

Design and Access Statement
REVISION B
to accompany renewal of full planning application
for new dwelling
at Land adjacent to 12 Heol Y Glyn
Glyn Neath
Neath
SA11 5AU

CLIENT:

Mr John Jackson
12 Heol Y Glyn
Glyn Neath
Neath
SA11 5AU

CLIENT BRIEF

To renew full planning permission for a new dwelling on the land adjacent to 12 Heol Y Glyn.

SITE LOCATION

The application site is situated on land adjacent to 12 Heol Y Bryn, Glyn Neath, approximately 600m North east of the easterly end of Glyn Neath High Street.

SITE HISTORY AND LAND USE

P/2004/0651

Approval of outline planning permission - outline - residential dwelling.
Submitted 4th May 2004 - Approved 1st July 2004

P/2005/0252

Approval of Reserved Matters - Relating to previous planning application.
Submitted 22nd February 2005 - Approved 22nd April 2005

P/2007/0968

Approval of Full Planning Permission - Single Storey Side Extension
Submitted 10th July 2007 - Approved 22nd August 2007

P/2010/0587

Approval of Full Planning Permission – New Dwelling
Submitted 22nd November 2010 – Approved 15th December 2010

SITE DESCRIPTION

The proposed site is currently garden area and access drive to the side of the existing dwelling 12 Heol Y Glyn. It is a slopping site rising from the site entrance adjacent to the highway, rising to the rear of the site. (Accurate levels of the site can be found on drawings 001 - site survey, 005 site section and 006 street elevation/section.)

There is an existing garage on the site associated with No. 12 Heol Y Glyn. It is proposed to demolish and remove the garage and to replace the car parking provisions as per our drawing 09/2010/003.

The plot is tree lined to the north-east and north-west boundary with the tree line defining the boundary of development.

The existing dwelling of 12 Heol Y Glyn is situated to the south west and the main highway of Heol Y Glyn runs along the south east boundary.

SITE USE

The proposed site falls within the development boundary of Glyn Neath as shown on Map 4 of the UDP adopted March 2008. As you can see from the red and blue lines on drawing 004, the curtilage of land ownership extends beyond the UDP development boundary, however our proposed dwelling is situated within the boundary.

INFLUENCES ON THE SITE

Environmental Assessment

Flooding: Following an investigation of the Environment Agency Web Site and associated flooding maps (Site Ref: X:288458, Y:206979), it is clear that the site is outside the zone of influence of flooding.

Ecology

The application site is currently garden areas associated with the adjacent dwelling and we are not aware of any ecological anomalies on the site.

Recent Planning History

As stated above, the site has been subject to a previous consent for a dwelling of the same house type. The current application has minor amendments to that submission and also includes information relating to access and car-parking.

Surrounding Environment

The site is on the outer limit of the development boundary and therefore enjoys a connection with countryside.

The adjacent Highway of Heol Y Glyn is a main road leading to the Inter Valley Road of A4109.

There are housing developments to the west, south and south-west of the site with the famous rugby club and playing fields to the south. The Northern boundary is met with the mountain separating Glyn Neath with Villages such as Banwen and Onllwyn.

LOCALE

The application site is situated within the electoral boundary of Glyn Neath, a historic village within the Neath Valley with properties dating back over 150 years. Glyn-Neath is the most northeasterly point of the Neath Valley which spreads and runs in a southwesterly direction towards Neath and the coast.

The proposed scheme is within a short walking distance to local amenities and the main High Street. A bus stop connecting other areas of Glyn-Neath is located approximately 200m away at the end of Heol Y Glyn where the highway intersects the main High Street (B4242). Heol Y Glyn (A4109) is a principal road, which connects the centre of Glyn-Neath along with other major routes.

The commercial centre of Glyn-Neath offers all relevant and necessary amenities in the form of doctors' surgeries, dentists, chemists, convenience stores, cafes and public houses.

The proposed site is located within a residential setting where dwellings are of varying styles and contain large four to five bedrooms. Generally, the dwellings are finished in a colour coat of render with assortment of roofs such as hips and gables primarily finished in slate or plain concrete tiles. Subsequently, some dwellings also feature large bay windows overlooking the valley.

The majority of dwellings within the surrounding context have clearly and well defined boundary edges in form of concrete/stone walls or green hedges.

