

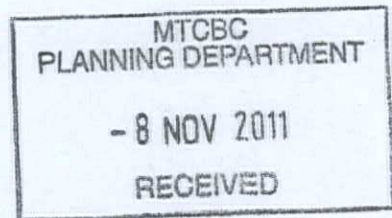
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DESIGN & ACCESS STATEMENT

Application for Renewal of Planning Application
Application No. ~~16/0172~~ Erection of one dwelling

Plot No. 4 At

Greenacres, Brondeg, Heolgerrig.
Merthyr Tydfil. CF48 1TP.



Applicant.

Mr.M.Connolly
Greenacres,
Brondeg,
Heolgerrig
Merthyr Tydfil
CF48 1TP.

Date;

~~21.5.2016~~
22.9.2019

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Incorporate facilities for the segregation, recovery and recycling of waste.
Provide a safe environment by addressing issues of security, crime prevention, and the fear of crime in the design of buildings and the space and routes around them.

M.T.C.B.C. Adopted Local Development Plan 2006-2021, Policy B.W.12.
Development Proposals and Transport.

Where appropriate the Council will expect all development proposals to demonstrate how they will :-

Help reduce the need to travel.

Encourage the use of transport other than the private car.

Avoid increasing traffic to unacceptable levels.

Avoid causing or exacerbating highway safety problems.

Local Context.

The application site, Plot 4, is relatively flat and is situated within the curtilage of the detached bungalow known as Greenacres. Access is gained via a 3.65m private drive off the residential street known as Brondeg.

The Greenacres site lies within the settlement boundary and is bordered to the South and East by woodland, to the North by Brondeg, and to the West by the recently commenced Redrow housing development. There are 3 other extant permissions which allow the construction of 3 double story detached dwellings on site.

Plot 4 is located in the South/East corner of the Greenacres site (photos. 1/1a). Outline permission for a 2 story detached dwelling was granted in this location Nov. 2005, and renewed in Nov. 2008.

This Design and Access statement accompanies the application to renew in Nov. 2011.

Property types in the vicinity of the application site are characterised by the semidetached 2 story dwellings on Brondeg, the existing detached bungalow Greenacres, and will soon be supplemented by the varied 53 detached, semidetached and split-level dwellings on the adjacent Redrow development to the west.

Appearance.

The proposed dwelling would reflect the character of nearby properties and the area generally. Advice and guidance will be sought from the Local Authority Planning Dept. at the reserved matters stage.

In terms of facing materials, the vast majority of the surrounding dwellings have brickwork or rendered finish, with some having a combination of both. It is intended that a mixture of finishes will be used on the site. Slate and dark grey roof tiles are prevalent at adjacent Brondeg, the adjacent Redrow development will have a mixture of red/brown concrete tiles, as do dwellings on Cwm-Glo Rd. It is intended that a balanced mixture of these roofing materials would be appropriate. It is further proposed that windows and

doors would be installed which would not have dissimilar appearances to neighbouring properties.

Landscaping.

In terms of soft landscaping, ample lawned areas will be retained/re-instated.

The existing boundary hedgerows shrubs, and trees will be retained

With regard to the hard landscaping, the driveways and forecourts are to be surfaced with tarmacadam or equivalent, with the needs of individuals with learning difficulties, as well as those with sensory and visual impairments taken fully into account.

Accessibility and Movement to, From and Within the Development.

The proposed development will adopt inclusive design principles that would deliver adequate provision for all, including those with mobility and sensory impairments as well as those with learning difficulties.

In general terms the application site is relatively flat and the gradient of the access drive, forecourts, parking spaces and driveways would not exceed 1 in 12 as a result.

In addition, level thresholds will be provided into the residential unit to ensure ease of access for all, particularly for wheelchair users.

Is proposed to avoid the use of "loose" surface materials, e.g. chippings, as a tarmacadam surface or equivalent is proposed for driveway and footpath areas. This surface material would provide a smoother transition from the public highway into the proposed dwelling for those with mobility impairments in particular.

The application site is located in close proximity to public transport facilities, where local buses are available from Heolgerrig Road into nearby Merthyr Tydfil town centre and then onwards to Cardiff, Swansea, and Heads of the Valley towns. The nearest railway station is located in Merthyr Tydfil and provides a "park and ride" facility.

In terms of accessing the site, the private driveway is located off the adopted highway known as Brondeg (photo 2). This driveway is relatively flat, is 3.65m. wide and approx. 33m. long, it enters into the Greenacres site at a cattle grid. This grid will be infilled and a smooth tarmacadam surface substituted. This means of access has been approved by the Local Authority as being suitable to serve a total number of 5 dwellings (see app.A).

