

Design & Access Statement



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The logo for Black Cat Architects, featuring a stylized black cat head above the text "blackCat architects" in a bold, sans-serif font.

Rev A: 15.01.24

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Project description & Pre-application Q2022/0149

Full planning application for the erection of a residential annex, store room and workshop in the garden of an existing dwelling.

The project was submitted for pre-application advice Q2022/0149.

A summary of changes suggested in the report are included at the end of the report.

A full planning policy and justification report is provided in a separate document.

Site description

The site is adjacent to the main road on the edge of Fforest Goch.

The house has a generous garden to the south of the site and the client recently purchased a disused field to the north of the house. The field is currently a mixture of grass and scrub with semi mature and mature trees to the perimeter which provide a good level of screening from the road. The field drains to a ditch to the west of the site. An ecological assessment and tree survey is provided with the application.

Access & parking

Access is provided directly off the main road to a drive with space for 2 cars outside and one in the garage. There is currently no space to turn cars in the drive.

The client currently has 1 electric car and the garage has an electric charging point.

Site services

The house is connected to mains water, electric, telecoms and sewage.

The client has recently upgraded the house to 3 phase electric so that they can add additional charging points for electric cars in future.



View from the road (proposed site location dashed red)

Design proposal

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View from the top of the site

Design proposal

The client would like to use the section of the field adjacent to the house to build a self contained annex for their daughter who has severe anxiety, OCD and Autistic Spectrum Disorder (ASD). She is unlikely to be able to live independently after school and the annex has been designed to offer her a level of independence while providing the monitoring and support she requires.

The annex has been located immediately adjacent to the house with the accommodation at the rear, shielded from road noise and with views out across the field. The annex will form a new courtyard with the house that will importantly provide turning for vehicles to exit the property safely as they must currently reverse out onto the busy road, resolving a longstanding anxiety for the client.

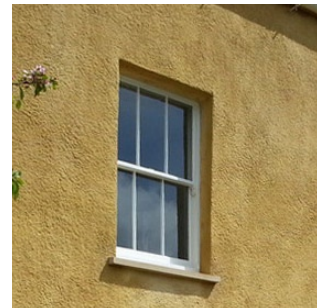
The annex will include a separate workshop and store for a sit on mower and other equipment for managing the land and a produce store for fruit and vegetables from the site.

The remainder of the field will become a wildflower meadow with vegetable garden and space for keeping chickens. The planting to the perimeter of the site will be enhanced to provide habitat space for wildlife (see ecology report).

Building form & construction

The building has been designed to sit discreetly in the landscape. It will be cut into the site to form a new yard with the house and to provide level access between the buildings. The building will be made from sustainable materials with the bulk of the envelope formed from rammed earth using soil excavated from the site.

Walls to Annex & store:	Rammed earth walls with wood fiber insulation & lime render
Upper walls to store:	Welsh larch cladding
Windows and doors:	High performance timber frame double glazed
Roof to annex & store:	Metal standing seam roof in slate grey
Rainwater goods:	Plain aluminium with circular downpipes



Lime render to plinth & annex



Timber cladding to workshop



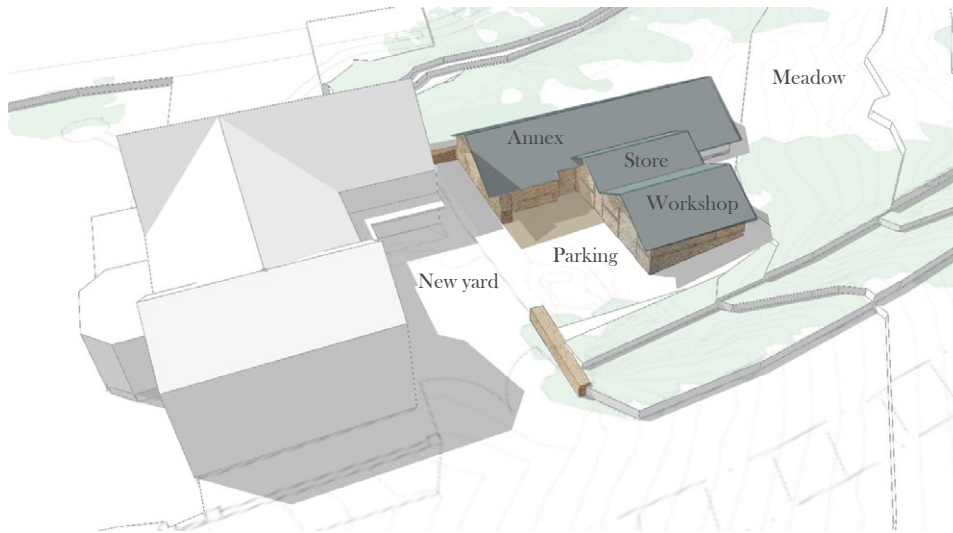
Slate grey standing seam roof



View from the entrance

Design proposal

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View from above showing the new courtyard formed between the annex & house