CRIME STATISTICS

We are unable to provide crime statistics of the local area, however, due to the nature of this single dwelling application, we feel that this information is irrelevant to the proposed development.

ACCESSIBILITY

Site Access

The access to the site utilises the existing access point off Heol Y Glyn (A4109) currently used by the adjacent property of No. 12 Heol Y Glyn. Modifications are proposed as per our drawings, but these are to improve the vision splay and the ease the slope of the access drive.

Entry to the site is via 4.5m drive and the access has been set back to provide a 2.4m pedestrian vision play. An ingress turning point with a radius of 5.78m is indicated with an overrun of 350mm.

Following an analysis of the topographical survey it is not possible to relocate the site entry point due to the restrictions of the steeply sloping access drive.

Dwelling Access and Grounds

Due to the steeply sloping nature of the site, we are only able to achieve a flush level access to the front of the property. Access to the rear is accessible through the dwellings circulation route. External side access to the rear is available on via ambulant disabled compliant steps.

Internal Circulation

The entrance door and rear doors to patio are minimum 850mm clear opening with flush thresholds. The internal corridors and doors have been designed in conjunction with Table 1 page 27 of part M of the approved documents of the building regulations, along with the requirement for an entrance storey toilet which has been designed for ambulant disabled access with an outward opening door.

The entrance storey switches and sockets will be located in accordance with Diagram 22 Heights of switches, sockets etc, page 28 of part M of the approved documents of the building regulations.

The staircases will be set out for ambulant disabled compliance and arranged to receive a stair lift should a future occupier require this facility.

CHARACTER

Dwelling

The dwelling has been designed to fit into the slope of the site and to utilise the levels without creating an imposing structure. Roof angles are also kept to a minimum to allow the house to site into the country setting and to continue the conceived street scene.

Proposed Building Materials:

(all materials are as per previously approved.)

Walls:	FL quality multi red coloured brick with contrasting 'Lamatex' mortar. Decorative heads, cills and surrounds in contrasting stone work.
Roof:	To be blue/grey colour slate effect tiles.
Windows and Doors:	To be light oak coloured uPVC.
Rain Water Goods:	To be square section caramel uPVC.
Fascias and soffits:	To be light oak coloured uPVC.

Further details of the materials will be presented to the planning office for approval prior to the commencement on site should approval be granted.

Grounds

It is proposed that the garden to the new dwelling will be landscaped in a style suitable to the locale and to the satisfaction of the local authority.

It is proposed that any material amendments to the highway access will be in conjunction with the local authority highway department's requirements

The revised driveway will be finished in block pavers in a red colour with blue contrasting border.

Boundary treatment

Due to the nature of the plot, there is no requirement for enclosure of the rear and right hand side boundary. The existing boundary wall to the front of site is to be removed to allow for sufficient vision splays in relation to the new access road. As a result of this, a new retaining wall will be created to form the new boundary to the front. The boundary to 12, Heol Y Glyn will be defined with a 2m high close-boarded fence.

Topography

The existing site rises from the entrance, adjacent to the highway, to the rear of the site (see sectional information on drawing 09/2010/PL/005). It is proposed that there will be minimum disruption to the existing topography, however, a stepped retaining wall structure to the rear of the proposed scheme will be provided.

As you can see from the site sections, the modifications to the site topography assist in reducing the retaining structures between our proposed application site and adjacent No. 12 Heol Y Glyn.

Site Features

The plot contains a number of trees that also form the boundary of the development. It is proposed that an existing tree to the front of the plot is to be removed as indicated on drawing 09/2010/PL/003 to allow for the new access road. We are not aware of any tree preservation orders located on the site.

An existing garage is located on the site serving 12, Heol Y Glyn. It is proposed that the garage will be removed and replaced with car parking provisions as indicated on drawing 09/2010/PL/003.

Constraints & Opportunities

Due to the existing nature of the site and levels we do not believe that the access point can be moved any further to the left of the plot as this will result in a drive with a gradient steeper than 1:9.

As you can see from the proposed site layout we have taken the opportunity to recess the boundary retaining wall to assist with the vision splay. We are aware that the previous planning application suggested provision of a 2m footpath but due to

the nature of the adjacent retaining walls and the termination of the development boundary it has been determined this would be a redundant space and detrimental to community safety.