Movement within the site is adequately provided for by the existing road, connected to which would be the proposed dwelling driveways. Each dwelling would be provided with at least 2 parking spaces. All vehicles would be able to leave the site in a forward gear by virtue of the generous turning spaces within the site.

It is submitted that the access arrangements referred to above, with their level thresholds and surfaces, parking provisions, proximity to sustainable transport, and spacious areas for pedestrian use would satisfy the requirements the policies relating to ease of access for all and the promotion of sustainable means of travel.

Layout, Scale, and Amount.

It is proposed to build 4 dwellings on the Greenacres site, all of these have the existing benefit of separate outline planning permissions, and are described as Plots 1 2 4 & 5. The area of the total site extends to approx. 1.75 acres (0.7 Ha.) and consists the mainly lawned domestic garden of the detached bungalow "Greenacres" (Plot 3). This equates to the approx. housing density of 3/acre or 7/ha. This is considered to be a very generous spacious development.
(see indicative plan.App.B)

The application site (plot4). is of approx.triangular shape,with sides of approx. 40m,38m.&47m.and its area is approx.1100sq.m.

It is situated at the southern end of the spinal existing site tarmacadamed road,it is proposed that its front elevation will face approx. westward, i.e. in the same direction as the existing bungalow "Greenacres", and that its dimensions would be:-Width,min.11m. Max.13m. Depth,min.10m. max.11m. Height,min.7m.max.8.5m..
This orientation would minimise its effect on existing/proposed dwellings,it would not have an adverse impact upon the amenities of neighbouring residents by way of loss of sunlight or privacy.

The proposed site will achieve a high quality,low density residential development with generous provision of open space,large,secure gardens with associated landscaping to enhance the existing neighbouring residential cul-de-sac/street patterns and detached/semidetached dwellings in the surrounding area.The site is relatively flat and its layout will not be determined by topographical constraints, which is often the case in this locality.

Community Safety.

It is intended that the proposed development would provide opportunities for safe activities that would meet the needs of all members of society.

The proposal would foster a definitive sense of ownership and responsibility for every part of the development.It is clear from the indicative layout plan that no conflicts of interest would occur.

The Greenacres site is securely enclosed by 1.8m. post and wire mesh fencing and access can only be easily gained via. the private driveway which is only permissible for internal residents and their services.

The nature of the proposed development and the spacious plot sizes will allow natural surveillance that would ensure a good level of security within the site.

Environmental Sustainability.

Much of the sustainability potential would be formulated at the reserved matters stage,energy efficiency and sustainable design being a priority.Solar panels,grey water systems,and efficient fenestration etc.

The second part of the document provides a detailed overview of the various methods used to collect and analyze data. It describes the different types of data sources, such as surveys, interviews, and focus groups, and explains how this information is used to identify trends and patterns. The document also discusses the challenges associated with data collection and analysis, such as ensuring the reliability and validity of the data.

The third part of the document focuses on the importance of communication and collaboration in the research process. It highlights the need for clear and concise communication of findings to all stakeholders, as well as the importance of working closely with other researchers and organizations to share knowledge and resources. The document also discusses the role of the research team in ensuring the success of the project.

The fourth part of the document discusses the ethical considerations that must be taken into account when conducting research. It outlines the principles of research ethics, such as informed consent, confidentiality, and the minimization of harm, and explains how these principles are applied in practice. The document also discusses the role of ethics committees in reviewing and approving research proposals.

The fifth part of the document provides a summary of the key findings of the research and discusses the implications of these findings for practice. It highlights the areas where further research is needed and provides recommendations for how these areas can be addressed. The document also discusses the role of the research in informing policy and practice.

The final part of the document provides a conclusion and a list of references. The conclusion summarizes the main points of the document and provides a final statement on the importance of research in the field. The references list the sources of information used in the document, including books, articles, and websites.

Building materials will be locally sourced, and re-cycled materials used wherever possible.

The site has little topographical restraints, nor lack of space to discourage the creation of spacious gardens, re-cycling, and composting facilities.

Conclusions.

It is intended that this Design & Access Statement should satisfy, at the outline planning stage, the principles of "Inclusive Design" and "Access" which are embodied in TAN 12. and the relevant policies of the Local Development Plan 2006-2021.

Notwithstanding this, the need for flexibility of the development, and how it may need to adapt to the varying requirements of inclusiveness over time is acknowledged. It is believed that the site is capable, due to the low density of occupation for example, of considerable adaptation to accommodate such possibilities.

