

Design and Access Statement
Development of 4 New Dwellings
Land adjacent Caths Farm Shop CF46 6DN.
Revision A: updated
March 2022

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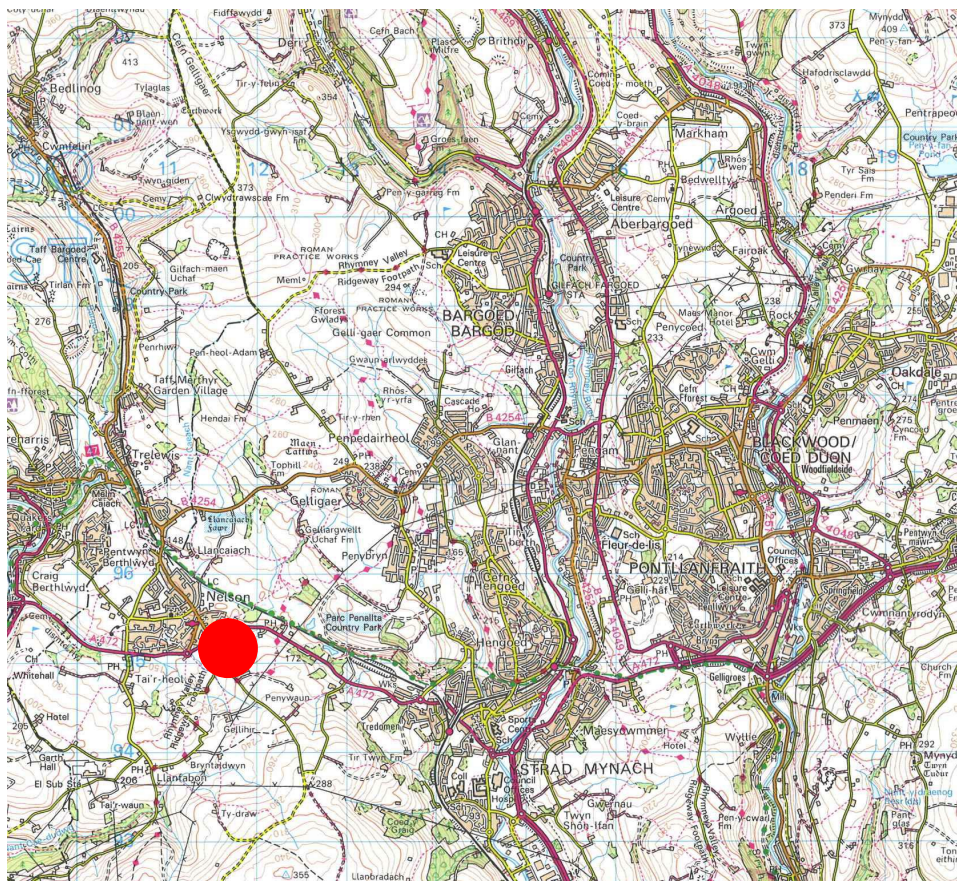
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1. Introduction

The parcel of land that is the subject of this statement is located at the South Eastern fringes of the settlement of Trelewis, approximately 2km South East of the centre of Treharris, within the ward of Bedlinog, as defined by Merthyr Borough Council.

The land is situated to the west of Llancaiach Fawr, on the Southern side of the main B4254 Gelligaer Road, on Southerly facing slopes, as outlined on the enclosed Architectural Drawings.

The site is almost rectangular in shape and covers an area approximately 45m x average 39m deep, giving an approximate area of 1750sq.m



The site lies between a plot of land which recently gained planning permission (P/18/0047) and is now built and occupied, and a detached 'T' shaped building, which is currently used as a farm shop. To the North is residential housing and to the South agricultural land. The site is classed as agricultural land, although the topography of part of the land and other issues has meant part of the site has been left to become saturated, with issues of dumping refuse previously evident. The site is within the current settlement boundary.

