

## **DESIGN AND ACCESS STATEMENT**

SITE ADDRESS: HOUGOMONT, 32 OLD PORT ROAD WENVOE, CF5 6AN

APPLICANTS: Mr C & Mrs N HICKS

### **PLANNING APPLICATION**

**“CONSTRUCT NEW PORCH EXTENSION”**

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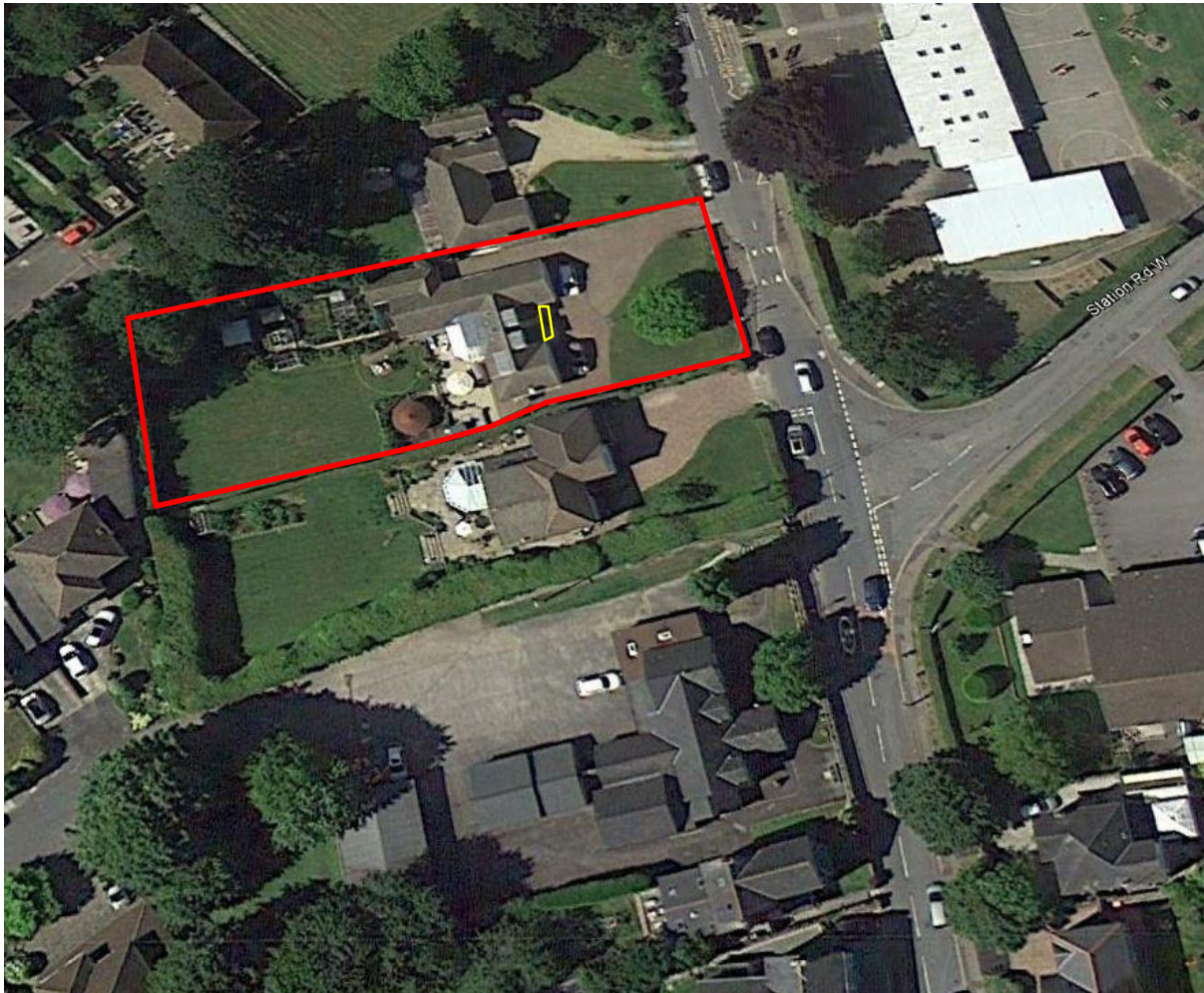
#### **a. INTRODUCTION**

This design and access statement is in support of the planning application to “construct a new porch extension”. The proposal is illustrated on drg No PL- 1055/01/ attached as appendix A to this statement and formally submitted as part of the application.



