

Design and Access Statement

for

Outline planning to construction of five dwellings at
Land adjacent to 107 Brecon Road. Outline planning for five two-bedroom
houses with parking at rear.

This document should be read in conjunction with the drawings accompanying this planning permission application.

For this design and access statement I have had regard to the Merthyr Tydfil Local Development Plan (LOP) 2006 - 2021

- Policy BW7 - Sustainable and Place Making.
- Policy BW12 - Development Proposals and Transport.
- Policy BW15 - Community Facility.
- Policy TB11 - Access, Parking and Accessibility for Local Facility.

Scope of Works

The proposed development is to demolish existing sheds and construct five two-bedroom properties. The current site is run down and overgrown.



Local context

The site is located in a residential area, other properties in the area are terraced properties with pitched roofs and generally boxed shaped. Most of the properties have three windows and a single door to the front elevation with extensions to the rear. The plots are similar in size to the proposed development site.

Access

The existing building is situated at street level with no restrictions to access at front. There is no intention in the proposed development of restricting access to/from the pavement. The pavements adjoining are in good condition and offer no restrictions to pedestrians/cyclists/wheelchair Users.

The site is well served by public transport and a parking at the rear via a lane access. The site is within walking distance of Merthyr Town Centre

Access to the property will comply with Part K or M of the current Building Regulations. This is in keeping with the Disability Discrimination Act as produced by the Disability Rights Commission.

Specific access is as follows ...

1. Access to each dwelling via front door off Brecon Road
2. Access to parking a rear via a lane off The Walk, two parking spaces will be provided for each dwelling.

Character

This property has been empty for some time, the materials used in construction will be blockwork walls with render finish. The roof covering will be Interlocking concrete tiles. Doors and windows will be white Upvc and the boundary will have close board fencing. The new properties will match others recently built on Brecon Road.

Community safety

Bring this land back into use will improve the street scene, currently behind the sheds the land is overgrown and an ideal environment for vermin. Each new dwelling will be fitted with a security alarm and security lighting in the parking area.

Environmental Sustainability

The proposed installation of "Celotex" insulation will also contribute significantly to the reduction of heat losses and improved energy efficiency of the property as per the SAP rating calculations.

The proposed application will have minimal impact on the environment.

We will also aim to include water saving products in the toilets including dual flush WC's.

Amount

The proposal is for five new two-bedroom dwellings, it is considered that the site is appropriate in terms of its layout to accommodate the proposal. It is considered that the sympathetic design in terms of the height, roof design and materials would also ensure that the impact of the proposed development on its surroundings would be negligible.

Movement

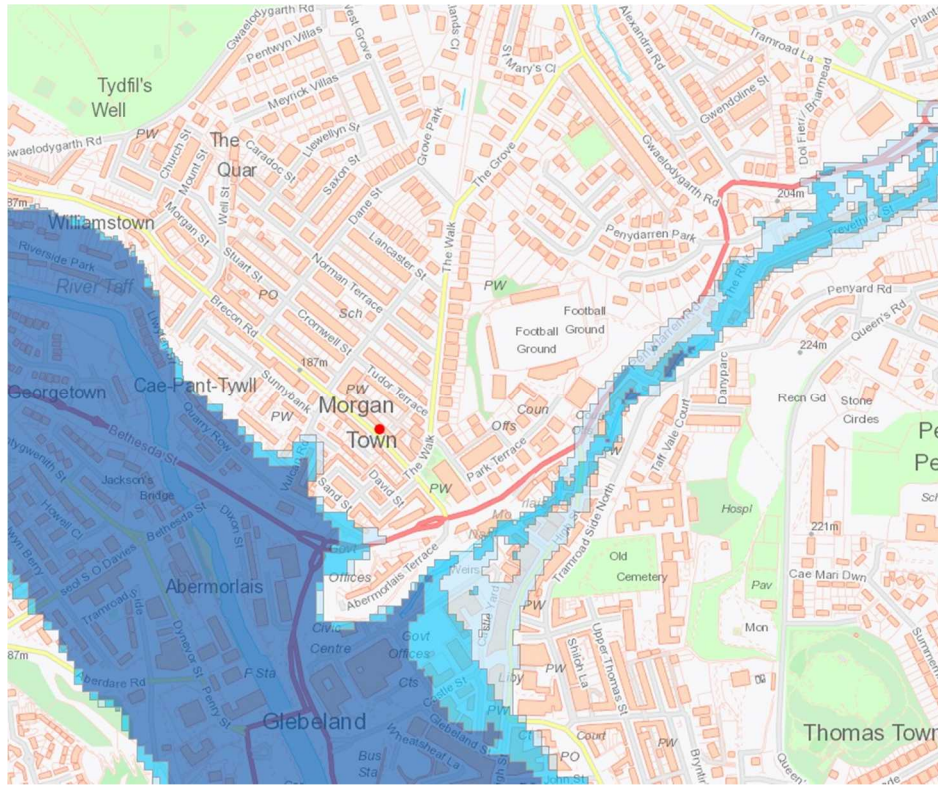
The development has good access to a main bus and train station. Several good quality foot/cycle paths are nearby encouraging cycling or walking as an alternative to the use of cars.

Emergency access to the site will be unchanged.

For the above we have had regard for Policy TB 11 - Access, Parking and Accessibility of Local Facilities (5.11.2 and 5.11.3 - Access Arrangements) from the Merthyr Tydfil/ Local Development Plan (LOP) 2006 - 2021.

Flooding

The site is not in the flood area as shown below.



Conclusion

It is believed that the proposed development would comply with all relevant local planning policies. Sustainable materials will be utilised, the proposal will have minimal impact on the current community. This proposal would provide good quality housing with off street parking. There is conveniently accessible foul sewer, water main and-all public utilities serving Brecon Road.