2. Planning Policy Context/Objectives of Good Design

National Planning Policy Context

The planning policy framework for the determination of the planning application is provided by the content and scope of National Planning Policy which is contained within the Wales Spatial Plan, Planning Policy Wales (PPW) and its associated Technical Advice Notes (TANs), together with the Development Plan for the local area.

Technical Advice Notes

Planning Policy Wales is supplemented by a series of 23 topic-based Technical Advice Notes (TAN's) which provide practical guidance relating to various forms of development and the role of the planning system in dealing with the determination of planning applications.

Technical Advice Note 12: Design

This TAN is particularly relevant, as it documents a definition of "character", which is contained within the guidance on designing in context (para. 4.8), and reads as follows:

"...Appraising "character" involves attention to topography, historic street patterns, archaeological features, waterways, hierarchy of development and spaces, prevalent materials in buildings or floorscape, architecture and historic quality, landscape character, field patterns and land use patterns, distinctive views (in and out of the site), skylines and vistas, prevailing uses and plan forms, boundary treatments, local biodiversity, natural and cultural resources and local distinctive features and traditions (also known as vernacular elements)."

Local Planning Policy Context

The local policy context is provided by Merthyr Local Development Plan (2016-2031) and by Supplementary Planning Guidance Notes.

This Design and Access Statement is prepared in accordance with the requirements of The Welsh Assembly Government's guidelines as set out in their Technical Advice Note 12 – Design (TAN 12). TAN 12 identifies key objectives of Good Design, and categorises five aspects of good design:

1. Access.
2. Character
3. Community Safety
4. Environmental Sustainability
5. Movement

This Design and Access Statement is to be read in conjunction with the following supporting information:

- Geology/Mining Report.
- Arborist Report.
- Ecology Report.
- SAB Submission
- Landscape Proposals.

Architectural drawings as follows:

- AL(0)01A Location and Existing Site Plan.
- AL(0)10D Proposed Site Plan.
- AL(0)11B Proposed Plans, Elevations and Sections
- AL(0)12B-Proposed Vision Splay and Crossover Plan

The site was initially put forward to MTCBC as a candidate site for the current Local Development Plan (2016-2031). As it was unsuitable for more than 10 units, the Strategic Planning Department felt that it was a minor development and would not be included within the new local plan (2016-2031.). However after further discussions MTCBC re-aligned the Settlement Boundary accordingly to include the site. The principle of residential use was agreed with MTCBC Strategic Planning Department. A pre-planning application and positive response has been received. Communication with the SUDS and Highway Engineering has taken place with the principle for the drainage and highway drainage scheme agreed, with the suds scheme submitted and comments received, it is proposed the SAB application will be submitted within two weeks of this planning application.

3. Site Context

3.1 Boundaries and surrounding area

The site is well defined by 1.2m high stockproof fences on three sides with a 1.8m high timber fence providing the boundary to the South.

Immediately adjacent to the site, a new large two storey detached modern dwelling has been constructed, and to the North of the site there is a single storey building - known as Cath's Farm Shop.

The public road known as Gelligaer Road provides the frontage to the site, with a kerb and level grass verge, with lime trees incorporated at approximately 8m centres. The site is level with the verge along its length, before slopping down toward the south of the site by approximately 1m and rising up again to be level with the levels to the rear of the site

To the South-East of the site are open fields, grazed by horses, with the land sloping away from the site at this point, providing for beautiful views over the countryside.

In the north east corner of the site there are existing trees, bracken and hedges.

In the wider context, the area mainly consists of large detached and semi-detached dwellings of varying age. To the North there is a new housing estate, Manor View by Redrow, consisting of two storey housing of modern housing stock.

It is noted the settlement boundary on the southern side of Gelligaer Road has been consolidated over recent years, with housing recently constructed as 'backland' development.



View of site and newly built detached dwelling.



View of Cath's Farm Shop to the left of photograph and part of site.

3.2 Access

Pedestrian and vehicle access is gained via Gelligaer Road.

Gelligaer Road provides access to the B4255 to the south and the B4254 to the north. Both roads provide easy access to the wider highway network. There is a bus stop within 50m of the site. The highway and pedestrian footpaths provide access to all essential amenities.



