



Proposal of **2 new build detached houses** by demolishing
18 garages at Beech Grove, Gurnos,
Merthyr Tydfil, Mid Glamorgan CF47 9RY

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Prepared by,
Ananthapadmanabhan
Adapt Consultants Ltd

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Introduction

This Design and Access Statement (DAS) is submitted on behalf of the applicant in respect of a planning application for proposal of 2 new build detached houses by demolishing **18 garages at Beech Grove, Gurnos, MerthyrTydfil, Mid Glamorgan CF47 9RY** (Please refer location plan/Site plan). This DAS should be read in conjunction with other drawings and documents accompanying the planning application.

This DAS comprises:

- A description of the application property and surrounding area;
- A description of the proposed development;

Application Property and Surrounding Area

The application land is situated in a predominantly residential area. Access to the site is from the existing road that leads to the existing garages in the site (from Beech Grove). The applicant site comprises a rectangular site of approx. 443.6sqm area upon which stands 18 lock-up Garages (2 blocks of 9 garages). Please refer the site and block plans .

Located within this residential neighbourhood and accessed between Nos. 8 and 10 Beech Grove approx. 1½ miles north of MerthyrTydfil town centre. MerthyrTydfil lies approx. 20 miles north-west of Cardiff with good road access via A470 to the M4 (Junction 32).



Location plan

Bus Stops near proposed Site

- 1: Goitre Lane is 0.06 Kilometres away
- 2: Beech Grove is 0.06 Kilometres away
- 3: Yew Close is 0.06 Kilometres away
- 4: Goitre Lane is 0.07 Kilometres away
- 5: Yew Close is 0.07 Kilometres away

Railway Stations near proposed Site

- 1: MerthyrTydfil is 1.23 Kilometres away
- 2: Pentre-Bach is 2.67 Kilometres away
- 3: Troed-y-rhiw is 3.70 Kilometres away
- 4: Rhymney is 3.78 Kilometres away
- 5: Aberdare is 4.31 Kilometres away

Existing Use of the Site

The existing site has 18 garages which is not in use for years. Its clear that the garages are abandoned and not in use.

Proposal / Layout

The proposed dwelling would have a living/dining room, kitchen, toilet and a lobby area at the ground floor level. The first floor would have 2 bedrooms, bathroom and study room. One bedroom on the first floor will have en-suit. The design of the dwelling is of a traditional appearance with a gable end roof, having walls finish with brick externally matching the adjacent property uPVC windows and doors. The proposed design is simple and lends itself to the existing stock within the surrounding area. There is also adequate space for the provision of refuse/ recycling collection within the site. Internally,

all the rooms are of a reasonable size and the design attempts to give some consideration to the user. All doors are proposed to have clear openings of 850mm including the main entrance which can be altered easily for wheelchair users. Also Bin storages and Bicycle storages are provided in the proposed site .



