

Design & Access Statement

NH370

Formerly Sardis Cottage, Trimsaran, SA17 4EH

Marc Maliphant

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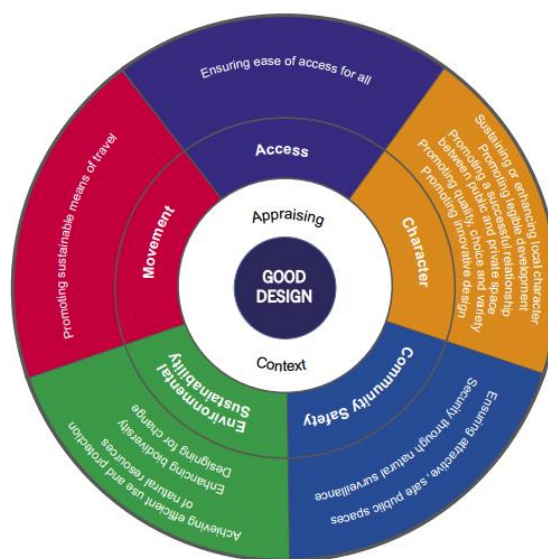
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Introduction

- 1.1. This design and access statement has been prepared to accompany and support a planning application for a New Dwellinghouse at Formerly Sardis Cottage. This Design & Access Statement has been prepared following the guidance set out in *Technical Advice Note 12: Design (2014)*.
- 1.2. This statement describes our client's proposal and explains the design philosophy and approach taken in the formulation of the scheme. It will be concluded that our client's proposal should receive support and be granted planning consent.
- 1.3. Design is defined in Planning Policy Wales (PPW) as: "the relationship between all elements of the natural and built environment. To create sustainable development, design must go beyond aesthetics and include the social, environmental, and economic aspects of the development, including its construction, operation and management, and its relationship to its surroundings."
- 1.4. The project has been designed with the 'Objectives of good design' in mind as illustrated in TAN12. As shown right.
- 1.5. The project was initiated by establishing design objectives, based upon a context appraisal. A site analysis has been attached which graphically represents the analysis. The analysis illustrates that the proposed development is suitably located.
- 1.6. Principal Design Objectives
 - Holistic Design Approach
 - Integrated inclusive design
 - Integrated Sustainable design for community and the environment
 - Integrate with local architecture matching the vernacular
 - Provide rich heritage for the future



2. Project Brief + Design Brief

- 2.1. The client's project brief was to develop a new three-bedroom home
- 2.2. Following on from the context appraisal and consultations with others, the project brief was evolved into the following design brief:
- 2.3. This allowed us to formulate the following design objectives:
 - Make good use of quality key views
 - Use of tactile and traditional materials
 - Good Integration into the surrounding site

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3. Access & Inclusive Design

- 3.1. PPW emphasises that: "Good design is also inclusive design. The principles of inclusive design are that it places people at the heart of the design process, acknowledges diversity and difference, offers choice where a single design solution cannot accommodate all users, provides for flexibility in use, and, provides buildings and environments that are convenient and enjoyable to use for everyone."
- 3.2. Inclusive design has been considered from the outset of the development process and this section is intended to demonstrate that this building has been designed with an inclusive agenda in mind. This will ensure that reasonable provision has been made to ensure that all users will have equal and convenient access.

CAR PARKING

- 3.3. Three total parking spaces, two located within the lower ground garage with an additional external space on site, near the new dwellinghouse.

BUS STOPS

- 3.4. The nearest bus stop is Argoed Crescent on B4308 approx. 800m from the development, the development is not sufficient in magnitude to impact on public transport decisions.

RAILWAY STATIONS

- 3.5. The nearest train station is Kidwelly Train Station approx. 4500m from the development. The development is not sufficient in magnitude to impact on public transport decisions.

ROUTES TO ENTRANCE

- 3.6. Pedestrian access is provided from the fronting road. New hard landscaping between the public footpath/highway and the access points to the proposal will provide access assistance to persons with mobility impairments.

ENTRANCE

- 3.7. The proposal is to have a door half glass half solid with lever handle and have weighting <20N

DÉCOR

- 3.8. The colour scheme will include colour contrast between walls, floors, door and ironmongery to assist usage by persons with visual impairment.

