

# **New Dwelling, Market Street, Tongwynlais on Land to Rear of 47 & 49 Merthyr Road. CF15 7LG**

## **DESIGN AND ACCESS STATEMENT**

The site is land to the rear of two properties on Merthyr Road, which have been operating as a Dental Practice since the Change of Use, from residential, was permitted in 2004. Last year a condition requiring the land be used for parking, associated with the Practice, was removed, (20/01686/MNR) freeing up the land for potential use for residential, or other, purposes, subject to planning. Since the Change of Use to a Dental Surgery, the rear gardens have been unused and could be seen as wasted space, in the centre of a thriving and popular village,

## **ACCESSIBILITY**

The proposed two storey property, with the upper level providing two double bedrooms, one with en-suite, two single bedrooms and a bathroom. The ground floor level provides for a large living dining space, a WC, Utility, Home Office, Snug and store. All the ground floor rooms are accessible from the level access front door, with the WC also complying with accessibility legislation. The large patio door onto the garden also has a level cill and the route from the garden to the front, along a shared access path, is level and wide enough to allow wheelchair use.

Accessibility has been considered with regard to the access to the site, circulation around the site and within the building such that the needs of wheelchair, or pushchair, users have been accommodated with door opening widths and level access. It is also proposed that contrasts of materials, such as floors, walls, doors and ironmongery will aid those with restricted vision. Daylight, via light tubes, is also provided to the first floor corridor and stairs, to assist movement without artificial lighting, and the main bathroom and en-suite are fitted with sliding doors to enable emergency access if required.

## **CHARACTER**

The site is located in what is the rear of the gardens of numbers 47 and 49 Merthyr Road. Currently the gardens are just waste space. The dentist occasionally uses the garden of 49 for parking, but the garden of 47 is never used. The gardens are quite long, and even with the proposed new house, there is, as shown, sufficient area of garden retained behind numbers 47 and 49, to provide external amenity space for the 1<sup>st</sup> floor flat, over No47, and some open space, and joint access for bins etc. to the rear of No49.

The enclosed garden space for the proposed dwelling is 77M<sup>2</sup>, with 50M<sup>2</sup> retained to the rear of No47 and 18M<sup>2</sup> to the rear of the surgery in No49, plus the shared access path.

The proposed dwelling is located on the boundary with No 2 Market St and the front wall follows the building line of the properties on that side of the road, with similar property width, eaves and ridge height. In addition, the window proportions are based on those of the existing properties, together with the rendered surround reflecting the brick surrounds of the windows on the opposite

side of the road. The render finish to the front and side matches the render to that of the first floor of No2 Market St and other surrounding properties.

In order to avoid the building being overbearing to the neighbours, the only two storey pitched roof element is alongside the pitched roof of No 2 Market St. The other roofs are separated from this with a two storey flat roof section to the rear, extending just past the rear wall of No2, and a single storey flat roof between that and the boundary with the adjoining property on Merthyr Road. Another two storey flat roofed element extends to the north, towards the rear of No 49 and behind Plan2Ride. All the flat roofed elements are proposed to be covered with Sedum, with some rooflights bringing daylight to the bedroom, en-suite, and Living space.

As the ground level of the site is lower than that to the rear of the adjoining property on Merthyr Road and there are already 2M, or more, high boundary treatments between the site and the neighbouring plots, the additional height of the single storey element is negligible, at a few centimeters more than the existing..

To respect privacy, the only windows on the ground floor face the street and the garden, with some windows onto the shared path to provide some natural policing. On the first floor, the habitable windows again face the street and the garden with no adjoining gardens overlooked. The distance between the Living Room and Bedroom window and the rear wall of No47 Merthyr Road is 21M and the garden is 10.5M long. The first floor windows on the wall facing the garden of the adjoining property on Merthyr Road will be obscure glazed and non-opening below 1.7M.

To separate and break up the different elements and mass of the proposed house, the finish to the first floor flat roofed sections is proposed to be of timber boarding, bringing a contemporary aspect to the design and leaving the bulk of the pitched two storey section similar to adjoining properties.

Casual observation of the road and front of the property is enhanced by the location of the Home Office window to the front of the property and the two bedroom windows on the first floor.

## **COMMUNITY SAFETY**

Market Street is a one way residential street, with a small number of houses each side, along with a Chapel opposite the site, a Bicycle Café and Repair Shop and a Rugby Club on the corner with Merthyr Road. Whilst used by residents of the streets to the south, being one way, there is very limited car movement past the site.

There is an existing vehicular access onto Market St from the site and there are no proposals to alter this access other than to limit its size to that of a single, in line, car parking space.

## **ENVIRONMENTAL SUSTAINABILITY**

The plot is within the centre of the village and fronts a residential road, Market Street. The location is suited to residential use, being in an existing residential area, close to many amenities. Local shops, churches, pubs and primary school are all close and within easy walking distance and the main road through the village, Merthyr Road, is well served by bus companies giving access to Cardiff or the Valleys. The site is also close to the Taff walk and the Taff Trail. For other travel destinations, the M4 and A470 are within a few hundred yards.

As for the sustainability of the dwelling itself, light and ventilation are provided to all rooms, with glazing to the north east and north elevation onto the garden and roof lights located to provide sunlight into a bedroom, ensuite, stairs, landing and living room.

Energy conservation measures will include high levels of wall, floor, window and roof insulation and a draught lobby to the front door.

The proposed whole house ventilation system will provide required levels of ventilation, without the need for windows to be opened, so enhancing energy efficiency and reducing the sound levels from outside. The rear patio, sheltered by the mass of the dwelling and a fence to the boundary, will allow quiet enjoyment of the area.

The design allows gravity drainage from all parts of the house and external spaces with the adjoining sewer being in Market Street.

Unfortunately, due to the size of the site and the requirements of the building regulations in respect of minimum distances from soakaways to dwellings and boundaries, it will not be possible to provide SuDS on the site and rainwater will need to be directed to the drains. However, the removal of the existing concrete hardstanding and the provision of Sedum roofs will assist in reducing rainwater run off and storing some within the Sedum blanket.

## **MOVEMENT TO, FROM AND WITHIN THE DEVELOPMENT (See also Accessibility)**

The property allows accessibility access from the front and rear and all through the ground floor, with the possibility of one ground floor room being converted to a bedroom, should it be required.

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