

Proposed Residential Units
Land at rear of 9-12 Glan Tywi
Ferryside

Design and Access Statement

CCC PLANNING SERVICES
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VALID APPLICATION

Prepared on Behalf of
Carmarthenshire Scouts
By
Roman Projects Ltd

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1. Introduction

- 1.1. This Supporting Design and Access Statement, has been prepared by Roman Projects Ltd, on behalf of Carmarthenshire Area Scout Council. It accompanies and supports an outline planning application for the erection of two detached four bedroom houses at rear of 9-12 Glan Tywi, Ferryside following the demolition of the previous Scout Hall due to severe vandalism.
- 1.2. This design and access statement has been prepared following the guidance set out in Technical Advice note 12: Design (2009)
- 1.3. The site is identified on the Location Plan in appendix 1 and has no land use designation on the UDP Proposals Map and is not within a Conservation Area.
- 1.4. The proposed scheme is for:
- 1.5. The erection of two detached dwellings following the demolition of the previous scout hall.

2. Site Analysis

- 2.1. The application site is located to the rear of 9-12 Glan Tywi, Ferryside which is a street of semi detached two storey residential properties. It has an access lane that runs up the side of no 12 Glan Tywi.
- 2.2. The site is presently vacant, since the demolition of the previous Scout Hall due to severe local vandalism on safety grounds. The concrete floor slab still remains and is visible in the photographs of the site..
- 2.3. The topography of the land is generally level sloping down slightly from South West to North East
- 2.4. The perimeter of the site has established hedges with the Eastern boundary being bordered by a wooded area.
- 2.5. The façade of 9-12 Glan Tywi are rendered each floor has upvc windows.
- 2.6. The rear of 13-16 Glan Tywi back onto the rear of 19-22

The Surrounding Area

- 2.7. Glan Tywi consists of Semi detached dwellings. The buildings vary in height from 1 story in Glan Tywi Uchaf to 2 stories in Glan Tywi
- 2.8. Glan Tywi consists of all residential accommodation with no commercial properties. The Rugby ground is at the start Glan Tywi where it adjoins the main road.

- 2.9. The topography of the land varies as there is a gradient rising from north to south. This is emphasised with the facades of the properties stepping in line with the road gradient.
- 2.10. The location is well served by public transport having good links to:
- 2.11. Ferryside railway station (10 minutes walking distance)
- 2.12. Local bus routes which run regularly near the railway station
- 2.13. These all provide links into Carmarthen and Llanelli as well as other areas and beyond.

3. Access

- 3.1. The vehicle access is proposed off Glan Tywi on the route of the existing access lane which runs parallel to the gable of number 12 which is approx 3.5m wide giving sufficient room for vehicles and pedestrians. There is good visibility splays where this lane meets Glan Tywi.
- 3.2. Glan Tywi has a street character with pavements to provide pedestrian routes into the village. It is sufficiently wide to suit access by emergency vehicles
- 3.3. A private road is proposed to provide access to the new dwellings together with turning space and parking
- 3.4. A level access will be provided from vehicle hard standing to the entrance door, A tarmac drive and paved paths will provide firm non-slip surfaces
- 3.5. An accessible threshold will be provided to the front/rear door. Such door opening can be 1.000m wide structural opening.
- 3.6. Internal doors generally will be 840mm door leaf, fitted with lever handles to provide ease of circulation for all
- 3.7. There will be an accessible wc facility on the ground floor
- 3.8. The building will be able to meet the relevant requirements of the Building Regulations part M.

4. Character

- 4.1. **Amount** – The site is of sufficient size suitable for 2 detached houses at a low density of development

- 4.2. **Layout** – the site layout is determined by the vehicle access requirements, relationship to existing houses, site constraints and privacy and amenity space around the building. The houses have front elevations facing south west with private rear gardens. There is space around and between the houses to offer a low density of development including large garden space to the North East of the premises.
- 4.3. **Scale** – 2 storey houses are proposed which follows the general scale of the houses in the area. There is a structural roof span of about 8m, pitch of 45 degrees, and gable ends to achieve a traditional roof scale. The roof structure would include "room in the roof trusses" to allow for possible loft conversion space.
- 4.4. **Appearance** – The existing houses in the immediate vicinity are double fronted rendered semi detached properties so a double fronted detached property is proposed with materials to match those of the houses in the existing street i.e.
- Roof Profiled Tile
 - Walls Render with Brick plinth
 - Windows Light oak or White UPVc
 - Rainwater goods Brown or white UPVc
 - Soffits & Fascia Light oak or white UPVc
 - Boundaries Close boarded fence 1.8m max to rear gardens
- 4.5. **Landscaping** – No trees or hedgerows need to be removed to facilitate construction. There will be garden and amenity space around the houses. Some hedge planting will be included to soften garden boundaries