4. Character

- 4.1. The principles of good design have been applied to this development and this section is intended to demonstrate that the proposal is of good design and appropriate to the area.
- 4.2. This section will demonstrate that the proposal sustains and enhances local character and promotes legible development.
- 4.3. Below are some photographs of the site and surrounding area

		
View of site from the west	View of access to site	View of entrance to site

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- 4.4. There is a consistent steep incline from north to south on the existing site. The proposed home integrates within this landscape, nestling between the levels for minimal disruption with removed soil re-used to provide suitable levels for the garden.
- 4.5. The site access was previously apart of a railway line connecting the docks at Burry Port to a steel mill in Trimsaran. This line was discontinued and replaced with a pathway after 1953.
- 4.6. The site formerly contained Sardis Cottage, that used to be inhabited until at least the early 1960s.
- 4.7. The adjacent site to the south contains a river that connects to Afon Morlais to the east.
- 4.8. The site is surrounded by open fields with a dense patch of forestry near the site of which creates several distinctive views.
- 4.9. The surrounding area is largely greenfield with several homes and holdings that contain vernacular forms, such as Gwalia House (adjacent to the site), Llandry Church and Cil-Rhedyn to the south. Below are some photographs of these:



Front Elevation of Gwalia House



Aerial View of Gwalia House



View of Llandry Church



Aerial View of Cil-Rhedyn

Amount

- 4.10. The site is currently vacant, with dense forestry and a dismantled railway line with the proposed home within a clearing, not affecting trees.
- 4.11. The proposed development is to be a new dwellinghouse with a footprint of 200m²
- 4.12. The amount of development proposed will be an efficient use of land that will safeguard quality of life in the area

Layout

- 4.13. In addition, the proposed layout will promote a clear relationship between public and private space
- 4.14. The location of the proposal follows the natural pattern of development
- 4.15. The layout makes the development integrate with it's surroundings and appropriately links in with adjacent spaces

Scale

- 4.16. The scale of development is appropriate to the surroundings, with the massing of the proposal appropriately contributing to the existing hierarchy of the site to reinforce local character



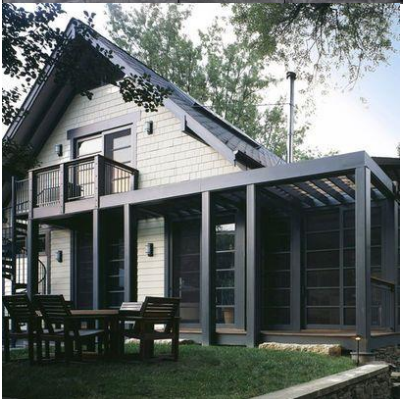

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- 4.17. The height and mass of the proposal will not affect privacy or daylight in relation to adjacent land uses / buildings
- 4.18. The scale of proposal will interact with the public realm in appropriate way such that it will not decrease community safety
- 4.19. The height of the proposal is to be similar to that of its immediate neighbors
- 4.20. The footprint is to be similar to that of its immediate neighbors

Approx Max Total Height	11m	Approx Min Total Height	10.5m
Approx Max Height to Eaves	7.5m	Approx Min Height to Eaves	7.5m
Approx Max Length	17m	Approx Min Length	17m
Approx Max Width	10m	Approx Min Width	10m

Appearance

4.21. All materials are to be sympathetic to the surroundings and nearby developments

PROPOSED		
Element	Description	Example
Roof	Dark grey concrete tiles	
Walls	Lower Ground to be Stone brick slips with white render, dark grey framing, and timber cladding on Ground Floor above	 
Windows	uPVC, to match roof tile colour	
Doors	uPVC, to match roof tile colour	See Above
Rainwater Goods	uPVC, to match roof tile colour	See Above
Boundary Treatments	Stone brick slips	See Above

4.22. The fenestration will also be designed to match the local vernacular with a similar scale of windows.

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Landscaping

- 4.23. The landscaping has been designed such that it will enhance/protect the amenities of the site and the area in which it is situated
- 4.24. Existing shrubs on the site will be mostly retained
- 4.25. Rainwater to soakaways
- 4.26. Hard landscaping reduced to reduce surface water creation.

