



DESIGN AND ACCESS STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT AND COMMUNITY CAR PARK AT LAND OPPOSITE CWMIFOR HALL, CWMIFOR, MANORDEILO, CARMARTHENSHIRE, SA19 7AL

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PLANNING

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1.0 INTRODUCTION

1.0.1 JCR Planning has prepared this Design and Access Statement (DAS) to accompany a full planning application for residential development and a community car park at land opposite Cwmifor Hall, Cwmifor, Manordeilo, Carmarthenshire, SA19 7AL.

1.0.2 This statement therefore forms part of the application submission to be considered by the Local Planning Authority (LPA), and in compliance with the requirements of TAN12, provides information on the following points:-

- brief description of the site and surrounding area
- description of the proposed development
- consideration of relevant local planning policy
- accessibility
- character
- community safety
- environmental sustainability
- movement to, from and within the development

1.0.3 This statement is also accompanied by a full scheme of drawings.

2.0 SITE DESCRIPTION

2.1 THE SITE

- 2.1.1 The application relates to an area of land adjacent to the main highway that transects the village of Cwmifor (see accompanying location plan).
- 2.1.1 The site itself is broadly rectangular in shape and is currently accessed via an existing agricultural entrance direct from the adjacent highway. The intention is to close this entrance and create a new 9100mm access in order to achieve the highest standard necessary to serve the proposed development.
- 2.1.3 The site is devoid of any physical features of note and can be best described as improved grassland. There is a slight gradient from the highway towards the rear of the site. A series of hedgerows enclose the site.



Fig.1 – General view of application site

2.2 THE SURROUNDING AREA

2.2.1 The application site lies immediately adjacent to the existing built form of Cwmifor, with existing residential development located opposite and to the north.

2.2.2 There is a mix of residential property styles within close proximity, both single and two storey dwellings.

2.2.3 Notwithstanding the aforementioned variation in general house types, there is some similarity with regards to the existing materials palette, which is summarised as follows:-

Walls – Facing brick or rendered with facing brick plinth

Roof – Grey tiles natural or imitation slate

Fenestration – PVCu

Rainwater Goods – PVCu.

2.2.4 The application site is located a convenient walking distance from village facilities, including a village hall and places of worship.

2.2.5 In terms of accessibility, Cwmifor has a regular public transport service (along the A40), providing access to nearby towns and the wider area.

2.3 PROJECT DESIGN PARAMETERS AND PRINCIPLES

2.3.1 The following design principles and parameters have influenced this application:-

- **Density** – The proposal represents a balance between making efficient and effective use of a greenfield site, but without detriment to the existing adjoining and proposed residential properties.

- **Layout** – The proposal has been influenced by a preferred single means of access serving the site. Its overall alignment provides convenient access arrangements for all proposed dwellings.
- **Design** – The overall design ethos has recognised the site’s position in relation to the existing village form, which has led to 26 no. single storey dwellings of rectangular proportions, designed to cater for the 55+ age group.
- **Scale** – The proposal comprises bungalows, carefully sited so as to avoid detriment to the amenity of both existing and proposed residents of the area.

3.0 THE PROPOSED DEVELOPMENT

3.0.1 The proposal is for the construction of 26 no. residential dwellings and a community car park. The following information therefore provides an overview of the scheme and should be read in conjunction with the accompanying drawings.

General Siting

3.0.2 The design approach for the scheme is influenced by the single linear access route into and out of the site (in the form of a new estate road), with each of the proposed dwellings individually gaining direct access. A community car park is to be provided at the front of the site to serve both the village hall and church. The car park will be an important planning gain and will help reduce the amount of parking congestion along the highway.

3.0.3 All proposed dwellings are either detached or semi-detached, with sufficient amenity space, but with the core private areas located to the rear of each unit. The proposal contains similar dwelling types, in order to give the site an element of homogenous design, and which have been positioned fronting the access road. Throughout the scheme there will be areas of both hard and soft landscaping.

Scale

3.0.4 The proposal is for 26 no. single storey residential dwellings, comprising two and three bedrooms.

External Finishes

3.0.5 The external appearance of each dwelling has drawn on the local materials palette of the area. The dwellings are a mixture of facing brick or render, with grey tile roofs.

Drainage

3.0.6 All foul water will be disposed of via a new connection to the existing public sewer network. Detailed drainage design will be prepared as part of the formal submission.

3.0.7 Surface water is to be intercepted via a new surface holding system, with overflow water being discharged at a controlled rate into the existing stream/soakaways. The final details of this approach are to be agreed with the LPA during the determination of this planning application.

