

AMENDED DESIGN And ACCESS STATEMENT for

OUTLINE PLANNING PERMISSION FOR NEW DETACHED
HOUSE With HARDSTANDINGS at :-

LAND OPPOSITE BRYNTEG BUNGALOW, STABLES YARD,
DOWLAIS, MERTHYR TYDFIL, prepared by :-

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SUMMARY

The site lies in the Primary Growth Area of Merthyr Tydfil in an existing residential development at Stables Yard, within Dowlais Stables in the village of Dowlais to the North West of Merthyr Tydfil. The plot lies opposite Brynteg Bungalow and the whole site lies within the Dowlais Conservation Area. The proposal is for Outline Planning Permission for a new two storey three bedroom house.

THE BRIEF AND VISION

The brief was to design a suitable three bedroom house to existing site area boundaries which consists of approximately 0.04 acres of hardstanding, scattered trees, ephemeral vegetation, hedgerows and a shed. The house is to blend in with surrounding buildings, matching existing materials of construction ie natural welsh slate roof, white painted rendered finish to walls with hardwood windows and doors to match style of existing. The dwelling is to have two No. off street parking spaces, small garden to front with good sized garden to rear. The whole of Stables Yard is served by access road infrastructure to which this plot lies directly off and disabled access and inclusive design has been thought of in the design process.

SITE AND CONTEXT ANALYSIS

This design and access statement should be read in conjunction with two No. drawings for scheme which show in detail existing and proposed site layouts and parameters of proposed dwelling.

Relevant documents taken into consideration :-

The Town and Country [General Development Procedure] [Wales] Order 2012 as amended

Merthyr Tydfil Replacement Local Development Plan 2016 – 2031

Interim Guidance on Design and Access Statements [WAG 2009]

Building Regulations

Policies which are relevant to this application are :-

Policy SW1 :- Provision Of New Homes, - This provision would reduce requirements for one less property and provide a good family home.

Policy SW4 :- Settlement Boundaries, - The proposal lies within Primary Growth Area of Merthyr Tydfil and sits in an established residential development of Stables Court, which lies within the Dowlais Conservation Area.

Policy SW10 :- Protecting and Improving Open Spaces, - The site isn't within an existing open space but the new dwelling's occupants will have access to existing facilities including open spaces.

Policy SW11 :- Sustainable Design and Place Making, - The new house will be appropriately designed in terms of scale, height, massing, elevational treatment, materials and detailing, layout, form mix and density. The scheme will not result in an unacceptable impact on local amenity, loss of

light or privacy, or visual impact and will incorporate a good standard of landscape design. This proposal allows access for the widest range of occupants/ visitors and will not have any adverse effect on local amenity or highway safety. Existing services and drainage are available in close proximity. Adequate space for waste collections and recycling will be provided with natural surveillance within private complex and lying adjacent to access road and opposite brynteg bungalow which will minimize opportunity for crime and anti-social behaviour.

The proposed site for new house and existing bungalow 'Brynteg' to which client is presently living is situated in Stables Yard which is accessed through entrance within Dowlais Works Stables a grade 11 Listed Building which was formerly a stable range for the Dowlais Works, built for Josiah John Guest in 1820. The large first floor rooms were used as a boys school until the dowlais schools were built in 1854-5. Soldiers were stationed here for several years after the Merthyr riots of 1831. The stables closed in the 1930's. The range was derelict by the 1970's and bought by the Merthyr Tydfil Heritage Trust in 1981. The interior and rear were wholly rebuilt as flats and the façade walls were also substantially rebuilt. The building was listed on the 22nd may 1974 and last amended 12th nov. 2002 by CADW in the class of Industrial Building which was included as an historically important industrial relic of remarkable scale and architectural design.

The entrance area through dowlais stables leads into area known as Stables Yard in which the dominant building is Stables House lying to the north west of brynteg bungalow which is a grade 11 Listed Building. The exterior is white painted stucco with slate close-eaved roof and small rendered end stacks. Two storey, three -window range of 12 paned C20 windows, longer on ground floor, centre C20 door with slightly cambered head [stuccoed architrave, 4 panel door and overlight removed since 1974]. Painted stone window sills. One storey range to left, former harness room and trap shed, now converted, part in Stables House, the rest Stables Cottage. Door to extreme right, then 2 x 12 pane sashes and another door, and finally 3 well placed 12 pane sashes. C20 eaves roof. Rear of house is stuccoed with centre stair light and single storey wing at right angles to right. Rear of cottage range is rubble stone.