This statement is set out in accordance with guidance from TAN 12 and DCFW document “Design and access statements in Wales: Why, What and How”.

**b. SITE ANALYSIS**

The location of the development site and its approximate boundaries are indicated edged in red in Photo 1 below. The location of the porch extension is shown in yellow.



**PHOTO 1** – HOUGOMONT, 32 OLD PORT ROAD WENVOE, CF5 6AN IN CONTEXT OF ADJOINING RESIDENCES AND THE PROPOSED PORCH

Approximate boundary indicated thus   
Approximate location of proposed Porch shown thus 

The area around the proposed development site is wholly residential in character and use. The proposed porch as designed is required to provide improved internal wheelchair compatible circulation.

**c. INVOLVEMENT / CONSULTATION**

The owners/occupiers of the two adjoining properties were informed by the applicants as regards the proposed porch and they have no objections.

#### **d. ACCESS**

This statement has been made in accordance with the following documents:

Welsh Government Technical Advice Note (TAN) 18 – Transport Part M of the Building Regulations – Access to and use of Buildings

**Highways:** Vehicular access to the proposal is accessed via Old Port Road . This access will not be affected by the proposed development. The existing parking arrangements within the front curtilage of the property will remain unchanged.

**Pedestrian Access:** Access is via existing main road – Remains unchanged.

**Emergency Access:** Emergency Services can access the site via the main road.

**Car Parking:** Residential car parking is provided within the site curtilage. A forecourt area provides up to 5 car parking spaces for occupants and visitors. It also has a separate garage.

**Cycle Access:** Cycle provision is facilitated via the main road and access lane. Cycle parking is available within the utility room or external shed of the property.

**Inclusive Access:** The existing house is easily accessed by vehicles and pedestrians and there are no specific issues or difficulties that need to be addressed.

The development conforms to the best practice inclusive design as laid out in ‘Part M’ of the Building Regulations.

#### **e. LOCAL CHARACTER**

The character of the area is wholly residential. The proposed Porch has no adverse impact on the amenities of the adjacent properties.

The proposed development does not add or influences anything in the area, which is out of character in terms of design, scale, and use.

#### **f. COMMUNITY SAFETY**

The existing and proposed building offers its own passive surveillance. All reasonable measures are taken to ensure that community and traffic safety is not compromised. The proposals offer no new opportunity for unsociable behaviour at this site. The development of the site, proposed use and design will in no way cause the community any undue concerns about safety.

#### **g. ENVIRONMENTAL SUSTAINABILITY AND ENHANCED BIODIVERSITY**

The proposed development addresses sustainability issues by ensuring that the materials to be used are natural materials, which are locally sourced. The use of natural local materials and suitable

enhanced additional landscaping will ensure that the new development merges harmoniously into the existing environment.

The construction methods will seek to provide a building that is highly efficient in terms of construction and energy in-use .The proposal will seek to utilise the best practice environmental standards by a variety of methodologies including, responsibly sourced materials from sustainable sources, , low energy use environmental systems.

There are no trees, or hedgerows that are affected by this proposal. The additional planting of ornamental trees, shrubs, and bushes as part of the overall development will enhance the existing landscape.