5. Community Safety, Social Context & Economy

- 5.1. Access for emergency vehicles is sufficient
- 5.2. As the property will be occupied there will be an increased presence on the site which increases community safety
- 5.3. The application will seek to maximise natural surveillance as a fundamental means of discouraging intrusion
- 5.4. The property will be designed to reduce risks from criminal activities e.g. minimising superfluous access points to the proposal
- 5.5. Shrub planting immediately adjacent to footpaths, or in other areas requiring a high-level of natural surveillance, should have a natural growth height of no more than 1 metre
- 5.6. Use of lighter foliage planting will provide visual permeability whilst still offering amenity screening. Trees will be located so as not to become aids to climbing over boundaries or onto buildings
- 5.7. The layout will seek to provide clear distinction between private, semi-private and public spaces
- 5.8. Additional boundaries between properties will provide additional security
- 5.9. There are no trees or other obstructions at the entrance, as such the entrance to the site is clear and there is more than sufficient visibility of the road for exiting vehicles
- 5.10. As a result of the proposal, natural surveillance will be increased

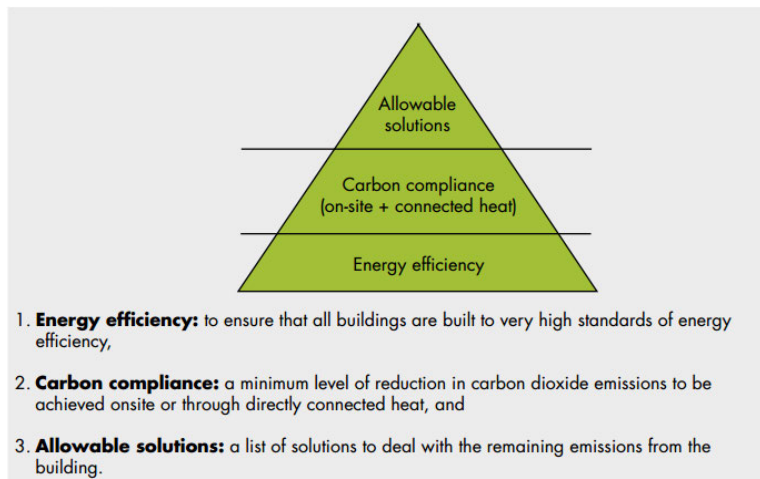
6. Environmental Sustainability

- 6.1. In this section attention is drawn to relevant policies to be considered during the design of the proposal as well as possible avenues of environmental sustainability to be considered.
- 6.2. Planning Policy Wales 2014 (PPW) sets out the Welsh Government's land use policy in respect of 'Promoting sustainability through good design' and 'Planning for sustainable buildings'.
- 6.3. As noted in TAN12 "Design issues, as influenced through the planning system, should not duplicate the role of Building Regulations. As a general rule, planning relates to the external appearance of a building and its relationship with its context. Building Regulations deal with the technical performance of a building's structure and services". Therefore, technical detailing has not been illustrated in great detail in this DAS.
- 6.4. The building has been designed with a sustainable agenda in mind from the outset, considering the various aspects of sustainability from the outset such as materials, water, and energy.

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ENERGY & CO₂

- 6.5. The building will reduce carbon (CO₂) emissions where possible through implementation of the energy hierarchy



- 6.6. The level of carbon reduction expected will be determined by the minimum required by Building Regulations Approved Document Part L
- 6.7. The physical envelope of the proposal will be appropriately designed for the climate
- 6.8. Suitable low-carbon / Net-zero carbon materials and systems will be used where appropriate to help reduce the carbon footprint of the building

WATER

- 6.9. Greywater & Rainwater harvesting systems to be utilised where possible
- 6.10. Rainwater to soakaways

MATERIALS

- 6.11. Waste materials produced during construction to be minimised.
- 6.12. Waste materials produced during construction to be sorted, recycled where practical and responsibly disposed of where not
- 6.13. Space to be provided for external storage of both recyclable and non-recyclable refuse
- 6.14. Materials to be responsibly sourced
- 6.15. Materials with a low embodied energy to be used where practical
- 6.16. The environment agency has been contacted for pre-application advice. Please see their comments attached.

