

7 STACEY ROAD DINAS POWYS – DESIGN AND ACCESS STATEMENT

CONTEXT AGAINST EXISTING POLICIES

The Design and Access Statement has been prepared with due reference to the following documents and policies.

- Vale of Glamorgan Adopted Unitary Development Plan 1996-2011
- Planning Policy Wales; Technical Advice Note (Tan); Design (2010)

CONTEXT AGAINST THE UDP FOR THE VALE OF GLAMORGAN

- ENV27; Design of New Developments
- Policy HOUS2; Additional Residential Development
- Policy HOUS8; Residential Development Criteria
- Policy HOUS11; Residential Privacy and Space



SITE DESCRIPTION

Stacey Road is part of a residential area within Dinas Powys and is primarily characterised by semi-detached and detached dwellings dating from the 1920's. The predominant form of building plots is rectangular with average widths of 7.5 metres. Plot lengths are approximately 32 metres.

The site can be seen in the aerial photograph (fig. 1) below.



Fig 1; Application Site Location (source; Google Earth)

The site of the proposal consists of a rectangular plot featuring a stable building towards the front of the site and adjacent to the boundary with 9 Stacey Road. The stable is approximately the same depth as 9 Stacey Road. The construction of the stable is rendered concrete block with a shallow corrugated sheet mono pitch roof covering. The application site showing the stable block is shown in the photograph below (fig. 2).



Fig. 2 Application Site Showing the Existing Stable Block

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Access is gained via Stacey Road where many of the properties benefit from off road parking. There are no restrictions for on street parking.

This area of Dinas Powys is well established as a residential area and is outside of the designated Dinas Powys Conservation Area. It is characterised by parallel streets of similar form with occasional modern additions. Many of the properties feature extensions and alterations. Most notable are the garage structures adjacent to No. 1 Stacey Road and the roof extension to No. 3 Stacey Road.

Dinas Powys provides access to a range of shopping and leisure facilities and services many of which are within 1 km walking distance of the site. Local services and approximate distances from the site include;

- Dinas Powys County Infant School (Cardiff Road) 530 metres
- Dinas Powys Health Centre (Cardiff Road) 350 metres
- Post Office (Station Road) 232 Metres
- Dinas Powys Rail Station (Cardiff Road) 610 metres
- Dinas Powys Library (Murch Road) 890 metres

Further to this there are several bus services that run along Cardiff Road with bus stops serving both directions approximately 300 metres from the site.



RELEVANT PLANNING POLICY

Section 54A of the Town and Country Planning Act requires that, where the development plan contains relevant policies, planning applications should be determined in accordance with the plan unless material considerations indicate otherwise.

In this case, the Development Plan comprises the adopted Vale of Glamorgan Unitary Development Plan 1996-2011.

Significant weight can also be given to Planning Policy Wales (2010), TAN 12

As set out in section 4 of the TAN, appraisal of context is a fundamental part of the design process. This has been undertaken in assessing the proposed design.

The key objectives of good design are:

- Ensuring ease of access for all
- Sustaining or enhancing local character promoting legible development promoting a

Successful relationship between public and private space, promoting quality, choice and variety, promoting innovative design;

- Ensuring attractive, safe public spaces through natural surveillance;
- Achieving efficient use and protection of natural resources, enhancing biodiversity, designing for change; and
- Promoting sustainable means of travel.

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POLICY CONTEXT

The Design and Access Statement in line with the requirements of Technical Advice Note (TAN) 12: Design must explain the design concepts and principles applied to the development in relation to accessibility, character, movement, community safety and environmental sustainability.

In terms of its role, the Design and Access Statement is a communication tool showing that objectives of good design have been considered from the outset of the development process. These objectives are detailed below.

ACCESS

The policy approach to access:

Consideration has been given to the volume and relative ease of pedestrians when visiting or leaving the application site including those with mobility or sensory impairments, learning difficulties and the elderly. The application site is relatively level and it is envisaged that the forecourt and footpath areas will be made of gentle tactile surfaces of permeable paving (Sustainable Urban Drainage Systems – SUDS) in accordance with The Flood AND Water Management Act 2010, offering a hard surface to aid those with mobility impairments such as wheelchair users. A level threshold from the pavement into the site and from the forecourt into the front of the dwellings will also be provided. The flat forecourt, side access and level thresholds also provide adequate provision for those visiting the site by public transport or bicycle. Car parking will be offsite as approved under application 2008/00207/FUL. A safe and secure area within the rear garden will accommodate storage for bicycles. Suitable accommodation for general storage/recycling will also be provided.

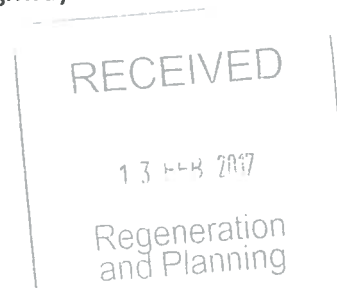
As previously noted, the site is within easy walking distance of the local bus service and train service along Cardiff Road.