Design and Access Statement

Introduction

This Design and Access Statement relates to a 'Renewal of Outline' planning application concerning land at Greenacres, Brondeg. The site is located within the Heolgerrig residential area. The site is set back to the south of the main building line at Brondeg and is accessed via a private drive.

Photo 1 - Application Site

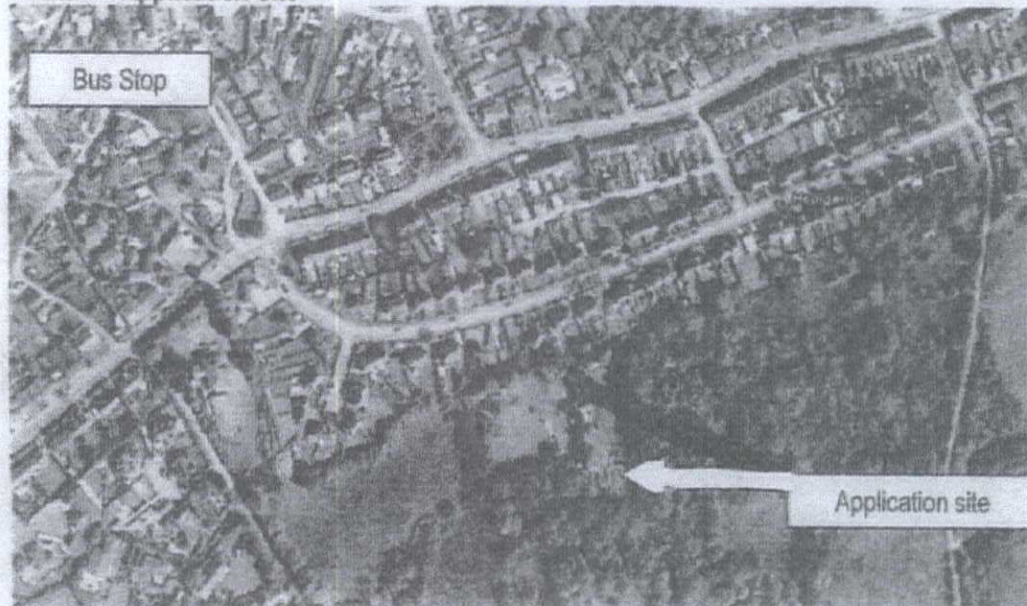


Photo 1a - Site and Site Access

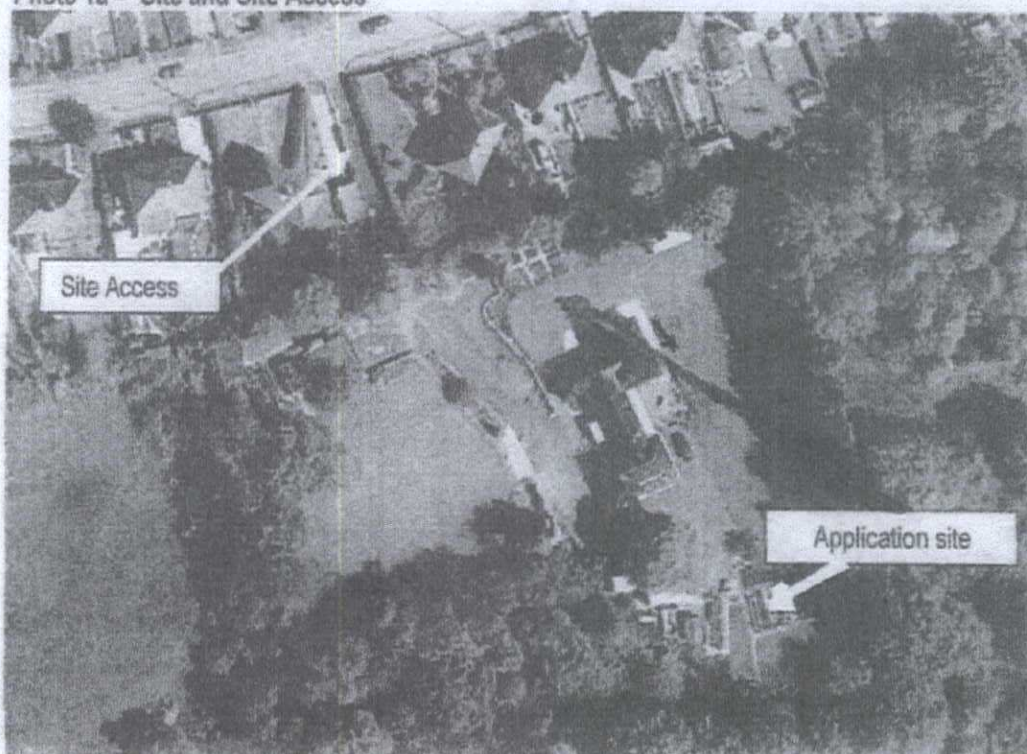
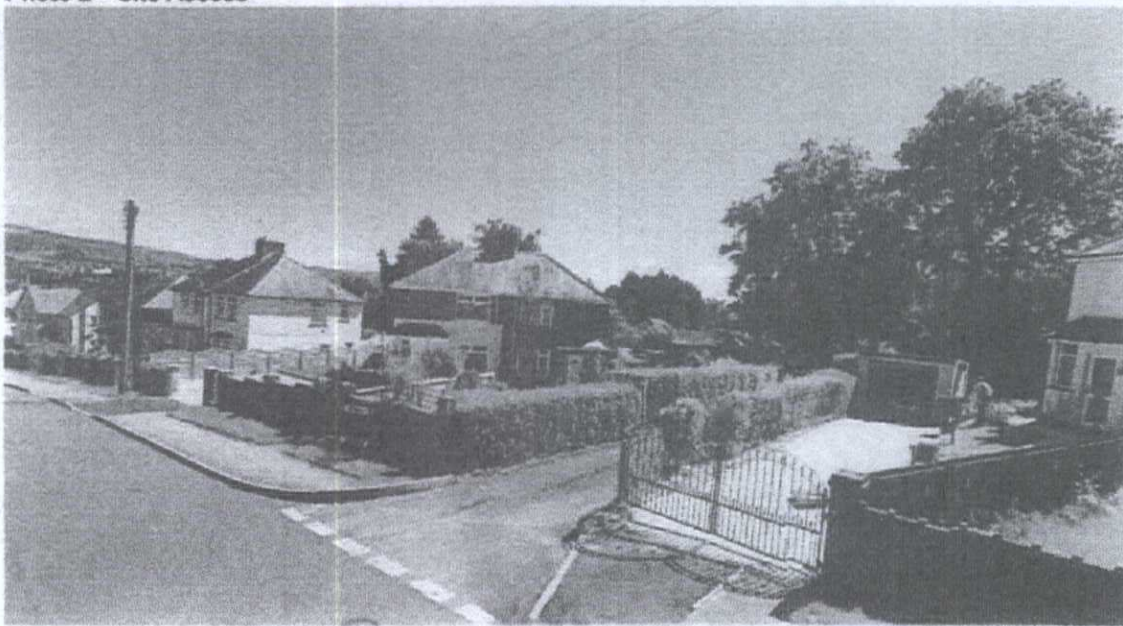


Photo 2 - Site Access



G W CHAPMAN LL.M., D.B.A., Dip.L.G., M.C.M.I, Solicitor
Director of Customer Corporate Services
Cyfarwyddwr Gwasanaethau Corfforaethol Cwsmeriaid

Mr M Connolly
'Greenacres'
Brondeg
Heolgerrig
Merthyr Tydfil
CF48 1TP

**MERTHYR TYDFIL COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL MERTHYR TYDFIL**

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Dyddiad/Date : 19 February 2004