5. Community Safety

- 5.1. Access for emergency vehicles is sufficient
- 5.2. The car parking areas to the front of the properties can be monitored through natural surveillance
- 5.3. As the property will be occupied there will be increased presence on the site which increases community safety
- 5.4. The application will seek to maximise natural surveillance as a fundamental means of discouraging intrusion
- 5.5. The property will be designed to reduce risks from criminal activities e.g. minimising superfluous access points to the dwellings
- 5.6. 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 1m

- 5.7. 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
- 5.8. The layout will seek to provide clear distinctions between private, semi private and public spaces
- 5.9. Additional boundaries between properties will provide additional security.

6. Environmental Sustainability

In this section attention is drawn to relevant policies to be considered during the design of the dwelling as well as possible avenues of environmental sustainability to be considered. Please note that these topics are indicative and are not finite.

6.1 Relevant policies and published guidelines

- 6.1.1. Policy GDC1 – Sustainable development
- 6.1.2. TAN22
- 6.1.3. Code for sustainable homes

- 6.2. The build will meet or exceed building standards in respect for energy efficiency and thermal performance and will meet or exceed code level 3 of the code for sustainable homes.

6.3. Energy

- 6.3.1. The building will reduce the carbon emissions where possible
- 6.3.2. Energy efficient lighting both externally and internally
- 6.3.3. SAP calculations to be acquired from accredited energy assessor

6.4. Water

- 6.4.1. Greywater and rainwater harvesting systems will be utilised where possible

6.5. Materials and waste

- 6.5.1. Materials to be responsibly sourced
- 6.5.2. Space to be provided for external storage of both recyclable and non recyclable refuse

7. Movement

- 7.1. Primary pedestrian movement into the site is provided via the estate road
- 7.2. Vehicular movement into the site is provided via the estate road

- 7.3. There will be 3 parking places included to the front of the properties
- 7.4. Visibility exiting the site is sufficient
- 7.5. There is a bus stop near to the site
- 7.6. There is a train station in the town of Ferryside

8. Policy context

- 8.1. UDP policy GDC1 "sustainable Development" encourages environmentally sustainable proposals which utilise vacant, underused or previously developed land.
- 8.2. Policy GDC2 "overall Development Policy" encourages good quality design. Criteria include that proposals will sustain or enhance the local environment in terms of mass or scale, and will be of a suitable design appropriate to its location and utilising materials appropriate to the character of the area
- 8.3. Policy GDC9 "Privacy and Amenity of Adjoining Land users" requires that a site be large enough to accommodate a building without detrimental effect of any other structures or their uses.
- 8.4. Policy GDC11 "Access and Parking Facilities" requires that all developments will need to be served by an appropriate access and adequate parking provision.

9. Conclusions

- 9.1. The existing scout hall was demolished at the request of Carmarthenshire County council due to it being vandalised by local youths and due to this it had become unsafe.
- 9.2. The proposed development would provide two new residential units thereby making efficient use of the existing site. The proposal accords with a majority of the Council's planning policies and should be permitted as:
- 9.3. Comments from the planning officer have indicated that the location is bordering existing development areas
- 9.4. The proposal makes efficient use of land, adding to the councils housing stock, without creating overdevelopment on the site, whilst also ensuring a sustainable development is achieved;
- 9.5. A sensitive and neat design would ensure that the character of the existing surrounding buildings is not compromised and the scheme

respects the surrounding townscape and is suitable for the topography of the area;

- 9.6. The roof line would not create an obtrusive structure or block sight lines but it would produce a more attractive roofline completing the frontage;
- 9.7. There would be no loss of amenity to the neighbouring buildings and occupiers.

10. Photographs of site



Typical dwelling in Glan Tywi



Typical dwelling in Glan Tywi Uchaf



Access road viewed from Glan Tywi



Access road viewed from plot



View of plot from South West showing base of old scout hall



View of Glan Tywi street scene