Ample parking for visitors is available off site in Stacey Road. Security lighting will be provided and soft landscaping will be maintained so as not to grow over footpath areas in order to avoid 'tripping hazards' for those with mobility or sensory impairments. In addition regular maintenance will be carried out to ensure that the hard and soft landscaped areas will be kept in a good state of repair. Any damage found will be repaired as is appropriate on a continual basis.

It is envisaged that the dwelling as proposed would provide traditional accommodation in a contemporary style. It would be reasonable for the LPA to request, however, that any dwelling on this site is either provided with facilities to allow easy installation of inclusive features such as a stair lift or rearranging internal layout to provide sufficient space for sleeping at either level.

It is considered that this would ensure that the building, if necessary, would be capable of adapting to the changing requirements of its occupiers over time.

As noted previously the application site is located adjacent to a public highway. As a result it can be easily accessed by emergency and refuse vehicles.



CHARACTER

Landscape Design:

In terms of soft landscaping, it is envisaged that lawn areas shall be provided to the majority of the private community space.

The hard landscaping – forecourts and patio areas will be surfaced with permeable paving as (SUDS), as previously described.

The landscaping design will promote native species and conserve water and energy whilst employing organic methods of control with natural a soak away. It will seek to maintain the quality and visual amenity value provided by the adjacent surrounding properties.

Scale:

The application site measures approximately 0.01 hectares. The dimensions of the proposed dwelling are as follows: -

- Height 6.75 metres
- Depth 8.85 metres
- Width 5.50 metres

Due to the location of the site, the orientation of the properties as well as the topography of the area, it is considered that due to the scale of the proposed dwelling, it will not have a material

adverse impact upon the amenities of neighbouring residents by way of a loss of sunlight, loss of privacy, or overbearing impact.

It is considered that the mass of the proposed structure would be in keeping with its surroundings.

Amount:

It is acknowledged that the application site would be of a compact build similar to neighbouring properties within the immediate vicinity and as such would ensure that the impact of this design on its surroundings would be negligible.

Layout of Development:

As referred to above, the application site is located within an established residential area. The massing and spacing of the development in relation to the adjacent properties would ensure that the layout of the development would link well with its surroundings.

The proposed dwelling would be orientated in a north-south direction, ensuring that natural sunlight would reach habitable room windows. This will provide opportunities for good natural light and solar gain to habitable rooms making the development more sustainable.

The application site will provide good connectivity to the local highway network as it is located adjacent to the public highway and trunk road.

Appearance:

The proposed dwelling, although contemporary in design will respect the character of surrounding dwellings and the area generally in terms of design, architecture, materials, colour, texture and lighting.



COMMUNITY SAFETY

High Public Realm Quality:

It is considered that the proposed development would provide opportunities for safe physical activity that would meet the needs of all members of society. Indeed, all soft and hard surfaced land areas will be flat and would allow for relative ease of access for all.

It is contended that the proposal would foster a definitive sense of ownership and responsibility for every part of the development.

It is clear from the submitted site location plan that no conflict of uses would occurred as a result of the proposed development. The dwelling would be clearly enclosed ensuring that “private” and “public” space is clearly defined.

Crime Prevention:

The development proposed will not have any adverse effect upon community safety due to the location within a quiet residential area. The link with other properties within Stacey Road will enhance security by reinforcing the defensible space already established. It is also considered that the nature of the proposed scheme would foster and allow a natural surveillance that would create a good level of security for the development. Additionally Stacey Road will be well lit during the night by street lighting, ensuring that natural security is not unduly compromised during this time.

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ENVIRONMENTAL SUSTAINABILITY

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Planning Policy Wales 4 92011)

In the section on planning for sustainability, Planning Policy Wales (PPW) seeks to ensure that all communities have a range of good quality housing to meet their needs.

In terms of re-using previously developed land, PPW encourages this in preference to greenfield sites, although it is acknowledged that not all brownfield sites are appropriate for development. Residential land, including gardens, is classed as previously- developed. It is contended that the proposed development would help to meet WG's objective of re-using brownfield land, albeit the net contribution of one property is minor.

Good design is encouraged through section 4.10. This goes beyond aesthetics and includes social, environmental and economic aspects of development (PARAGRAPH 4.10.1). Good design principles include *inter alia* the efficient use of resources, inclusivity, maximising energy efficiency and minimising waste and pollution.