Parking

3.0.8 Each proposed dwelling will be served by at least two parking spaces, in line with local highway authority standards.

Landscaping

3.0.9 The proposal will include a mix of both hard and soft landscaping.

3.0.10 Boundary treatments will be dealt with by means of a mix of timber fencing in the manner shown on the accompanying details.

4.0 PLANNING POLICY

4.0.1 In terms of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the most recently adopted development plan for the area within which the application site lies is the Carmarthenshire Local Development Plan (LDP). Whilst the lifespan of the LDP is soon to expire, it is not thought that any changes will arise in the new LDP that will prevent development taking place at the site. In this regard, all such policies have been considered in the formulation of this application, including the following:-

- Policy GP1 Sustainability and High Quality Design
- Policy GP2 Development Limits
- Policy H1 Housing Allocations (SC30/h1)
- Policy AH1 Affordable Housing
- Policy TR2 Location of Development – Transport Considerations
- Policy TR3 Highways in Developments – Design Considerations
- Policy EQ4 Biodiversity
- Policy EP3 Sustainable Drainage

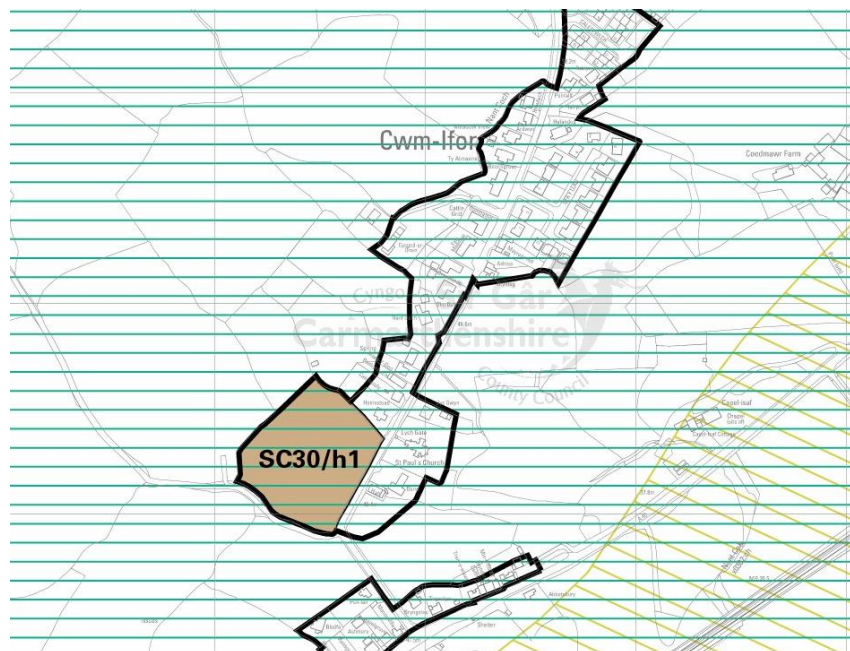


Fig.2 – Carmarthenshire LDP Proposals Map extract

4.0.2 The most important LDP policy (H1 – Housing Allocations) relates to the fact that the site is allocated for residential development (25 no. dwellings) in the LDP as SC30/h1.

4.0.3 In addition to the policies of the LDP, the principles outlined in Planning Policy Wales and associated Technical Advice Notes have also had a bearing on the overall design ethos of the proposal.

5.0 ACCESSIBILITY

5.1 ACCESSIBILITY

- 5.1.1 All inclusive design issues identified have been addressed wholly in compliance with the requirements of the Disability Rights Commission Code of Practice “Rights of Access: Services and Premises” and Part M of the Building Regulations, where applicable. Thereafter full compliance will be maintained in perpetuity.
- 5.1.2 The proposed development is sited over level ground, with no discernible differences in ground level from the proposed residential plots to the proposed public highway. Vehicular driveways and estate road footways are sufficiently wide and level to allow use by all users, regardless of mobility.
- 5.1.3 The development proposal will ensure, wherever possible, that the maximum gradient of driveways and footways to building entrances will be relatively level, but certainly no more than 1:20, and compliant with Part M of the Building Regulations. The development will be provided with non-slip pathways and laid to a minimum width of 1000mm.
- 5.1.4 Car parking spaces to all dwelling driveways will be surfaced firm and level, free from loose stones. Every effort will be made to ensure proposed parking facilities are well lit for all users.
- 5.1.5 Hard and soft landscaping of garden and amenity areas will be wheelchair friendly and capable of access for all.
- 5.1.6 The proposed units will be single storey dwellings and the following will apply to each:-
- (a) If individually required, access to an external doorway will be made available via a short, shallow ramp. It is unlikely due to the site topography that handrails will be

required as accompanying features on the above ramps. Ramps will be flush with door openings and surrounding ground level wherever possible.