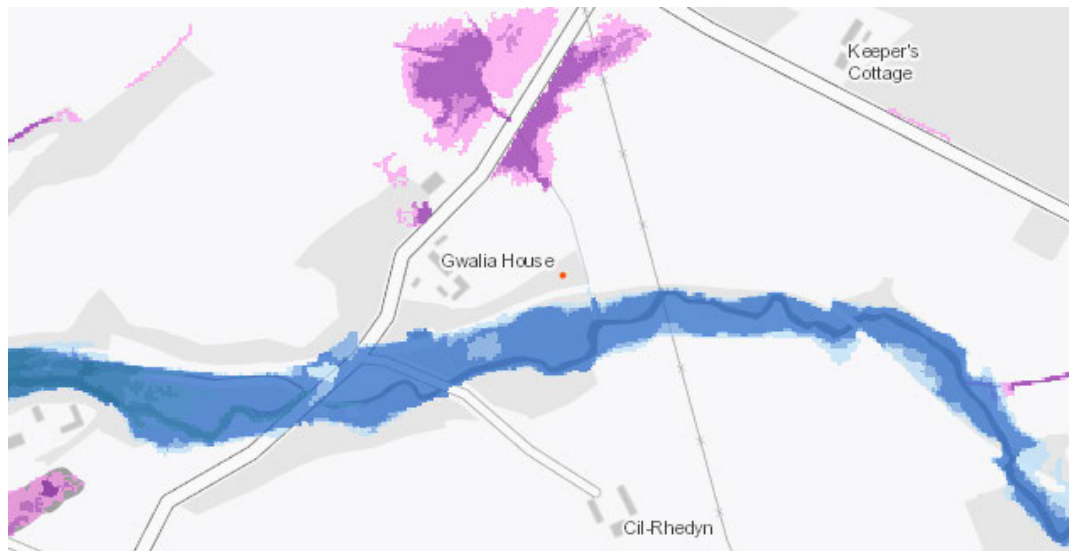
CLIMATE RESISTANCE

- 6.17. Proposal has been proofed to take into account the local climate likely to be experienced over its expected lifetime, e.g. the roof pitch promotes natural movement of snow loads, minimised eaves discourages wind uplift during high winds

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FLOOD RISK

6.18. As indicated in the Flood Map below this site is not at risk of flooding



6.19. The access to the site is not liable to flooding and that the proposed home has been located on the northern part of the site of which is not at flood risk.

ECOLOGY / BIODIVERSITY

6.20. The proposed landscaping scheme will maintain/enhance the biodiversity and local environment by planting and re-planting native species to help support the local biodiversity as well as to encourage the growth of habitats.

7. Movement

- 7.1. Primary pedestrian movement into the site is provided via the access road
- 7.2. Vehicular movement into the site is provided via the access road
- 7.3. See Section 3 for details of proposed vehicle parking
- 7.4. As previously noted in Sections 3 & 6, sustainable means of travel will be promoted

8. Policy Context

- 8.1. Local Development Plan (LDP) Policy GP1 "*Sustainability & High Quality Design*" encourages environmentally sustainable proposals which utilise vacant, underused or previously developed land.
- 8.2. Policy GP2 "*Development Limits*" encourages good quality design which ". . . achieves the aims of the development and ensures its fitness for purpose." Ten strategic objectives are listed which include requirements that proposals will sustain or enhance the local environment in terms of mass and scale, and will be of a suitable design appropriate to its location and utilising materials appropriate to the character of the area.

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9. Conclusion

- 9.1. The site utilises an underused area of land, improving the natural surveillance of the area
- 9.2. In conclusion it is considered that the proposed development represents a high quality design solution
- 9.3. It is respectfully requested, therefore, that both Officers and Members of the County Council look favourably on this proposal and grant planning permission

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10. Bibliography

- Maps taken from <http://www.openstreetmap.org> © OpenStreetMap contributors, CC-BY-SA
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