

DESIGN AND ACCESS STATEMENT

PROPOSED GARAGE AT 19 ARGYLE STREET

TWYNYRODYN

MERTHYR TYDFIL

CF47 0NS

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This Design and Access Statement has been prepared to support the planning application to construct a detached garage at the lower end of the garden of the property with access from the side lane adjacent.

The current dwelling occupies a footprint of 8 metres by 5 metres within a boundary area of 30 metres by 5 metres.

The proposal is to construct a detached garage at the bottom of the existing garden furthest away from the dwelling.

Design Brief

This Design and Access Statement (DAS) accompanies a full planning application for the proposed garage.

Background

The existing dwelling has no dedicated parking area relying on On-street parking.

It is therefore proposed that a garage and driveway be constructed within the parcel of land.

Access to the adjacent lane (highway) would be provided by a driveway set at the required level to comply with highway authority standards.

Design

CHARACTER

The community of Twynnyrodyn has a variety of different dwelling types. The finishes and scale of the proposed garage should not adversely affect the character of the community at this location.

Landscape Design

Much of the existing garden landscape will be retained, but the footprint of the garage and the new access driveway will be changed.

The existing landscaping will be retained as much as possible.

Scale

The scale of the new garage is in keeping with the adjacent dwellings at this location in the village. The approximate construction area of the proposal is 22 m².

Layout of Development

The garage is sited as near as possible to the existing road through the village as dictated by highway authority regulations. There are also considerations of the design line in relation to existing dwellings.

Appearance

The finishes have been determined to compliment the various styles of construction within the village.

The design and materials have been chosen to reinforce the character of the site. The structure will complement the surrounding area as a whole. It will also make long-term efficient use of the land.

The design and materials will maintain local character and distinctiveness.

ACCESS

Access to the adjacent highway would be provided by a driveway set at the required level to comply with highway authority standards.

MOVEMENT

The site is situated adjacent to the side road leading to The Oval.

ENVIRONMENTAL SUSTAINABILITY

Sustainable Materials

All concrete, brick, concrete blocks, timber and other materials used for the construction of the garage will be sourced locally from nearby suppliers.

Deliveries of materials will also be kept to a minimum by utilising full load deliveries minimising the number of deliveries, which will further reduce transport emissions.

Water

Surface water management will be agreed with WWA. A full SUDS assessment will be undertaken.

Waste Management

It is not anticipated that the access improvements will generate any waste therefore, no special measures related to this will be necessary.

Sustainable Building Standards

All materials used for the construction of the access improvements and base plinths will be BBA approved. WRAP guidelines will be followed when sourcing materials to reduce waste. This will ensure recycled aggregates will be used whenever possible.

Climate Resilience

The garage will be designed for maximum climate resilience.

COMMUNITY SAFETY

The proposed dwelling will have little impact on Community Safety.

COMPLIANCE WITH PLANNING POLICY

The garage is designed to comply with current Planning Policy.

Economic Benefit

The proposed dwelling will have limited economic benefit.

Conclusion

To conclude, this Design and Access statement has covered all aspects of Tan12 as required by Merthyr Tydfil County Borough Council Planning Authority.