

## **DESIGN & ACCESS STATEMENT - FEB 2023**

Utopia Design Paul Thomas / Jamie Reynolds - have undertaken the design, development and subsequent planning submission for a 5 storey single dwelling

containing 4 no. bedrooms, integral garage, kitchen/diner, lounge, sitting room, gymnasium, cinema and other amenity area, @ 26b Courtland Terrace, Merthyr Tydfil.

The site has been visited to evaluate the surrounding area, which included the evaluation of the adjacent properties for any impact on the existing dwellings.

The topography of the land has been evaluated during the site visit and the relationship of all boundaries, against their surrounding areas.

This DAS has been prepared by Utopia Design on behalf of Mr Jamie Reynolds to accompany the planning application for this site.

Utopia are keen for the development to be of highest quality design, which is fitting for the structure of dwellings in the area and also intends that the project will be well designed

to highest architectural standards, and that it will provide exemplary living conditions and environment for the client, whilst responding to the site and its surroundings and ecology,

and achieving high standards of sustainable design, in a safe and secure environment.

Synopsis The purpose of a Design & Access Statement (DAS) is to provide a clear and logical document to explain the various facets of design and access in

respect of proposed development and demonstrate how they respond to planning policy.

The diagram opposite, extracted from the Welsh Government guidance on preparing a DAS, illustrates the various considerations that need to be taken into account.

The circular nature of the diagram represents the equal weightings that need to be given to each of the 5 Objectives of Good Design: Access; Movement; Character; Environmental Sustainability and Community Safety.

The structure and content of the Statement follows the advice at Appendix 1 of Technical Advice Note 12.

Following this introduction it reviews the policy and physical context for the development before considering issues of environmental sustainability, movement, character and bio-diversity/landscape. Finally the DAS deals with accessibility and community safety

## Development I N D E X 01.0 Introduction

### 02.0 Proposals & Scope

### 03.0 Development

### 04.0 Planning Policies

### 05.0 Access

### 06.0 Design Considerations

The Statement should be read in conjunction with the following application drawings by Utopia: & Existing Topographical survey & Existing site sections & Proposed floor plans & Proposed Elevations & Proposed Site sections Site Context (all submitted previously)

The development lies East of Merthyr Town centre and can be access via Alma street, Union Street.

The site is surrounded by existing residential properties and site within a dense Urban environment. The street sits within a terraced topography raising up from the West

The site lies within a developed urban environment with existing residential properties around. The site is bound by existing dwellings.

The dwelling to the North is of modern design consisting of 2 storeys to the front and 4 storeys to the rear.

The façade consists of smooth rendered finishes. The roof is finished with recon slate.

The dwelling to the South is an existing Victorian aged dwelling- 2 storey from the road façade (with room in the roof) and 3 storeys to the rear.

The lower ground floor contains Flat 1, access via the path to the side of the property.

The proposed site is a vacant section of land, with remnants of an existing garage slab. The remainder of the site is vegetated land.

The West of the site is at a lower level and bounds the rear lane that serves the properties to Lower Thomas Street. The front and side elevations are the most prominent elevations within the street scene, whilst the rear elevations are hidden and can only been seen in it's totality

from the lower lane. All properties along Courtland terrace are terraced to the rear due to the topography.

Local Development Plan On the UDP Proposals Map the site places the site within the identified settlement boundary and as such is considered to be “developable land”.

The following planning policies have been considered during the design process. SW4: Settlement boundaries CW1: Historic Environment SW1: Provision of New Homes SW3: Sustainably Distributing New Homes

Policy Policies SW1 & SW4 sets out the requirement of all new residential development to have no significant adverse impact on residential amenity.

The site lies within the settlement boundaries in accordance with SW4 The elevation treatment that is proposed will not have an impact within the conservation area,

The site is located in a sustainable location which is close to public amenities and public transport, promotes by providing the relevant car parking spaces, in accordance with SW3

Movement Public access and surrounding areas :

The site is bound by existing properties with on street parking. 26a site benefits from an integrated large garage space and front of house off street parking for 2 cars.

However, the site is extremely sustainable in its location, within the town centre and therefore close to shops, bus stops / bus terminal and taxi ranks.

It is therefore considered acceptable to provide parking spaces to suit the local position and parking spaces, as the site is highly sustainable.

The integral garage will be made available for 1no car parking space whilst on street parking in front of the garage will provide 2 parking spaces.

General Access: Level Access to the ground floor is off Courtland Terrace Access to the lower accommodation is via the side path or through the property.

All boundaries are accessible and new openings proposed to areas that are not easily accessible for maintenance purposes.

Existing and proposed Vernacular

The general existing elevation design is of a turn of the century design, with a coloured render system finish, large grey sash windows and grey front door.

The 5 No new large detached dwellings North of the site are of a more modest and modern appearance with modern render finishes, large white upvc windows and re-constituted slate roofs.

The application seeks to provide a new single 5 storey dwelling within the confines of the existing vacant site.

The dwelling will contain 4 No bedrooms, integral garage, kitchen/diner, lounge living, Gym space, cinema and other amenity areas.

Sudds designs will incorporate the green infrastructure to the rear gardens along with attenuation systems built within the confines of the dwelling.

The dwelling will be finished in thru colour render to match that of the adjacent building

(No 1) , along with grey upvc large / deep windows.

Involvement A pre-planning application was submitted on 18th August 2020 with a response received on 12th October 2020. – Case officer Caroline Pulley under application No 20/0031.

The context of the pre-planning application has been incorporated within this full planning application. Scale, Massing and Layout The scheme has developed through a robust and detailed analysis of the constraints and opportunities of the site and its surroundings. This has resulted in aims to promote a development of architectural merit whose design not only positively responds to its context but in doing so creates a development, which establishes its own sense of place and compliments existing and proposed developments in the immediate locality. The development has been designed within the constraints of the existing building,

without the need for any extensions of increased footprint and the existing access have been utilized where possible to eliminate too many new openings within the façade.

To conclude it is contended that the development of the site in the manner proposed has a positive impact on the existing character of the surrounding area by creating a development which

reflects local context and the existing/proposed settlement pattern

Design Considerations I N D E X The design process leading to the proposed scheme design is described in two parts, the evolution of the design and the design solution.

The design process in answering the brief and addressing the constraints also has the aim of achieving a high standard of design.

Good design has been described in the terms laid down in TAN 12- Design as the 12 objectives of good design, which are:

- 1 Ensuring ease of access for all
- 2 Sustaining or enhancing local character
- 3 Promoting legible development
- 4 Promoting a successful relationship between public & private space
- 5 Promoting quality choice and variety
- 6 Promoting innovative design
- 7 Ensuring attractive, safe public spaces
- 8 Security through natural surveillance
- 8 Achieving efficient use and protection of natural resources
- 9 Enhancing bio-diversity
- 10 Designing for change

#### Summary

The proposed development has been considered in the context of the surrounding residential character.

It is considered that the scale and type of development is entirely appropriate and that it would have no negative impact on the amenity of nearby properties.

The site has been inclusively designed to ensure accessibility for persons whilst using the building existing access and to deal with the varying levels within the building.

It is believed that the new dwelling will benefit the area and offer a good level of living standard for the future tenants, whilst living within a safe and high level of detail that is intended for the building.