View along Gelligaer Road towards site from Southern side.

Further amenities are provided only a short distance away within the larger settlements of Nelson, Treharris and Gelligaer.

3.3 Site Features

The main feature of the site is the topography. The site falls from the verge along its length by approximately 1m toward the southern end of the site before rising again to the rear of the site which is level with the road.

The site has been saturated from years of discharge from a highway drain, and being in part low level, temporary ditches have now been cut into the site in order to dry out the land in this area. The site has now been cleared of refuse and debris deposited over the years.



View of part of site from Gelligaer Road.

4. The Proposal

4.1 Design

The proposal would seek to reinforce the existing settlement boundary from the South West road junction with Shingrig Road up to the roundabout to the North East adjacent alongside the new housing estate, which would seem to be a natural progression.

The proposal would benefit the existing street scene and would enhance the appearance of the general area, by providing a robust, well thought out design which will complement the existing housing stock, and which will comply with the Tan 12 Design Guideline document produced by the Welsh Assembly Government.



Part Street Elevation

The proposal is considered to be a small rounding off of the development boundary, whilst only a small number of residential units would be created, they will nevertheless contribute to meeting the housing needs of the area.

The design philosophy is that of efficient infill development whilst following the general development pattern and the aesthetics of the built context to benefit the street scene.

The massing and density of the proposal is improved upon, but comparable to, and been drawn from, the Manor View development by Redrow off the adjacent roundabout. The site consists of 4 detached dwellings, each containing four bedrooms, with three of the dwellings having integral garages, the fourth having a drive to the side. Each property has a hardstanding to the front for a minimum of two additional car parking spaces. In addition to the parking at the front there is an extensive soft landscaping zone, including bio retention area, forming part of the SUDS proposal. The properties exceed standard space requirements in modern houses, both in terms of floorspace and headroom. The dwellings are set over two storeys, with a ground floor internal open plan layout maximising the views to the south.

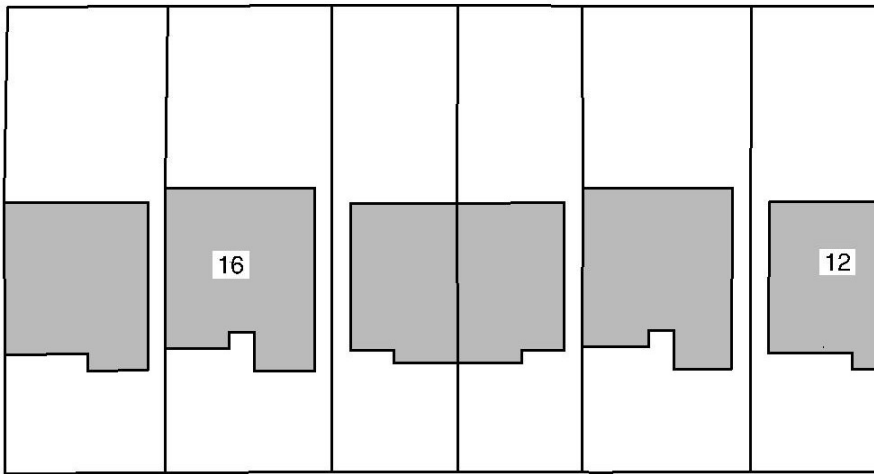
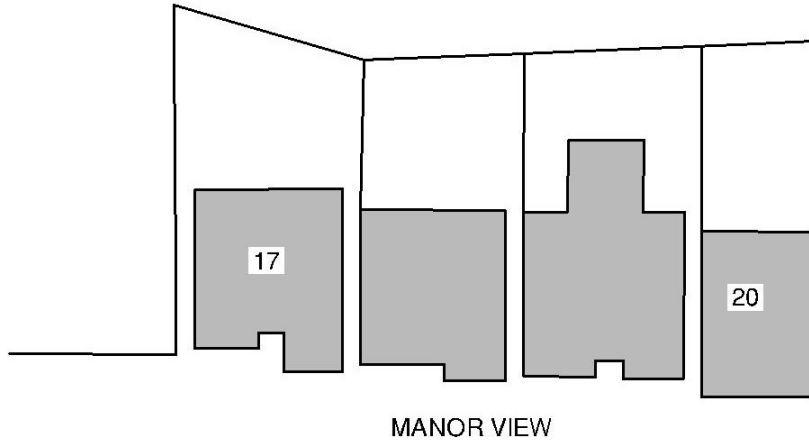
The dwellings will be gable fronted to Gelligaer Road, as the adjacent new build property and several other existing dwellings on this side of the road.



