

# **Design & Access Statement**

**Proposed New Dwellings and Associated  
Amenities at:**

**Land to side of No3 Upper Cross Street,  
Tirphil, New Tredegar NP24 6EX**

**For: Mr & Mrs Sanders**

## **Contents:**

### **Preface**

- 1.0 : Introduction**
- 2.0 : Tirphil, New Tredegar**
- 3.0 : Design & Access**
  - 3.1 Amount**
  - 3.2 Layout**
  - 3.3 Scale**
  - 3.4 Landscaping**
  - 3.5 Use**
  - 3.6 Appearance**
- 4.0 : Context**
  - 4.1 Physical**
  - 4.2 Social**
  - 4.3 Economic**
  - 4.4 Policy**
- 5.0 : Access to the Development**
  - 5.1 Accessibility**
- 6.0 : Summary & Conclusion**
- Preface :**

This design statement is the culmination of design development with Caerphilly County Borough Council and has been set out deliberately in accordance with those sub-headings as cited within The Town and Country Planning Act and the CABE Guide entitled 'Design and Access Statements: How to write, read and use them'. It has been deemed prudent that all the enclosed headings are incorporated within this document regardless of the relevance to the development.

## **1.0 : Introduction**

This Design & Access Statement relates to the proposed erection of two new dwellings on vacant land which incidentally used to accommodate the two dwellings as proposed, located to the side of No3 Upper Cross Street, Tirphil, New Tredegar.

Our clients, Mr & Mrs Sanders currently own and rent out No3 UCS, and they intend to redevelop the site to provide the additional 2No dwellings as proposed. It is intended that the new dwellings will become rentable also, which we trust will assist the LPA meet the current housing demand.

The development site (adjacent to No3 UCS) is currently rather overgrown, and the development as proposed would make a positive contribution visually to both the street scene and character of the area.

As far as we are aware the development site is not within the Conservation Area.

The chosen materials of the proposed new development have been selected to ensure the new development harmonises well with the surrounding area and adjacent properties.

The proposed construction methods associated with this development comply fully with the latest requirements for energy conservation in that all new walls, floors, roofing and glazing elements will be fully insulated and in accordance with the latest building regulations, as set out by the government with regards to conservation of fuel and energy.

## **2.0 : Tirphil, New Tredegar.**

**Tir-Phil** is a village near the town of [New Tredegar](#) in the [Caerphilly county borough](#) of south [Wales](#).

The village of Tir-Phil and New Tredegar itself are served by [Tir-Phil railway station](#).

Tir-Phil was also an [electoral ward](#) to Rhymney Valley District Council between 1973 and the council's dissolution in 1996

**New Tredegar** ([Welsh](#): *Tredegar Newydd*) is a former mining town and [community](#) in the [Rhymney Valley](#), [Caerphilly county borough](#), Wales, within the [historic boundaries](#) of [Monmouthshire](#).

New Tredegar is now home to 'The Winding House', a county museum which opened in 2008. It is controlled by CCBC Museums service and the Friends of the Winding House community group.

The area is rich in the mining heritage of the [South Wales mining industry](#). The area is supported by two primary schools; White Rose Primary school and Phillipstown Primary school. The area also contains a number of religious buildings including; Saint Dingat's Church and the Presbyterian Church of Wales.

Along with other parts of Rhymney, New Tredegar had Welsh speakers in the community the Welsh-only monuments in the local cemetery testify to the strength of the language locally in the first quarter of the 20th century.

### **3.1 Amount**

The site on which the proposals are to be put forward is used solely as amenity space, which is very excessively sized, belonging at present to No.3 UCS. The proposal calls for the redevelopment of the site which used to accommodate 2 dwellings.

### **3.2 Layout**

The approximate area of the site equates to 538m<sup>2</sup> and is rectangular in shape. The site is located on an acute incline, with a fall of approximately 3m over 10.5m in a north easterly direction. The north eastern boundary is bounded by Railway Terrace, the north western boundary bounded by timber fencing and beyond this a densely populated wooded area.

### **3.3 Scale**

The proposals are of a scale appropriate to the existing surrounding area. The design of which, minimises the impact on the surrounding area and will be unobtrusive. The overall average size (footprint on plan) of each, proposed dwelling will be approximately 7m in length x 4.8m in width, which mimics both No3 UCS and the existing footprints of the original dwellings that used to occupy the site. Average eaves and ridge heights for the proposal have been set to 5.5m and 8.5m respectively, which once again mimics the heights associated with the existing dwelling (No3 UCS). This will ensure any visual impact is kept minimal, and the proposals make a positive contribution to the existing street scene.

### **3.4 Landscaping**

Full sized amenity areas with lawned aspects and private patio areas are proposed to both new dwellings. Provision for the collection of waste storage bins has also been shown, with screened covered areas allotted to help conceal bins / crates etc.

### **3.5 Use**

At present the site is used as an amenity area serving No.3 UCS, which is extremely oversized. This large portion of amenity area will be reverted back to enable the re-development of the site to deliver 2 additional dwellings.

### **3.6 Appearance**

We seek to provide a sympathetic style for the new dwellings, ensuring the appearance of the buildings blend in well with both the surrounding outlook and the character of the existing structure.

Facing blockwork / rendered elements, interlocking roof tiles, and the fenestration / glazing associated with these proposed works are all to mimic the existing appearance of the buildings located within close proximity.

## **4.0 Context**

### **4.1 Physical**

Having externally surveyed the site, the proposed development has been evaluated in determining its' position so as not to adversely affect amenity space and will only fill an existing void. The proposed development would not be detriment to the landscape, and movement routes would be in accordance with general planning guidelines.

## **4.2 Social**

People in the locality of the above proposed site would not be affected socially as the proposed development is located within an extensive amenity area and no public access would be impinged.

## **4.3 Economic**

In view of my clients' requirements, it is far more cost effective and economically viable to build on land that is void, thus forming further habitable living space without infringing on the local government to build more housing due to high demand.

The proposed construction methods associated with this development comply fully with the latest requirements for energy conservation in that all new walls, floors, roofing and glazing elements will be fully insulated and in accordance with the latest building regulations, as set out by the government with regards to conservation of fuel and energy.

## **4.3 Policy**

The proposed development will be fully compliant with policies and guidance relating to new development, the deliverance of new housing and the encouragement to provide affordable housing.

## **5.0 :Access to the Development**

### **5.1 Accessibility**

The site is located off Upper Cross Street, Tirphil, New Tredegar. The site is bordered by both Railway Terrace and School Street.

The location of the site is ideally suited for motorists gaining access to the M4 and A48 vehicular and transport links via the A4049.

Brithdir railway station is located approximately 1.8miles from the proposal site and Cardiff Airport is located approximately 31 miles from the proposed site.

## **6.0 :Summary & Conclusion**

My client and I believe that this proposed development fully respects the character of the surroundings in terms of scale, height, massing and materials of construction and if permitted would preserve the character and appearance of this area of Tredegar.

The impact placed upon biodiversity and local amenity will be minimal. The site will be sustainable, and privacy degradation with neighbouring dwellings will be minimised.

As such, we trust the proposals will receive the full support of Caerphilly County Borough Council.