(b) All external doorways will be in compliance with Part M of the Building Regulations. The entrances shall be clearly identifiable to all users.

(c) All internal doors will be a minimum of 800mm, with corridors to comply with Part M of the Building Regulations.

(d) Entrance doors will avoid the use of large glass facades, and door thresholds will be flush. Door handles will be easy to grip in accordance with Part M of the Building Regulations, and similarly door closures will require a minimum use of force.

(e) Wherever possible, wheelchair access to a bathroom and kitchen will be encouraged. The placement of window cills and electrical sockets will have regard to the need for use by all users, and will be in compliance with the Building Regulations.

5.1.7 The proposal therefore ensures ease of access for all.

5.2 MOVEMENT TO, FROM AND WITHIN THE DEVELOPMENT

5.2.1 The application site is located immediately adjacent to the built form of Cwmifor, with its associated community facilities, all of which are located within walking distance of the site. Other higher order goods are accessible via a regular A40 bus service running in close proximity to the site, providing access to surrounding settlements.

6.0 CHARACTER

Landscape Design

- 6.0.1 The application site is a greenfield site located immediately adjacent to existing development.
- 6.0.2 The application proposal seeks to redevelop the application site in a manner that is respectful of the adjoining area and its existing uses, through a sympathetic layout that includes a mix of hard and soft landscaped areas, together with appropriate boundary treatments.

Scale

- 6.0.3 The scale of the proposed development is for 26 no. single storey residential dwellings, sympathetically positioned throughout the site. These scale parameters have ensured there is no detrimental visual impact on the immediate or wider setting.

Number

- 6.0.4 The design objective is to provide a density and form that is respectful of the site's location within the existing village form.

Layout of Development

- 6.0.5 As detailed previously, the layout of the proposed development has been steered by a range of factors including its principal and only means of access, the site's shape and form, together with the position and nature of adjoining land uses. As a result, the proposal represents a logical layout that is sympathetic to both its immediate and wider setting, whilst also securing a high level of legibility for both residents and visitors to the site.

Appearance

- 6.0.6 The development is considered harmonious with all adjoining land uses from an appearance perspective.

7.0 COMMUNITY SAFETY

- 7.0.1 The layout of the proposed development is such that each new dwelling will promote and secure a sense of natural surveillance.

8.0 ENVIRONMENTAL SUSTAINABILITY

Landscaping/Townscape Setting

8.0.1 The sensitive design of each of the elements of the application proposal has ensured that both the immediate and wider setting of the surrounding land uses are not harmed in any way.

Biodiversity and Local Environment

8.0.2 Through appropriate mitigation, the proposal will have no detrimental impact on biodiversity or ecological interests in the area. Mitigation details will be agreed with the LPA.

Energy Efficiency/Carbon Reduction

8.0.3 The following measures will be undertaken where possible to maximise energy efficiency and carbon reduction of the dwellings themselves and during their construction:-

- maximise use of daylight in key rooms through fenestration
- use of local suppliers and labour wherever possible
- use of local recycled products wherever possible e.g. reclaimed slate
- dwellings will be insulated to current targets
- all fenestration will be insulated to current targets
- energy efficient internal and external lighting units will be installed

Sustainable Materials

8.0.4 It is understood that recycled or reclaimed products will be used in the construction of the development wherever possible.

Water

8.0.5 It is understood that a mains supply will be utilised. It is proposed that the domestic water and heating system of the dwellings be designed to reduce domestic water wastage.

Waste Management

8.0.6 The dwellings will have access to standard domestic recycling facilities.

8.0.7 A connection will be made to the public sewer for the disposal of foul waste.

9.0 CONCLUSION

- 9.0.1 The proposal is for the construction of 26 no. detached and semi-detached single storey dwellings.
- 9.0.2 The application proposal seeks to develop a greenfield site located immediately adjacent to the built form of Cwmifor.
- 9.0.3 The proposed development will facilitate the delivery of 26 no. new residential units, but will do so in a manner that is both respectful and responsive to the adjoining and surrounding urban area. Each unit will be served by private amenity space, as well as sufficient car parking. The whole site will be served by a new estate access road, in a manner that will not result in any detriment to highway safety for existing or proposed users.
- 9.0.4 In conclusion therefore, the proposal represents an appropriate and sustainable housing development, that adheres to all relevant current planning policy and it is therefore respectfully requested that planning permission be granted.