#### **h. MOVEMENT**

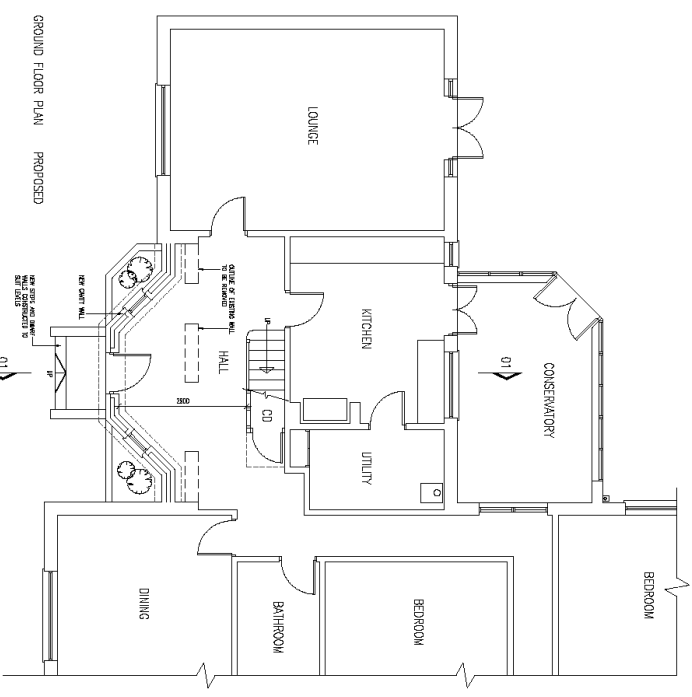
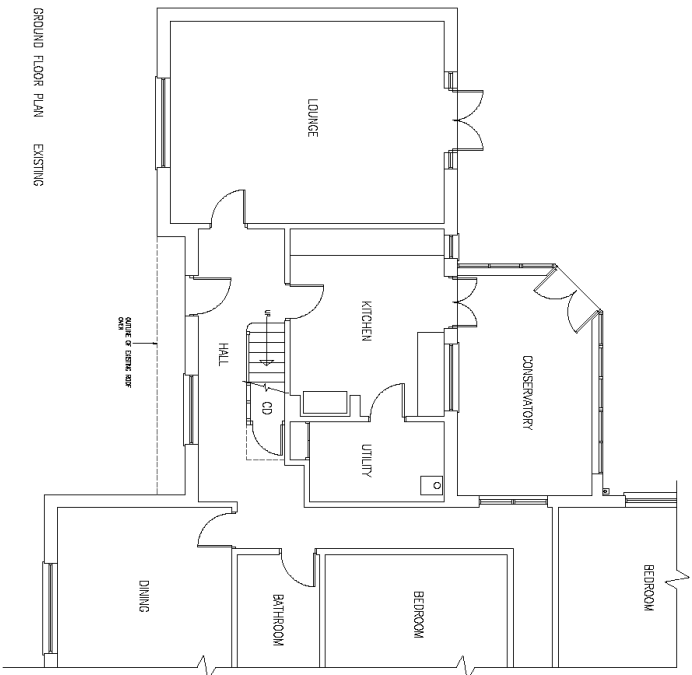
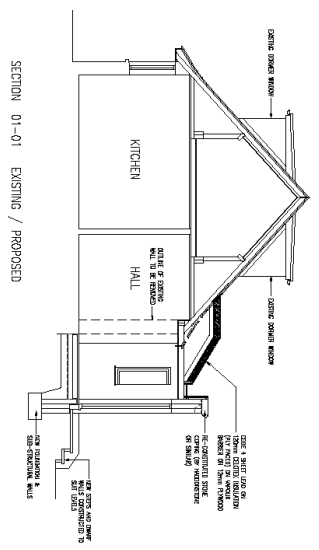
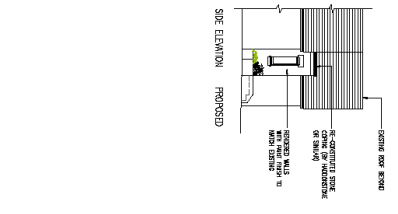
The area in and around the vicinity of the proposed development is largely unaffected by the proposals. Level access and DDA compliant facilities are available at the aside of the property for use by both occupiers and visitors.

D.A.Djalli  
for Djalli Associates

9 February 2015

## APPENDIX A

Drg No PL/1055/01 – Existing & Proposed Floor Plans & Elevations



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<p><b>DJALI ASSOCIATES</b>                  ARCHITECTS                  15, THE ARCADE, CHICHESTER, WEST SUSSEX PO19 1AB                  TEL: 01243 821416</p>		<p>MR. &amp; MRS. C. HICKS</p>																							
<p>INDICATING: 32 OLD PORT ROAD,                  WINDY, CHICHESTER</p>																									
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