be from FSC source. We believe the proposals will have no adverse effect on the local or wider environment.

Surface Water Run-off

As the new dwelling will occupy a footprint only slightly larger than the existing building, surface water run-off will not be greatly increased. In addition, there will be an increased area of soft and permeable surfaces. Existing surface water is directed to a system of soakaways and we propose to maintain and enhance this arrangement.

The site is not within a zone that is considered to be at risk of flooding.

Waste

Policy ENV 15 sets out the requirements for waste management in new development.

An area for storage of bins/bags will be provided within the existing detached garage.

The contractor will be obliged to implement a strategy for maximising recovery of materials and reducing and recycling construction waste on site whenever possible. On completion, recycling will be encouraged through the provision of adequate storage for recyclable materials.

1401446FUL

Pollution

Insulating materials in the elements of the dwelling will only use substances that have a GWP<5, in manufacture *and* installation.

Health and Well-being

Sufficient windows will be provided to ensure a minimum average daylight factor in all habitable rooms.

Insulated walls will reduce noise levels between rooms.

The enclosed garden provides inclusive private outside spaces.

The layout of the dwelling has been designed to make it accessible and flexible to changes in lifestyle.

Ecology

It is the intention that the opportunity is taken to increase biodiversity within the site by provision of a planting infrastructure to the newly created gardens.

1401446FUL