The road infrastructure within stables yard is well established with links to all areas, the new plot lies adjacent to existing access road. The area within Stables Yard from entrance off main highway is level throughout and ideal access for pedestrians and wheelchair accessibility. There are large areas of mature landscaped and grassed open areas for habitants can enjoy, the development will not interfere or have any adverse effect on these areas.

THE PROPOSAL

The proposal is for Outline Planning Permission whose actual design will be in accordance with Planning Policy Wales, TAN 12 and supplementary design guides.

CHARACTER

[a] SCALE :- The site is in a residential complex of mixed residential development. The actual dwelling will in effect maintain the scale of existing properties with main pitched roof of dwelling to match that of existing dwellings. The proposal will not interfere with any neighbours privacy or sunlighting and doesn't impact on the attractiveness and safety of enclosed Stables Yard development properties.

[b] SITING :- Orientation of new dwelling has been influenced by the actual plot of land which is long and narrow. The design solution integrates the development within its surroundings by utilizing lay of land and following existing boundary lines and providing hardstanding area for two No. off street parking spaces with small garden to front and good sized garden to rear. Positioning of hardstanding area has been influenced by the existing access arrangements, which in turn maximises connectivity both within and beyond the development.

[c] DESIGN / APPEARANCE :- The proposed front elevation of new house will be North West facing , with white painted rendered wall finishes and welsh natural slate roof finishes to match existing. New double glazed hardwood windows and doors will be provided with deep section p.c. concrete sills. There will be new hardwood fascias, soffets and bargeboards

ACCESS

The site lies within an established residential development at Stables Yard, Dowlais, Merthyr Tydfil with private access roads to entrance / exit of development. The access road leads directly onto main road network to all areas. It has easy access to local amenities and bus route to Merthyr Tydfil town centre which is close by. The property will have two No. off street parking spaces provided by hardstanding areas. The position of access road directly outside house will be suitable for emergency vehicles with direct car, cycle, and pedestrian access immediately outside complex to all areas of Merthyr Tydfil.

MOVEMENT TO / FROM and WITHIN DEVELOPMENT

[a] CONNECTIONS :- There is existing private access roads within Stables Court complex serving all properties, with pedestrian and cycle access to entrance / exit of complex. There are existing pavements directly outside development with access to local amenities in walking distance. There is a bus route nearby with connections to main bus station in Merthyr Tydfil town centre. Access to main high street is a short distance away with routes to merthyr town centre and to A470 and A465 Heads of the Valley road with connections to all areas. There is to be hardstanding area to provide two No. off street parking spaces. The access from entrance off public highway to, and within the whole of Stables Yard is level and ideal for pedestrian and wheelchair accessibility.

[b] MODES :- The access road to Stables Yard leads directly to road links to A470 and A465 Heads of the Valleys road and to Merthyr town centre which has access to all areas. Main bus and train stations are located within town centre.

[c] SERVICING :- Servicing arrangements to transport freight required by the household and pedestrian access will be provided for by existing access roads and pavements directly outside leading to all areas.

[d] PARKING :- The house will have two No. off street parking spaces by the provision of hardstanding area. Immediately outside there are parking spaces available with public car park directly opposite dowlais stables.

ENVIRONMENTAL SUSTAINABILITY

[A] BIODIVERSITY AND LOCAL ENVIRONMENT :- The existing site comprises of approx. 0.04 acres of hardstanding, scattered trees, ephemeral vegetation, hedgerows and a shed. A Preliminary

Ecological Appraisal has been carried out by Sylvan Ecology for the client Mrs Susan Jones which has been submitted previously to planning department.

[b] **ENERGY EFFICIENCY / CARBON REDUCTION** :- The new house will be constructed with high insulation values to floors, walls and roof. A highly efficient grade A gas condensing boiler minimum 98% efficient will be installed with energy efficient controls and lighting, all measures will minimize energy demand to new dwelling.

[c] **SUSTAINABLE MATERIALS** :- Construction of the house will be carried out in traditional cavity construction with pitched roof. All materials will be sourced locally from builders merchants to reduce transport emissions.

[d] **WATER** :- Mains water supply is available in close proximity. A new separate supply will be provided to house.

[e] **WASTE MANAGEMENT** :- Adequate provisions will be provided within site boundaries from start to finish of construction works, for sorting, storing and recycling of waste.

