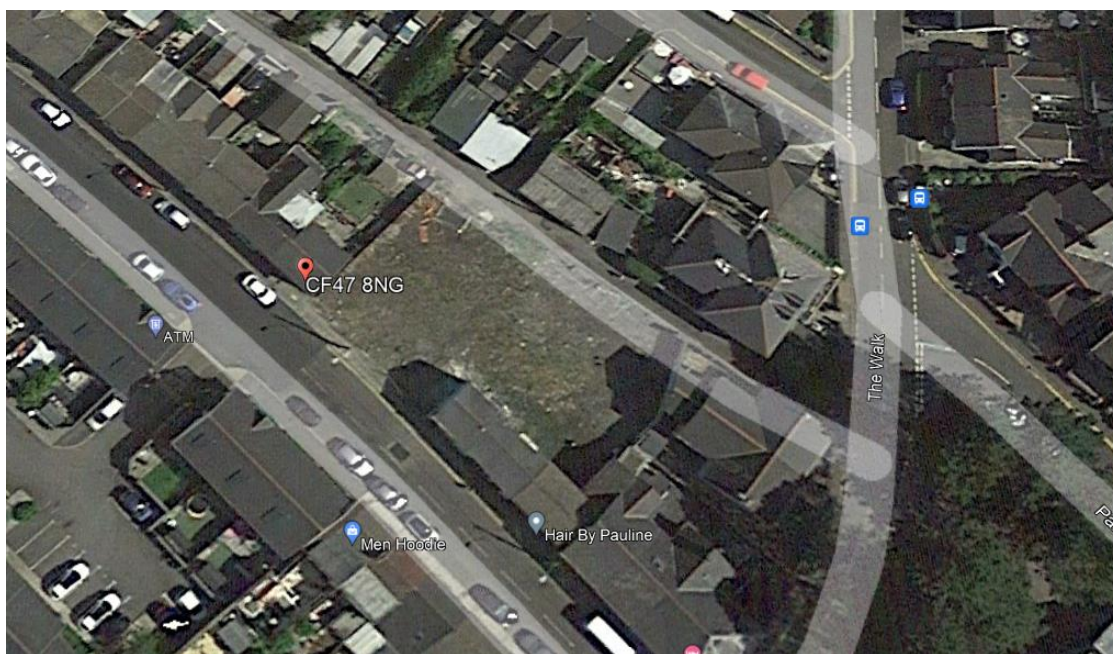




Design & Access Statement

For
2 New Dwellings

at
Plot of Land between 99-107 Brecon Road,
Merthyr Tydfil, CF47 8NG



Introduction

This Statement relates to Planning Application...

Plot of Land between 99-107 Brecon Road, Merthyr Tydfil, CF47 8NG

The 'full planning' proposal comprises to create one pair of 3 bedroom houses that are similar in design to the development at Brewery Court that lies directly opposite this proposed development.

The proposal has been subject to some pre-application discussion with Mel Ferreira (Planning Officer) in the past and has been assembled further with her advice.

The curtilage area is 343 square metres with a maximum dimensional length of 25.2 metres and a maximum width of 34 metres.

Local Context

The site is located in a residential conservation area. Surrounding properties are traditional pitched roof terraced houses from the last century with a relatively new estate of Brewery Court directly opposite. Most of the houses have three front windows and an access door with a rear extension. These plots are similar in size as the proposed plots. The rear lane is proposed to be increased in width to offer easier vehicle access.

Further down the street in both directions...a small collection of commercial properties are present.

The surrounding landscape is relatively flat with sloping land to the rear that lies north.

There is a main foul sewer that runs through the site that has limited the potential of the plot.

It is fair to say that the context provided by the surroundings has had a significant impact upon the proposed design.

Policy Context

1.4 PPW sets out the Welsh Government's land use planning policy in respect of 'Promoting sustainability through good design' and 'Planning for sustainable buildings', which includes the role of local planning authorities in delivering good sustainable design.

The Design and Access Statement (DAS), in line with the requirements of *Technical Advice Note (TAN) 12: Design*, must explain the design concepts and principles applied to the development. A DAS accompanying a planning application must explain the concepts and principles in relation to:

- Accessibility
- Character (including amount, layout, scale, appearance and landscaping)
- Community Safety
- Environmental Sustainability
- Movement to, from and within the development

In terms of its role, the DAS is a communication tool showing that objectives of good design have been considered from the outset of the development process. This Statement will attempt to achieve this and in doing so will address each of the above issues in turn.

Accessibility

TAN 12 Objective:

- *Ensuring ease of access for all.*

It is considered that the proposed development has adopted inclusive design principles that would include adequate provision for all, including those with mobility impairments.

The proposal would not be detrimental to highway safety as a result of being set back from the highway and pavement with no restrictions from front or rear. A ramped access at 1:12 is proposed that will offer limited restrictions for pedestrians, cyclists, and people with ambulant and/or impaired vision as well as wheelchair users.

The development is well served by public transport and rear parking via the lane accessed from The Walk.

Merthyr Tydfil Town Centre is roughly 5-10 minutes walking distance.

Due to its location, it is considered that the proposed access arrangement would not inhibit or restrict access to the site by larger emergency vehicles such as ambulances and fire engines, nor would it restrict access to the site by refuse vehicles.

The application site is located within a conservation area with public transport facilities, namely the local bus stop some 75m along Brecon Road, into nearby Merthyr Tydfil which is located just a mile away and Brecon 20 miles away. The nearest railway station is located in Merthyr town centre which also provides a park and ride facility.

