



Design & Access Statement

Application by: Mr J Edwards
Site Address: UDP Housing Allocation B4 HA1,
Talgarth Road, Bronllys, Brecon,
Powys, LD3 0HN
Proposal: Residential development of land with
10 dwellings (Outline)

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1. Introduction

- 1.1. This statement has been prepared by Bernard Eacock Limited on behalf Mr James Edwards and provides a detailed appraisal of design and access consideration in accordance with paragraph A.1 (5) of Technical Advice Note 12: Design (2014) in respect of an outline planning application for the erection of 10 dwellings on land to south west of Arundel, Church Street, Bronllys, Powys – Powys County Council Unitary Development Plan (UDP) Housing Allocation (B4 HA1).

2. Site Description

- 2.1. The site comprises a 0.6 hectare (1.48 acre) parcel of land fronting onto Church Road. The site is relatively flat in nature with a gradual fall to the south. The northern boundary comprises a native species hedgerow, beyond which are two dwellings – Arundel and Garthmadwrn.
- 2.2. The eastern boundary fronts onto Church Road and comprises a native species hedgerow with grass verge measuring approximately 2.5 metres between the roadside edge and the site boundary (hedgerow).
- 2.3. The southern boundary is irregular in shape and is again defined by native hedges. The western boundary, again native hedgerow, fronts onto open agricultural land. A right of way lies beyond this boundary but it will be unaffected by the proposed development.
- 2.4. The site is presently down to pasture but does not form part of a larger agricultural holding. To this end, the land has been 'let out' on an informal basis to local farmers.

3. Access

Vehicular Access

- 3.1. The initial design proposed the creation of a vehicular access to the southern end of the application site. However, the authority, in response to pre-application

consultations, raised concern as to the chosen point of access and expressed a preference for a centrally located vehicular access position.

- 3.2. Further design revisions were considered at this stage. However, it was found that a centrally located vehicular access effectively split the site into two separate and disjointed development zones which, having regard to the general character and appearance of the area, which is characterised by a 'wayside development pattern', the suggested central location for the vehicular access was discounted on wider design grounds.
- 3.3. Moreover, the pre-application response also drew attention to the potential for new dwellings in the northern part of the site to impact the amenities of existing neighbouring dwellings. To this end, the decision was made to re-locate the proposed vehicular access to the northern portion of the site thereby creating a natural 'buffer' in order to protect and preserve the amenity of neighbouring dwellings. The proposed point of access therefore provides a coherent development layout which meets required highway standards whilst also providing a natural 'amenity buffer' zone where further development will not take place.
- 3.4. In considering the relocated northern access point, consideration has been given to the impact of vehicular movements serving the proposed dwellings and the noise and disturbance likely to be experienced by the occupiers of neighbouring dwellings. To this end, the scheme seeks to minimise any potential for disturbance of these dwellings by limiting the number of movements in and out of the site. As such, the proposed new vehicular access will only serve 50% of the proposed dwellings, the remaining dwellings gaining vehicular access directly off Church Road.

Pedestrian Access

- 3.5. Pedestrian access points are provided at the northern and southern ends of the site. It is envisaged that these access points will provide direct access to the footpath located on the eastern side of Church Road thereby maximising pedestrian connectivity.

- 3.6. Direct linkage to the existing footpath on the western side of Church Road is, unless otherwise confirmed, considered to be unachievable as this facility terminates on the northern side of the driveway serving Arundel. Notwithstanding this, if a connection to this footpath is achievable, the layout also makes suitable provision for such a facility to be delivered.

Disabled Access

- 3.7. The proposed layout has taken into consideration the needs of wheelchair users and mobility impaired people. The scheme will provide level connectivity to the existing public footpath network and dropped kerbs will be provided internally to ensure the needs of the whole population are taken into consideration.
- 3.8. The proposed dwellings, despite being designed to meet the current Building Regulations (in relation to disabled access) will provide level thresholds to main entrances and dedicated disabled WC facilities on the ground floor of the dwellings.

4. Character

- 4.1. Church Road is characterised by a linear 'wayside' form of development where dwellings and associated buildings front onto the road and are either set back behind hedges/boundaries or abut or front onto the footpath.

Amount

- 4.2. The proposed development seeks planning permission for the erection of 10 dwellings. The allocation within the adopted Unitary Development Plan suggests 8 dwellings on this site, however, it is considered that the proposed layout makes the best use of land (in accordance with national guidance) and will provide an attractive development.

Layout

- 4.3. The existing design characteristic of the locality has been incorporated into the design philosophy adopted as part of the proposed scheme. A factor which has also informed the proposed layout is the arrangement of dwellings immediately to the north of the site where a 'tandem development' design format has been adopted. Although not specifically replicated, this development format does set a precedent for dwellings to be set behind other dwellings in this location. Furthermore, such an arrangement makes the best use of land as required by national and local planning policy and the specific arrangement maintains suitable distance between proposed dwellings in order to protect the amenity of future occupants.

Scale

- 4.4. The proposed development will take the form of two-storey dwellings with ridge heights of approximately 8 metres. The three bedroom dwellings will be approximately 12 metres wide with a depth of approximately 8 metres whereas the four bedroom dwellings will be approximately 12.5 metres wide with depths of 8.5 metres.

Appearance

- 4.5. The proposed dwellings will be of traditional design and appearance and will be constructed of a mixture of brick, natural stone, render and timber cladding which is reflective of the palette of materials used in the construction of other local buildings.
- 4.6. Windows and doors will be constructed of uPVC.

Landscaping

- 4.7. Detailed landscaping proposals will form part of the Reserved Matters submission and will be designed to compliment and provide a cohesive landscaping scheme.

However, it is envisaged that all plans and landscaped areas will comprise native species in order to improve/preserve local biodiversity.

5. Community Safety

- 5.1. Community safety requirements have also been taken into consideration in formulating the illustrative site layout. It is suggested that the proposed configuration of dwellings allows for and provides natural surveillance of neighbouring dwellings whilst also providing appropriate safe and private areas for each of the proposed dwellings.
- 5.2. Connectivity is also a key component of community safety and the proposed scheme makes suitable provision to allow connectivity and accessibility to/from the site.
- 5.3. Further, more detailed, consideration will be given to community safety requirements as part of the Reserved Matters application.

6. Environmental Sustainability

- 6.1. The site has a generally southerly aspect. This end there is ample opportunity to maximise the potential for passive solar gain.
- 6.2. The illustrative layout adequately demonstrates that each of the proposed dwellings will benefit from passive solar gain potential due to their east/west orientation. Such a configuration allows for habitable rooms to be strategically located within the buildings to make the optimum use of passive solar gain at the most appropriate times of the day – i.e. morning sunshine in kitchen areas and afternoon/evening sunshine in living room/dining room etc.
- 6.3. The orientation of the proposed dwellings also allows for photovoltaic and thermal solar panels to be located on the rear aspects of the dwellings thereby allowing energy to be harvested during the evening when energy requirements are generally higher.

7. Movement to, from and within the development

- 7.1. Having regard to the comments made in paragraph 3.6 above, the proposed scheme seeks to ensure inclusive design requirements are satisfied by providing suitable internal and external linkages to the existing and proposed footpath network. This will ensure connectivity is provided thereby enabling residents of the proposed dwellings to access the services and facilities available in the centre of the settlement.
- 7.2. The illustrative layout also provides suitable internal connectivity is provided.