[f] **CLIMATE RESILIENCE** :- The tried and tested method of cavity construction on strip foundations with pitched roofs, together with detailed specification of works, and high standards of workmanship, throughout duration of works with project manager and building control overseeing works will produce a dwelling that will have a minimum lifespan of 50 years + if properly maintained. The new structure will accommodate any likely changes in its lifespan ie increase or decrease in temperatures.

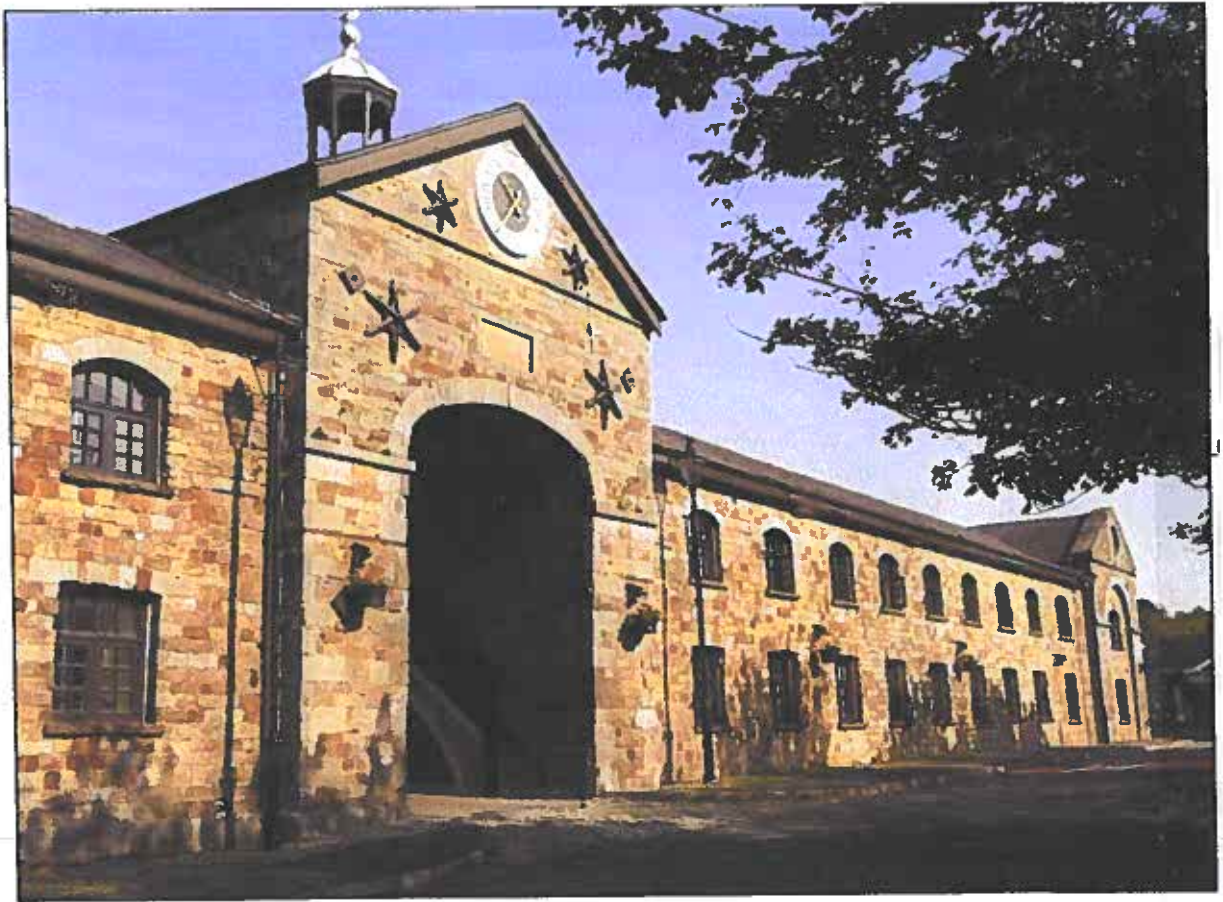
[g] **SUSTAINABLE BUILDING STANDARDS** :- Durable and robust detailing and construction techniques during building works will provide a long life expectancy for new building.

COMMUNITY SAFETY

All new windows and doors to be double glazed upvc with locks and fastening devices fitted to part Q of building regulations. The house is set in residential development, adjacent to access road which will benefit from natural surveillance in order to protect people and property, and property be contributing to the safety of public spaces and routes.

Dowlais Works Stables

A Grade II Listed Building in Dowlais, Merthyr Tydfil



Stables House

A Grade II Listed Building in Dowlais, Merthyr Tydfil

