

# 22 DANIEL HOPKIN CLOSE LLANTWIT MAJOR

FIRST FLOOR EXTENSION UNDER DISABILITY GRANT FUNDING SCHEME

DESIGN AND ACCESS STATEMENT

16/01/2015



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CONTENTS

1. INTRODUCTION ..... 1

    1.1 Project Overview ..... 1

    1.2 Policies ..... 1

2. BACKGROUND INFORMATION ..... 2

    2.1 Site Location ..... 2

    2.2 Existing Site Use ..... 2

    2.3 Constraints ..... 2

3. ACCESS AND MOVEMENT ..... 3

    3.1 Access ..... 3

    3.2 Inclusive Design ..... 3

4. APPEARANCE AND CHARACTER ..... 5

    4.1 Character ..... 5

    4.2 Layout ..... 5

    4.3 Scale ..... 5

    4.4 Architectural Design ..... 5

5. PUBLIC SAFETY ..... 6

    5.1 Impact on surrounding properties ..... 6

6. ENVIRONMENTAL SUSTAINABILITY ..... 6

    6.1 Environmental impact ..... 6

# 1. INTRODUCTION

## 1.1 Project Overview

This Design Access Statement has been prepared to support the submitted Planning Application proposing a first floor extension over an existing ground floor extension and alteration works. The works are to be carried out at 22 Daniel Hopkin Close Llantwit Major.

In conjunction with the submitted application form and this Design and Access Statement the following drawings are being submitted to support said application:

AL(00)01 Existing Plans, Elevations & Site Location Plan

AL(00)02 Proposed Plans & Elevations

## 1.2 Policies

In preparation of this document the following guidance documents have been used:

ENV27 - DESIGN OF NEW DEVELOPMENT

ENV28 - ACCESS FOR DISABLED PEOPLE

ENV29- PROTECTION OF ENVIRONMENTAL QUALITY

TRAN 10- PARKING

Planning Policy Wales (7th Edition) 2014

Technical Advice Note 12 - Design



Figure 1 Aerial photo of Llantwit Major & Boverton

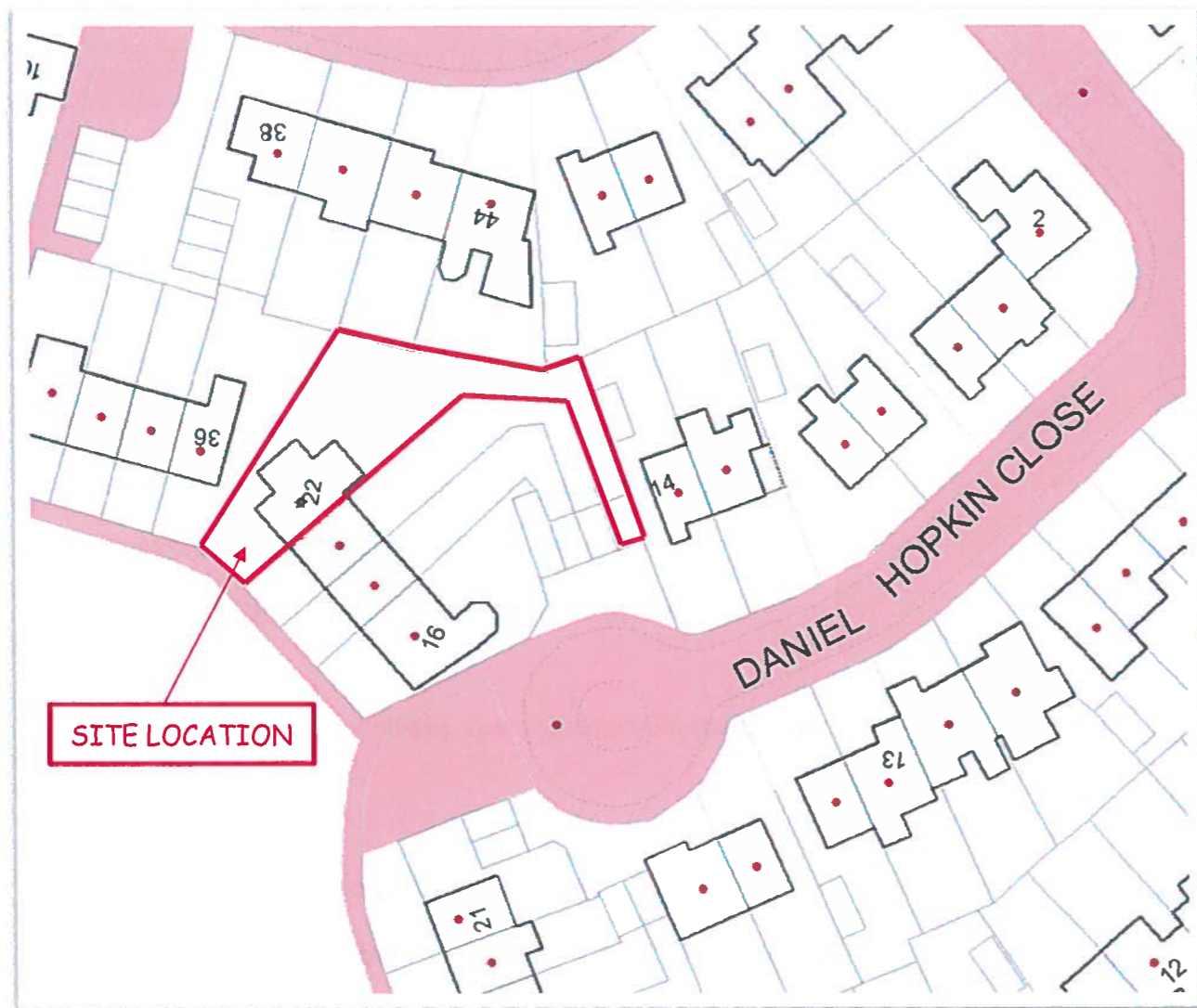


Figure 2 Shows Site Location & Boundary

## 2. BACKGROUND INFORMATION

### 2.1 Site Location

Daniel Hopkin Close is located on the outskirts of the historic town of Llantwit Major and directly fronting onto Seaview Park, with open views towards the Vale of Glamorgan Heritage Coast.

The proposed works will remain within the existing boundary of 22 Daniel Hopkin Close.

### 2.2 Existing Site Use

22 Daniel Hopkin Close is currently a 4 bedroom semi-detached property built in the Georgian period. The external finish of the property can be seen in images 1 to 3.

The purpose of these works is to assist the resident with the care and mobility of their child

Current access to front entrance of property does not comply with current legislation and is not suitable for wheelchair access. Internally there is no access to the first floor for a wheelchair user. After consulting with the Occupational Therapist these proposed works were recommended.

### 2.3 Constraints

The site is subject to the following constraints:

Access to and from the property has to be maintained

The resident has young children who will be present at the property during the works

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Image 1 View of Existing South Elevation



Image 2 View of Existing South Elevation



Image 3 View of Existing extension to be built on North Elevation

### 3. ACCESS AND MOVEMENT

#### 3.1 Access

Pedestrian and vehicular access

There is existing pedestrian access to the front and rear of the property, there is no vehicular access to the property however, there is isolated car parking available. During the works the access to the property will be maintained and the residents will be fully updated of any deliveries or disruptions that may be required for the works to be carried out.

#### 3.2 Inclusive Design

Due to the need for level access to the front entrance a new entrance door way will be create from the second living room to the front garden. A level access threshold door will be installed and will allow 900mm clear width. A purpose built ramp with level resting platform and handrails will be included within the works. The gradient of the ramp shall be suitable for attendant propelled wheelchair and will be concrete finished with galvanised steel handrails.

An internal lift is being included with the works as the ability of the client moving from the ground floor to first floor is limited. There is currently no assistance in way of stairs lift or lift for the client to have access to the first floor without help.

The first floor extension will include a family bathroom, the layout of said bathroom been guided by the local occupational therapist as to the sizes required for the client's ease of use. Currently the existing bathroom on the ground floor is not adequate due to the lack of space around the existing furniture.