Ein Cyf/Our Ref.: DO27/KW
Eich Cyf/Your Ref.:

Llinell Uniongyrchol/Direct Line : (01685) 726202
Gofynnwch am/Please Ask For : D J Olsen

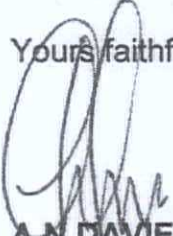
Dear Sir

ACCESS TO 'GREENACRES', BRONDEG, HEOLGERRIG, MERTHYR TYDFIL

I refer to your letter dated 15th February 2004, in respect of gaining access to your property i.e. 'Greenacres' for an additional two dwellings, making five in total.

This matter was referred to this Authority's Engineering Manager who has found the proposal acceptable.

Yours faithfully


A N DAVIES
HEAD OF PLANNING

APP. A

BRONZEG

57
58

59
60

61
62

Plot 2

Plot 3

Plot 4

EXISTING

Front Elevation

CG

Plot 1

Plot 5

MERTHYR TYDFIL
COUNTY BOROUGH COUNCIL
Town & Country Planning Act 1990
PERMISSION GRANTED SUBJECT TO CONDITIONS

- 1 JUL 2013

J JONES
BAI(HONS) STP M.A. F.P.I
HEAD OF TOWN PLANNING

APP.B

NOV 2011

SCALE 1:500



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