COMMUNITY SAFETY

Due to the small scale of this development, it has little to offer 'community safety' other than to provide neighbourly surveillance to the adjacent property.

CONSULTATION

No formal pre-planning advice, consultations with community groups or neighbours were carried out prior to the application.

Information was drawn from the previous applications and informal advice was received from the planning department relating to various generic planning issues.

ENVIRONMENTAL SUSTAINABILITY

It is proposed to install a rain water harvesting unit under the patio to the rear of the property. This will allow water to be recycled to the toilet and washing facilities and for use in the irrigation of the garden within the dry periods.

Surplus surface water will be directed to a soak away system to reduce the level of discharge onto the mains system.

Heating and hot water will be provided by a low energy condensing boiler.

The dwelling will be constructed using materials that have been guaranteed for period of 25 years or longer, thus taking advantage of a lower embodied energy factor.

The building will be constructed in full compliance with building regulations documents relating to heat loss and sustainability, but should a future occupier wish to modify or improve the building to adapt to changing climate, it is possible to include solar panels or photovoltaic arrays within the confines of the rear of each plot.

Sustainable Development considerations

Energy

A minimum of 75% of the dwelling will have low energy light fittings and bulbs.

An external drying area will be provided for the property with a minimum of 10m of continuous line and an internal drying area will be located within a ventilated space.

White goods within the dwellings will be A or A+ rated.

External lighting within the confines of the plot will be fitted with low energy fittings, with motion, daylight and time controls

Security lighting will be fitted with low energy fittings and movement sensors and daylight cut off sensors.

Water

A rainwater butt will be fitted to the rainwater pipe at the rear of the property.

Materials

Construction elements for the roof, external walls, internal walls, floors and windows will achieve a minimum A rating using the MAT1 calculation tool issued by BRE.

Responsibly sourced materials for basic construction and finishing spec will be used on the project in conjunction with MAT2 and MAT3 calculation tools issued by BRE

Surface

There will be no discharge of surface water to the mains drainage system and surface water run-off from the site will be no greater than current levels.

There is no annual probability of flooding.

Waste

A BS5906 compliant refuse container will be provided for the dwelling and accessible to disabled people by sitting on a hard, flat surface.

Dedicated external storage for recyclable materials will be provided for the dwelling consisting of 3no. Fixed bins with a total capacity of 180litres and no individual bins less than 40litres. To be located within 10m of external door.

Pollution

All insulants used in the construction process will have a GWP (Global Warming Potential) equal or less than 5

NOx emissions from heating and hot water will be reduced by implementing a boiler that has a Dry NOx level of between 40 and 70mg/kWh

Health

The kitchen has been designed and orientated to have a daylight factor of at least 2%

The living room, dining room and home office will have a daylight factor of at least 1.5%

80% of working plane in the kitchen, living room, dining room, and home office will receive direct light from the sky.

The house is detached and therefore achieve a maximum accreditation for sound insulation.

The dwelling will enjoy private outdoor space in the form of a rear garden.

Management

A Home User Guide (HUG) will be provided to all residents covering all operating issues and site and surroundings.

Ecology

A suitable qualified Ecologist will be appointed to recommend appropriate ecological features that positively enhance the ecology of the site.

MOVEMENT TO, FROM AND WITHIN THE DEVELOPMENT

The road links to and from the proposed site are adequate to receive a new additional dwelling and the access to the plot is fully compliant with the local authority highway standards.

The access drive has been designed to a maximum 1:8 slope.

There is provision for the storage of bicycles within the garage area.

There is a pavement outside the property of 12 Heol Y Glyn offering pedestrian access to the site, it is substandard in width, but due to the nature of the locale, it is not possible to improve this facility without a detriment to highway safety. This pavement leads back to the village of Glyn Neath which offers local amenity and services.

CONSIDERATION OF UDP Adopted by Neath Port Talbot County Borough Council, March 2008

ENV 3 Impacts on the Landscape.

As previously stated, the dwelling has been designed to fit within the contours of the site and to hug the ground without being imposing on the adjacent countryside.

ENV 17 Design.

The design of the dwelling has considered the scale and mass of adjacent properties so as to fit into the current housing.

The design does not affect or impact on any other properties within the locale.

Sustainability and Climate change has been considered in the compliance with code for sustainable homes.