Landscape/townscape setting:

The proposed development promotes sustainable objectives by exploiting the full potential of the site, which is currently under-used. It would be reasonable for the LPA to request that the proposed dwelling accord with the existing townscape context in terms of pattern, form, grain, appearance and colours in order to meet the objective of sustaining character. It is proposed that the dwelling would be built to a height and mass to reflect but not dominate the existing pattern within Stacey Road, and the surrounding area. As previously, the proposal, although contemporary in design is sympathetic in its proportion and materials to its neighbours. It would be argued that the proposed dwelling would be more appropriate in this setting than the existing single storey stable currently occupying the site.

Biodiversity and local environment:

As referred to previously, the retention of vegetation on site would ensure that the development would maintain opportunities for species such as birds and bats etc., to inhabit the area. It is considered that the siting of the development would not impede existing habitat connectivity and flight lines.

Guidance from the LPA in terms of bio diversity enhancement opportunities would be welcome.

Energy efficiency/carbon reduction:

CABE considers that the three R' of the European Waste Minimisation Hierarchy – reduce, reuse, recycle- can be applied across sustainable development, particularly to energy.

It is envisaged that the first, most cost beneficial exercise in relation to this development and its future use is to reduce the amount of what is needed. Reduction means reducing the amount of energy needed by the occupants of buildings whilst still maintaining or improving comfort conditions. Much can be achieved through passive design. Reducing energy use is a priority for both existing and new buildings.

When all easily achievable methods of reduction are in place it will be time for the developer and/or future occupiers to consider how to take a waste product and redirect it to replace an input- reuse.

Reuse involves the provision of efficient energy supplies systems such as combined heat and power installations – which is an aspiration for this dwelling. These reuse the waste heat as a resource to replace the need for prime energy fuels to make heat separately. Resources can also be reused to prevent energy being used to process additional raw materials. This can include water within buildings, for example for toilets and garden irrigation, to avoid high energy costs in treating potable water or reusing materials for new development.

Once all practical reuse methods are in place, recycling should be considered by the future occupiers. Recycling means the provision of renewable energy to meet the energy demand after we have reduced the need for energy and applied efficiency in supply. It can also include extracting energy from waste and using products which contain recycled materials.

In general terms, £1.00 spent on energy reduction will save more CO₂ than £1.00 spent on energy reuse, which will save more CO₂ than £1.00 spent on recycling. These principles apply at all scales of implementation.

Sustainable materials:



The proposed dwelling will be constructed using recycled materials where possible. Where this is not possible every effort will be made to use materials that are sourced locally in order to reduce the emissions associated with their transportation.

SUSTAINABLE BUILDINGS STANDARDS:

It would be considered that the proposed dwelling application would achieve a level 3 with an additional six units on ENE1 in the Code for Sustainable Homes.

Water:

As referred to above, it is proposed that water will be harvested for garden irrigation purposes. In terms of drainage, suitable permeable hard surfaces will be used in the interest of reducing surface water run-off from the site.

Waste management:

Adequate provision shall be made on site for the sorting, storage and recycling of waste materials in line with the energy hierarchy referred to above. This provision shall be made both during and after construction.

Climate resilience:

Dinas Powys is located close to a coastal area and as such subjected to prevailing weather conditions, particularly during the winter months. Accordingly, the proposed dwelling will be constructed using appropriately resilient materials in order to safeguard the lifetime of the building and the quality of life of its occupiers.

MOVEMENT

Connections:

The application site comprises of an existing single storey stable block which is located adjacent to the public highway. It is considered that the proposed development would integrate very easily into the existing highway network in terms of both vehicular and pedestrian connections.

It is also considered that the use of similar appropriate boundary treatments as a dwelling would promote a sense of ownership and achieve a successful relationship between private and public spaces.

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Modes:

As referred to above, the site would be easily accessible by car and on foot via the existing carriageway and pavement network within the adopted highway. Furthermore, as noted, the site is located close to a bus routes and the train network and is within easy walking distance of the local shops.

It should also be noted that facilities will be provided on site for secure bicycle storage to encourage the use of sustainable means of transport.

Parking:

As previously approved planning application 2008/00207/FUL, parking for the dwelling will be within Stacey Road.



CONCLUSION

The development proposes to make more efficient use of the site in accordance with the principles of sustainable development and in line with policy objectives set out in Planning Policy Wales 4 (2010). The proposal seeks to provide a single one bedroom residential unit within an established residential area.

It is now a well-established principle that the number of households in the UK is increasing whilst the number of persons in each household is decreasing. It is necessary, therefore, for housing provision to be tailored accordingly with a greater proportion of one bedroom dwellings than has been traditionally sought.

Within its assessment of residential land availability and demand, the Unitary Development Plan (2005) incorporates an allowance for future conversions, changes of use and windfall development of 76 units per annum. The proposed development will make a small contribution towards the anticipated housing land provision from windfall sites.

This proposal ticks all the boxes with a further advantage that it will be low cost and affordable. It is therefore considered that the proposed development would comply with all relevant local planning policies and would not have a material adverse impact upon the amenities of nearby residents, the visual amenities of the area or highway safety.