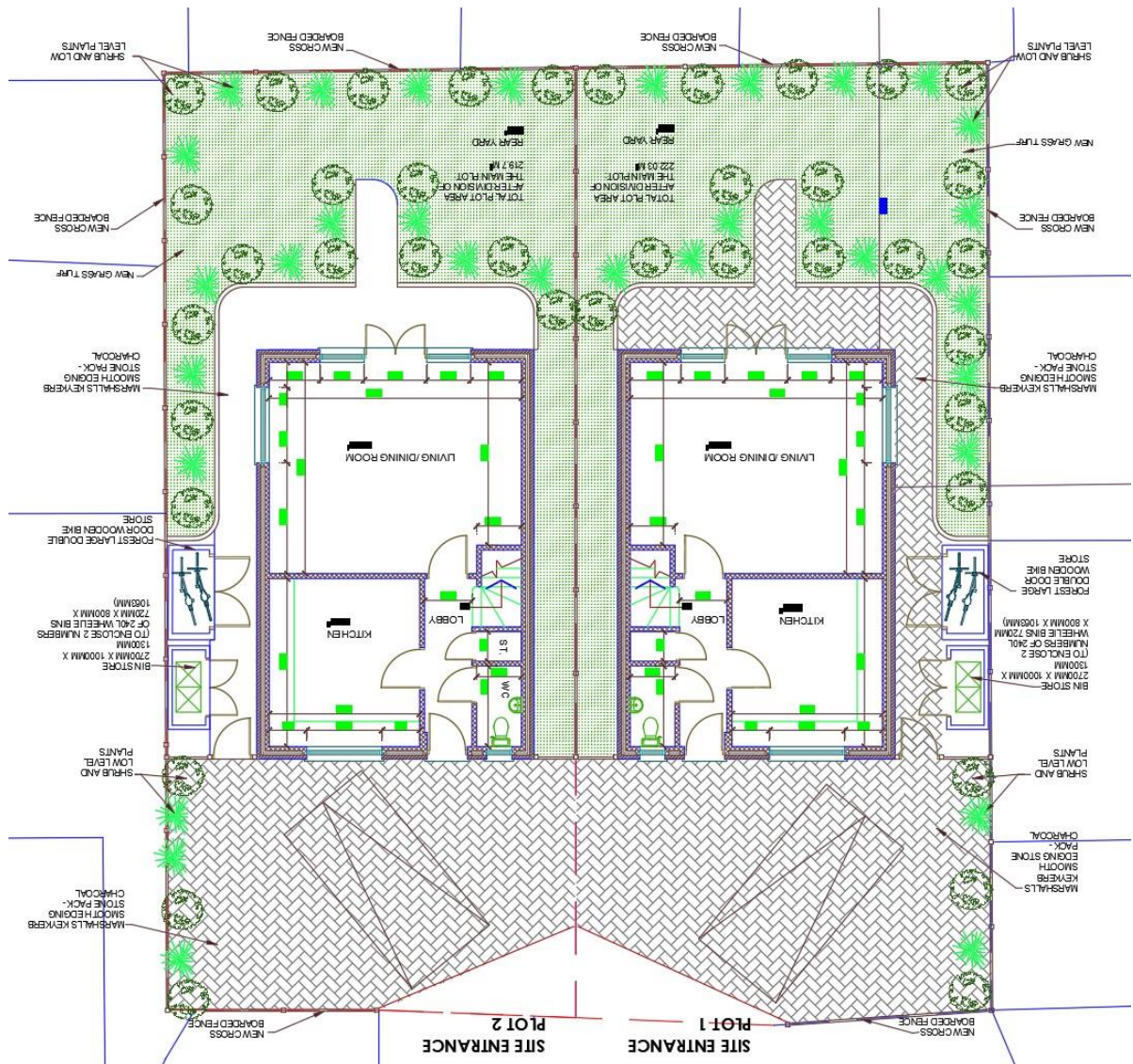
Proposed Plot Area Plot1 : **222.03 sqm**
Plot2 : **219.70 sqm**

Total Gross area at Ground floor of the proposed detached house (plot 1 & 2): **64.9 Sqm**

Total Gross area at First floor of the proposed detached house (plot 1 & 2): **64.9 Sqm**

Total Number of Bedrooms : **2**

Study: **1**



Design & Access:

No changes to the existing access to the property. Access to public transport would seem relatively good in terms of buses and train. Access to the proposed house is from the existing walk way from Artillery Close. The property is located in an area with easy access to the local public transport network as represented in the diagram below.

Appearance/Scale:

The appearance of the proposed dwelling is of a traditional style, as previously mentioned, with a view to having a balanced and neutral impact on the existing street scene. The design is also simple in its appearance and not ostentatious or contemporary. The gutter and ridge height are similar to the existing building stock in the surrounding area.

Landscaping:

The property is provided with a space all around to the property, which will be screened with boundary fencing. This is to be the main amenity space for the proposed development. The building is also set back from the approach road with a view to providing some planting directly in front of the property. Some planting will take place to the garden; however this will need to be mindful of the existing occupancies of the surrounding properties.

Scale:

The proposed dwelling is similar in height to those of the surrounding area with the width and length being within the constraints of the plots. As a result the bulk and massing have been given close consideration and are not excessive or out of keeping for the plot surrounding building.

Security

It is considered that the proposed dwelling will be very secure. Access is proposed off the existing walk way. It is also proposed that the property will fully comply with the Secure Design requirements and be provided with an intruder alarm system and digital access.

Bicycle and Bin Storages

Provisions for secured Bicycle storage and Bin storage are provided within the site (please refer to the site plan).



Bicycle storage



Bin storage