

# DESIGN AND ACCESS STATEMENT

SIDEWAYS, 65 EASTGATE, COWBRIDGE  
PROPOSED SINGLE STOREY EXTENSION TO REAR  
OF EXISTING DWELLING

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**SIDEWAYS, 65 EASTGATE, COWBRIDGE,  
PROPOSED SINGLE STOREY EXTENSION TO REAR OF EXISTING DWELLING  
TAN 12 DESIGN AND ACCESS STATEMENT**

**Introduction**

The DAS has been written to meet the requirements of TAN 12 (Revised June 2009) which supplement 'Planning Policy Wales' (Edition 4, February 2011)

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 17, ENV 27 and HOUS 7 of the Adopted Unitary Development Plan 1996 – 2011, and also to Supplementary Planning Guidance on Amenity Standards and national guidance contained in Planning Policy Wales and TAN 12 - Design.

Although the proposals do not relate to a new dwelling or major development, the requirements of TAN 22 have also been referred to in preparation of the statements relating to Environmental Sustainability.

**Drawings and descriptive material forming part of the application**

The application is supported by drawings AS01, AS02, AL01,AL02 and AL03, being a location plan, block plan, floor plans and elevations as existing and as proposed.

**Character**

**The Site - Appraisal of the context of the development**

65 Eastgate is the easternmost property in a short terrace of mainly 18<sup>th</sup> and 19<sup>th</sup> Century dwellings of domestic design, situated on the north side of Eastgate, within the Cowbridge Conservation Area. Adjacent properties include, to the south-east, the former Royal Mail sorting office site, currently undergoing redevelopment for residential use, and to the north west, No 67 Eastgate, a double-fronted dwelling of similar style to the subject property.

Other properties in the street vary in size, style and form, in terms of their fenestration, roof design and external finish, and are generally of traditional appearance.

The rear garden, at some 43 metres long and 6.5 metres wide on average, is typical of the medieval burgage plots set out in the original plan of the town.

Access to the property is to the side, from a public lane between No 65 and the former sorting office site. In addition to a garage, there are two off-road parking spaces to the rear of the property, accessed from Melbourne Close.

**Layout**

The existing single storey rear extension formed part of an extensive remodelling and refurbishment of the original property, which was carried out during the late 1990's.

Although the rear garden benefits from a side gate, direct access to and from the house to the garden or side lane is through the existing constricted utility room, or existing small living /dining area, both of which spaces are regarded as inadequate by the owners. There is an opportunity to create a more open aspect to the living room and kitchen by increasing the floor area of the extension. Such a proposal could also provide additional light to the deep plan living and kitchen areas, and much needed additional circulation space within the utility room.

This application therefore seeks to provide a single-storey extension to the rear (north) side of the existing dwelling to create an enlarged living/dining room and utility room.

### **Scale – Criteria for design**

Our proposal seeks to adopt a sympathetic approach to the provision of additional accommodation, in a structure which does not detract from the amenity of the surrounding area and the adjacent dwelling to the west.

In consultation with the owners of No.67 Eastgate, we have sought to minimise the impact of the proposal by restricting the height of the extension on the western boundary. The flat gutter over the utility has been set down from the main roof. The proposed single storey extension projects 3.0 metres beyond the existing structure, and the height of the proposed parapet wall at the boundary will be no more than 2.1 metres except immediately adjacent to the neighbouring property, where the ground level on that side steps down by 200mm. The ridge of the proposed new extension is 4.0 metres above ground level on the patio immediately to the rear.

### **Appearance - Form and Materials**

The proposed form and scale of the single storey rear extension is similar to many rear projections to buildings within the centre of Cowbridge, having a ridge at right angles to the main house, and a gable facing the rear garden. Proposed materials have been kept simple, with rendered walls beneath a slate roof. Design of detail reflects that already used. Proposed new windows to the side lane will be timber to match existing, while the fully glazed doors to the rear will be powder coated aluminium.

### **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**

Pedestrian access exists from the side lane referred to above, providing easy access to both the house and garden.

The finished floor level of the proposed extension will be set at the same level as the existing ground floor, and access by wheelchair or ambulant disabled will be via the new rear door from the garden. A toilet will be provided at ground floor level. There is level access throughout the ground floor.

Externally, access areas will be provided with appropriate low-level lighting with PIR control, to ensure safe circulation and minimal light pollution. Vehicle access and parking provision will remain as existing.

## **Community Safety**

The proposal itself is sited within an enclosed garden. 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.

## **Environmental Sustainability**

### **Energy**

Part of the structure for the extension to the dwelling already exists. We intend to maximise the benefits of solar gain by the incorporation of rooflights to the south-east slope of the roof, over the proposed living/dining area. 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 timber and aluminium framed windows and doors will be high thermal performance.

We believe the proposals will have no long-term effect on the local or wider environment.

### **Materials**

It is proposed that the extended dwelling will be constructed using materials with a low environmental impact, to sustainable building standards.

Where practical, some existing materials will be re-used. 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.

### **Water Resources**

Rainwater run-off from the roof will be directed to existing surface water drainage, water butts, and new and existing soakaways within the rear garden.