The client needs assistance getting into and out of the bathroom, within the new bathroom layout there will be a provision for a bath chair to assist with this issue.

By placing a window by the lift shaft allows for the opportunity to light this area with borrowed light from both the ground floor and the first floor.

All new windows will complement existing window style. All windows will have opening facility.

There is no highway impact caused by the proposed extension works.



Image 4 Existing North Elevation showing rear extension

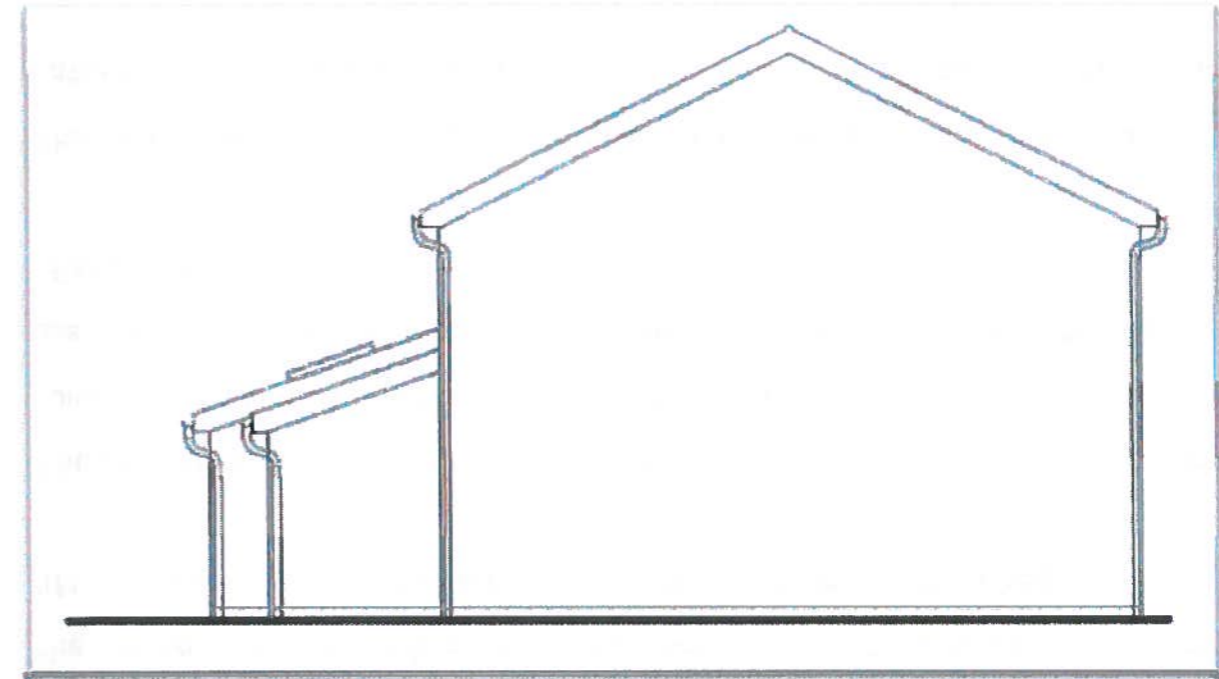


Illustration 1 - Existing West Elevation

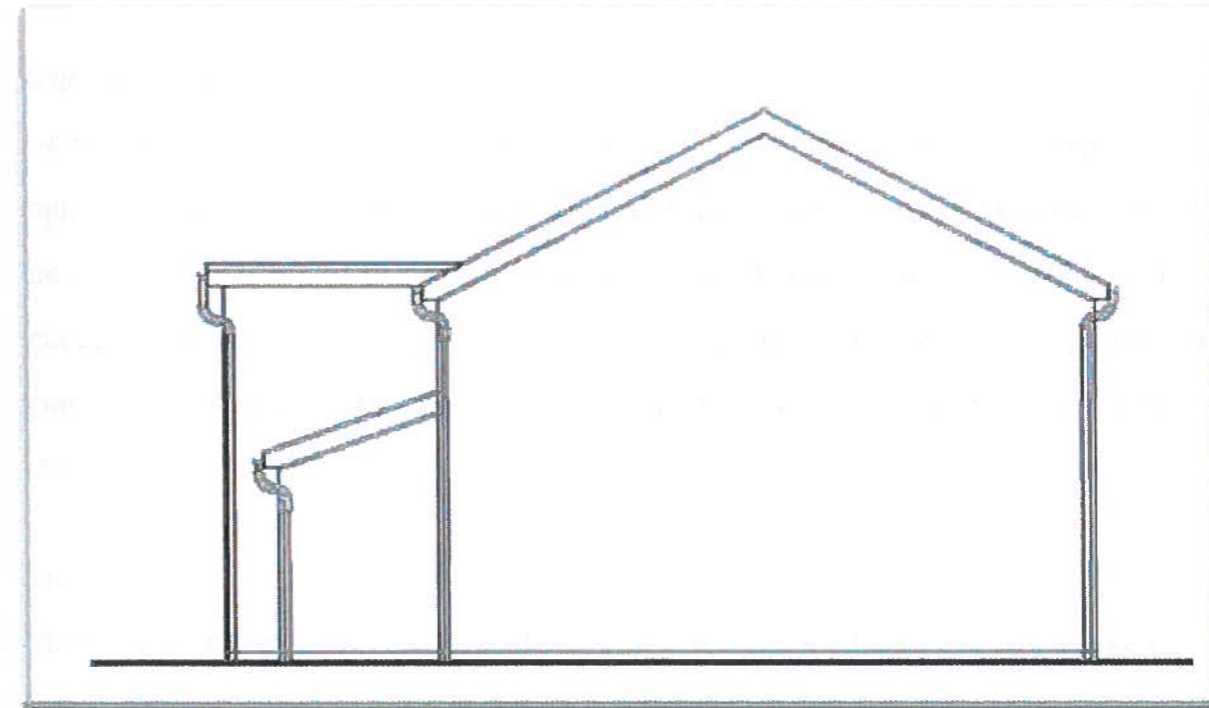


Illustration 2 - Proposed West Elevation

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## 4. APPEARANCE AND CHARACTER

### 4.1 Character

The external finishes will be sympathetic to the existing finishes and the surrounding properties.

The proposed roof will be flat with minimum pitch; also this style will be less intrusive to neighbouring properties as shown in Illustration 2.

### 4.2 Layout

The internal layout changes to the ground floor consist of the existing opening size from kitchen/dining room through to rear living room to be increased. New level access entrance to property to be created in front living room from front garden.

Internal layout changes to first floor include new first floor extension above existing rear extension. New extension to be divided by partition with new opening to be formed from bedroom 2 into new first floor extension to allow access to through floor lift for wheelchair. Bathroom to also have new opening formed to new extension to increase original size of bathroom to allow wheelchair access. New walk in shower, wash hand basin and W.C. to be installed in bathroom.

### 4.3 Scale

The proposed first floor extension will match the height of the existing property, height between ground level and existing soffit level is approximately 5.2m.

The scale of the first floor extension will remain within the existing footprint of extension on the ground floor, which measurements are 2.72m x 4.76m.

### 4.4 Architectural Design

The existing rear extension has a smooth render material with a painted white finish, the window frames are upvc in white, the new external wall and window finishes will replicate these finishes.

All additional windows will have white window sills as existing.

The character of the property will not be lost due to the proposed extension works.

The character of the surrounding properties will not be lost due to the propose extension works.



## 5. PUBLIC SAFETY

### 5.1 Impact on surrounding properties

Works will have no or minimal impact on the local community and surrounding residential properties.

The works will require scaffolding; this will have no impact on members of the public as the works are to rear of the property.

All construction areas will be well noticed and protected.

## 6. ENVIRONMENTAL SUSTAINABILITY

### 6.1 Environmental impact

All trees and hedges on site will remain as existing layout.

Natural ventilation to be used where possible thus reduces high running costs.

Adequate levels of insulation to the building fabric will reduce heat loss/demand.

Surface water to connect into existing system to the rear of the property.

Proposed foul drainage to connect into the existing system to the rear of the property, further man hole along this area will be required.

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