

Design and Access Statement

For the conversion of Barn and outbuildings into 1No. Self Contained Dwelling

At

The Grange

Tre pit Road

Wick

Cowbridge.

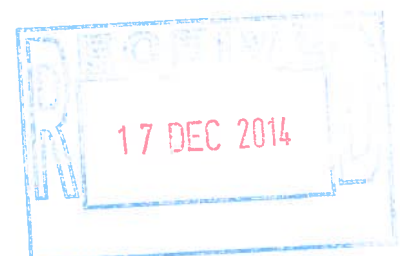
For

Mr R James

14 01 478 FUL

Fineline Architectural Services Ltd

December 2014



Design and Access Statement for The Grange, Tre pit Road, Wick, Cowbridge.

This design and access statement has been prepared in support of the Planning Application made by Mr R Janes for the conversion of a Barn and outbuildings into 1 No. self contained Dwelling.

1. Vision

The proposal is to convert a redundant Barn and Outbuildings into 1No. self contained Dwelling.

The existing building was formally used as a cottage and is at present being used as a barn and storage. The existing buildings are now in need of refurbishment.

The Current owners have expressed an interest in converting the buildings into 1No. Dwelling, together with a complete refurbishment.

The proposal will provide accommodation for Mr R James, whom is the son of Mr D James, the owner of The Grange farm.

Mr James is a key worker on the farm and the proposal will encourage him to remain working at the farm and to help regenerate the area along with the local economy.

2. Introduction

The Barn and outbuildings has been vacant for a number of years and now requires full refurbishment.

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

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The proposals are in accordance with Vale of Glamorgan Unitary Development Plan **Policy GC1** for Change of Use in the following ways:
ENV1,8,10,27. Tan6, Tan12

- a. The existing building has been designed aesthetically with existing dwellings.
The ridge height will be unaffected and very little change to the elevations.
- 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 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 changes are keep to a minimum.
- 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.

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- 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 an existing Building.
- b. Using the natural resources of the countryside as a focus for a more sustainable approach to leisure activities and tourism.

3. Layout ENV27 Amenity space

The proposal will provide car parking spaces for 2No. vehicles.

The proposal will provide sufficient amenity space in accordance with Supplementary Planning Guidance 'Amenity Standards'. Based on the size of the dwelling and number of bedrooms.

4. Scale

The Proposal is for the refurbishment of the building.

It is anticipated that the ridge line would be no higher than 5.15m

The total area of the site is approximately 222M2.

5. Landscaping

The scheme will provide for well proportioned garden areas.

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

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

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Walls to be rendered and finished to match proposed extensions.

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 a waterproof render and approved coloured dash finish. It is intended to provide rendered banding to reveals and heads to all openings.

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 development is 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. New cavity wall to be insulated using 57mm Celutex insulation or similar approved to achieve a U value of 0.28W/m²K.
2. Floor void to have 100mm insulation quilt, laid between floor joists.

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3. Ground floor to have 75mm Celutex or similar approved to achieve a 'U' value Of 0.22W/m²k
4. Roof space to have 275mm insulation or 160mm Celotex to achieve a U value of 0.16W/m²k, 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 new oil combi- condensing boiler.
Sedbuk rating of 98% plus.
7. All new radiators are to be fitted with Thermostatic Radiator Valves.

Movement

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

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 3No. Nest Boxes, locations to be agreed in the interest of Biodiversity.

Policies ENV16 and ENV27

Prior to any works commencing it is intended to provide an ecological survey to establish the presence of bats.(This could be issued as a condition to the approval)

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