

Design and Access statement in respect of Proposed alterations to Bungalow at 10 Cimla Crescent

1) Background

The property has been vacant for a few years and is in no habitable state. The site has no recent planning history which can be found publically.

2) Site Analysis

Access Points

The site is currently accessed directly from Cimla Crescent.



Figure 1 – Dwelling with direct access off Cimla Crescent

Boundaries

The existing boundaries are presently defined on-site with brick/block boundary walls

Site Features

The site has been cleared internally in preparation for development and to support the existing structure of the dwelling.

Topography

The site slopes slightly downward from Cimla crescent, and slightly sloped from side to side following the gradient of Cimla Crescent.

The site has a significant drop at the rear with multi-level terraces at the back.

Constraints and Opportunities

Alterations to this bungalow are governed by its restricted frontage width and depth and the need to relate to No. 8 and 12 Cimla Crescent due to its proximity. Within these constraints, there remains a footprint suitable for alterations to convert this bungalow into a modest two storey dwelling.

3) Context Analysis

Character Appraisal

The property is situated in an established and primarily residential setting. The main road known as Cimla Road lies just over twenty meters to the west.

The surrounding dwellings are a mixture of 1970's semi-detached, but generally much older semi-detached, with one fairly new facing brick profile 'ranch' style two storey dwelling directly adjacent.

The dominant architectural style in this area has to be slate or grey tile roofed, rendered, semi-detached.



Figure 2- Frontage of house directly adjacent

Local Facilities

The area has a variety of local shops nearby within reasonable walking distance.

Schools, library, pharmacy, doctor surgery and post offices all within reasonable distance.

Physical, Social and Economic Considerations

As an existing single dwelling, it is not considered to have a significant impact in this respect.

4) Policy Context

Planning Policy

The property is within an established residential area.

Specific guidance has been taken from the Neath Port Talbot County Borough Council LDP 2011-2026 for this proposal.

5) Involvement

Community/Neighbour Engagement

Direct neighbours have been consulted of the development and no objections have been made.

Pre-application advice

Not sought in this case.

6) Achieving Good Design

Access

The proposed alterations are designed in accordance with the Building Regulations, Part M, and Access for the disabled, the disability Discrimination Act, and LABC Cymru, Accessibility by Design. These are considered to be minimum standards, to be improved upon where practical.

There is already access off Cimla Crescent which serves the property.

Character

The special characteristics of an area should be central to the design of a development. The layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations.

The purpose of the proposed alterations are to modernise and increase the living space of this small 2 bedroom bungalow and turn it into a spacious and modern 4 bedroom 2 storey dwelling.

Amount of Development

The site has physical constraints to development, especially the width of the land, therefore a more compact design was called for.

Layout

The layout of the site was designed to meet the applicants' needs as well as balancing the requirements governed by NPTs Adopted Local Development Plan.

The proposed alterations will continue to provide ample parking for three vehicles at the front and adequate amenity space at the rear, without encroaching beyond the forty-five degree outlook splay line from the nearest front habitable room window of the two adjacent properties.

Scale

The scale of the development is determined by the restricted size of the site as well as respecting the visual amenity of No. 8 Cimla Crescent.

Appearance

The proposed alterations are of a simple design with rendered finish and slate roof tiles; however the frontage introduces a contemporary design.

Landscaping

The boundaries of this site would be defined by brick/block as existing.

With regards to planting, the occupiers will wish to set out the small garden areas to their own taste, and therefore, there are no planting proposals submitted.

Community Safety

The land adjacent to, and opposite No. 10 Cimla Crescent is slightly raised giving good visibility into the driveway. The main room windows along the frontage will also give good visibility to the front and the large glass curtain walls will give good visibility to the rear of the property.

Environmental Sustainability

It is intended to use recycled and reclaimed materials in the construction as far as possible, such as crushed masonry from demolition bricks.

Roof and wall insulation will be proprietary, cellulose based recycled material, and it is intended to substantially exceed the insulation requirements of the Building Regulations, particularly in the roof by 50%, where it is most effective.

The lighting will be almost entirely low energy compact fluorescent type.

External, hall, landing and bathroom lighting will be timer controlled.

A duct passive ventilation system will serve the bathroom and kitchen in place of the electrically operated fans usually employed to combat condensation as a requirement of the Building Regulations.

Movement

The proposed alterations would not affect vehicle access or movement.