View from the field showing the building cut into the site

Ecology & trees

A tree survey is provided with the application. The root protection zone of the large oak to the west of the proposed building encroaches slightly on the deck area to the west elevation. The arboriculturalist has advised that the area effected is minimal and will not have an adverse impact on the vitality of the tree. Refer to tree report 5.2.2

Ecology & habitat

An ecology survey is provided with the application

The ecological enhancements recommended in the report have been added to the planning drawings, please refer to Proposed Site Plan 1101.

Occupancy & services

The annex contains only 1 bedroom and is for the client's daughter who currently lives in the house.

There is no proposed increase to the occupancy of the site.

It is not anticipated that a significant additional demand will be placed on sewage, electric or water use.

Accessibility

The annex has been designed to be fully accessible with level access between the main house and proposed building.

All accommodation is on the ground floor with 1.5m wide circulation in the lobby and doors with clear opening widths of at least 900mm.

Access & parking

There is no proposed increase to the occupancy of the house. There is currently parking space for 3 cars but not turning space.

The new building will provide 1 additional parking spaces in the new yard and space to turn cars to exit the site in a forward gear.

Drainage

The site currently drains into a ditch to the west of the site.

Rainwater from the roof will be directed to soak away into the existing drainage ditch so there will be no change to the site drainage.

Sustainability

The building has been designed to be as sustainable as possible. It will be constructed from low carbon materials with high levels of insulation and very low running costs. The main structure will be formed from earth excavated from the site.

Planning pre-application comment response

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Pre-application Q2022/0149

The pre-application response was in principal supportive of the proposed development subject to additional information being provided. A summary of recommendations from the pre-application are listed below with design responses in blue.

Design

'The contemporary nature of the proposal would likely be considered acceptable if an application were to be submitted. Noting the traditional Welsh stone face of the host dwelling, it would benefit the submission if an element of the proposed annexe could feature a stone facade, this would carry through a feature from the main dwelling and appear more cohesive, once built, with the wider site and its setting in the street scene given it would be visible travelling north through Fforest Goch.'

The proposed annex is of a different scale and building type to the main house and it is proposed that the stone detailing referred to is referenced by extending the treatment to the existing boundary wall which is rendered with vertical stone capping to the new retaining walls at the entrance to the development. Please refer to the images below.



Existing boundary wall with view of the proposed development from the road below.



Stone capped wall at entrance to match existing boundary

Highway & pedestrian safety

It would be beneficial to provide a drawing on plan that cars parked within the site can access and egress the site in a forward gear. This will be necessary given the classification of the road and its traffic sensitive nature. Providing a safe and effective parking arrangement can be met, a proposal of this nature would likely result in no detrimental impact on the highway users.

The location of the building on the site has been amended to create a slightly larger yard between the house and annex with space to turn a car and exit the property in a forward gear.

Biodiversity

Biodiversity enhancements are necessary for all across all development types. Accordingly, you are advised of the need to undertake an Extended Phase 1 habitat survey of the site for submission as part of your application.

A phase 1 habitat survey is included in the application and the proposed ecological enhancements have been included in the planning drawings.

Sustainable drainage

New developments of more than 1 house or where the construction area is of 100m² or more will require sustainable drainage to manage on-site surface water. These systems must be approved by the Council's Engineering Service acting in its SuDS Approving Body (SAB) role before construction work begins.

Rainwater drainage will be managed by the existing drainage ditch on the site and a full drainage design will be completed and SAB approval confirmed before construction work begins.

Policy SC1 Settlement limits

The application, if submitted, would propose an annexe that would be occupied by a family member. In doing so, the consideration would be similar to that of an extension. Conditions can be imposed securing that the build is not sold or sub-let independently of the host dwelling – this would be of importance given the prevailing land use policy context.

The client confirms that the proposed annex is for the use of a family member and will not be used as a separate dwelling to the main house.

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