In addition, it is considered that the proposed development would not contradict the requirements of the Development Plan, which relates to access for special needs groups. The access needs of all members of the public, especially those with special needs, are adequately satisfied and, moreover, would not be adversely affected as a result of the proposed development. It is proposed to use 'permeable' surface materials that would not affect or impede wheelchair users and those with mobility impairments.

The inaccessibility of land, buildings and other facilities can put the safety of certain members of the community at risk and may also prevent the disabled, the elderly and those with young children from playing a full role in society. Therefore, the Authority requires that all new development intended for use by employees or members of the public should be designed to be safe and fully accessible.

It is considered that the access arrangements referred to above, with its intended accessible level surfaces, **2 parking spaces provision per dwelling are offered due to its proximity to sustainable modes of transport. Additional parking can be considered with highways department if necessary.** This would not contravene the accessibility requirements of planning policy. Therefore, the proposed development would be acceptable in access terms and would comply with the requirements of the accessibility related policies of the LDP. Access will comply with Part K or M of the current Building Regulations. This is in keeping with the Disability Discrimination Act [The Equality Act 2010] as produced by the Disability Rights Commission.

Environmental Sustainability

TAN Objectives:

- *Achieving efficient use and protection of natural resources*
- *Enhancing biodiversity*
- *Designing for change*

Applications are expected to show how issues relating to sustainable design have been addressed. Guidance on which and advice on the required content of a Sustainability Statement.

Appendix 1 (The Sustainable Design Matrix) of the Sustainable Design Guide suggests that energy, materials and resources, water, landscape and biodiversity, place and local distinctiveness and robust building must be considered as part of the application process.

In terms of energy, the latest U values of insulation will be installed with contributions from sustainable energy as per SAP Energy Rating calculation. Wholesome water calculations will also be included to minimise water use. Energy saving lights are also proposed.

At a smaller scale, composting facilities will be provided. It would also be reasonable to insist that all building materials are sourced locally to reduce transport emissions, and used and recycled materials are used where possible. Thus, offering minimal impact on the environment,

Character

TAN Objectives:

- *Sustaining or enhancing local character*
- *Promoting legible development*
- *Promoting a successful relationship between public and private space*
- *Promoting quality, choice and variety*
- *Promoting innovative design*

Amount

It is proposed to erect one pair of semi-detached dwellings. It is considered that this scheme is appropriate in terms of layout to accommodate the development.

It is also considered that the sympathetic design in terms of height, roof design and materials would ensure minimal impact on the surroundings.

Layout

It is also considered that the application site would provide good connectivity to the local highway network and nearby public transport facilities. **2 parking spaces provision per dwelling are offered due to its proximity to sustainable modes of transport. Additional parking can be considered with highways department if necessary.** The application site would be accessed directly from the public highway as detailed above within the 'Accessibility' section of this statement.

The layout has been designed to blend in with the flat topographical features.

Scale

The application site measures approximately 343 square metres.

Due to the distance of the site from existing neighboring buildings and the topography of the site, it is considered that the proposed development would not have a material adverse impact upon the amenities of neighboring occupants by way of a loss of sunlight, loss of privacy or overbearing impact. It is considered, therefore, that the proposal would comply with these requirements.

Appearance

As above, the appearance of the proposed buildings has been considered with similar sized homes and finishing materials to blend in with the surrounding properties.

Landscaping

In terms of soft landscaping, a patio and lawn areas shall be provided to private amenity space enjoyment. In terms of the hard landscaping, the pathways and drives will be surfaced with a permeable material therefore natural soakaway, or equivalent, with the needs of individuals with mobility and sensory impairments, taken fully into account. It is considered, therefore, that the proposal would comply with these requirements.

Community Safety

TAN Objectives:

- *Ensuring attractive, safe public spaces*
- *Security through natural surveillance*

It is considered that the proposed development would provide opportunities for safe physical activity that would meet the needs of all members of society.

It is suggested that the proposal would foster a definitive sense of ownership and responsibility for every part of the development. It is considered that the proposal would comply with these requirements. It is clear from the submitted layout plan that no conflicts of uses would occur as a result of the proposed development. The garden would be clearly enclosed, ensuring that space is clearly defined. Moreover, the position of the garden would be set back from the highway reinforcing this sense of 'invites only' space.

It is also considered that the nature of the proposed scheme and the topography of the surrounding area would foster and allow a natural surveillance that would create a good level of security within the development.

Movement to, From and Within the Development

TAN Objectives:

- *Promoting sustainable means of travel*

In terms of accessing the site, a driver should travel to the east of Brecon Road. The property access is relatively flat with a slightly sloping access ramp to accommodate a 1:12 gradient in line with both the general and access specific policy.

Within the development, it is considered that the proposals would achieve a successful relationship between the public and the private space. It is envisaged that flat public and private spaces will be provided for users of all abilities.

Whilst in policy terms it is considered important to reduce the reliance upon the private motor vehicle, it is still considered imperative to provide adequate off-road parking facilities. **2 parking spaces provision per dwelling are offered due to its proximity to sustainable modes of transport. Additional parking can be considered with highways department if necessary.** It is considered reasonable to suggest that at a minimum, car parking would be more than adequate.

When leaving the site by car good visibility is achieved. It is considered that the access to the site would meet the needs of the Authority in highway safety terms as visibility is adequately achieved.

Conclusion

It is considered that the proposed development would comply with all relevant local planning policies and would not have a material adverse impact upon the amenities of nearby occupants, upon the visual amenities of the area nor upon highway safety. Sustainable materials will be used for minimal impact on the environment and community.

There is a main foul sewer that runs through the site for convenient connectivity. Also, all public utilities are nearby along Brecon Road. This development will provide good quality homes with off-street parking that will enhance the **unsightly** plot that now exists.

Accordingly, the Local Planning Authority is therefore respectfully requested to grant their approval to the scheme.