Photograph from road of Manor View

View of River Avenue





In their massing, the properties are narrower fronting Gelligaer Road, with the length taken toward the rear of the site, with larger than average rear gardens providing unhindered views to the rear. The houses follow the existing building line set along Gelligaer Road, and slightly stagger back towards Cath's Farm Shop, providing continuity along the street scene.

The houses are contemporary in style, practical and forward looking drawing benefit of the views externally.

The finished floor levels are approximately 200mm above kerb level, with the existing levels raised to reduce groundwater levels and to maintain a slight slope from finished floor levels to the kerbside. It is noted the existing ridge height of the new built house adjacent is the reference height for the ridge heights along the site.

The dwellings will have pitched roofs covered with fibre cement slates, with the main front elevations finished in a mixture of two materials, Sto smooth self coloured render and Bradstone walling stone, with modern colour coated aluminium windows. A canopy over the front entrance will emphasise the main entry point and provide cover for visitors/owners.

It is noted elevational treatment varies to the front of each of the dwellings and reference should be made to architects drawing AL(0)11 for clarification.

Each dwelling has a slightly higher ridge line the further north along Gelligaer Road, derived by the slightly higher finished floor to each of the houses, which creates a more interesting street scene, with each of the houses having gable projections with a lower ridge line than the main ridge line to the road elevation.

4.2 Access

Parking for each of the houses is provided by means of single integral garages, and a drive to the side of house 1, with additional ample parking to the front of properties- in line with other dwellings along Gelligaer Road. Vehicular access will be from the existing road, with crossover agreements with the Local Authority to be approved. It is noted current vehicular access to Cath's Farm Shop is closer to the roundabout than the access proposals for the new dwellings. A footpath is proposed to the front along Gelligaer Road, incorporated in conjunction with the crossovers to the front.

Pedestrian access to the properties is off Gelligaer Road, as other existing dwellings. Please also refer to section 3.2.



View along Gelligaer Road, site is to the left hand side, after road access to Cath's Farm Shop, behind lime trees in verge.

4.3 Community Safety

Externally the boundary at the front of the site will consist of low hedging in order to maintain vision splays and assist with safety and visual awareness in terms of security to the properties. Access to the rear of the site is minimal in order to maintain security and access to the rear.

The boundaries to the rear of the site will be natural hedging and timber fencing, raised to 1.8 metres high, in order to provide a secure boundary and encourage wildlife to the site.

4.4 Movement (to, from and within the development)

The site is currently vacant and does not benefit the street scene at this location. The proposed development makes efficient use of the site and its context at this sustainable location.

4.5 Sustainability

Development within the settlement boundary at a sustainable location is in accordance with the overriding aim of Planning Policy Wales.

The fabric of the building has been designed to exceed current Building Regulations for thermal values and energy efficiency; materials will be re-used/locally sourced as far as practical, as will the labour force to construct the dwellings.

Sustainability by means of:

1. South facing open plan living orientation.
2. Main large window area on south elevation.
3. Thick external walls for thermal mass to provide more stable thermal performance latent heat.
4. The intention is to fit underfloor heating generated from ground source.
5. Conformity with SUDS, including bio retention areas to the front and rear of each dwelling.
6. Sensitive landscaping scheme, including encouragement of ecology using wild grasses and natural planting within the comprehensive landscape scheme.