

app doc 2: design and access statement

Proposed leisure facilities
Land opposite the Hand and Diamond public house
Coedway, Powys

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Instructions and Introduction

1.1 We are instructed by Mr. D. Fletcher to prepare a design and access statement to support the submitted proposals for the application site.

1.2 This report does not focus on the principle of the proposed development, instead it will analyse the submitted design. As part of this it will refer to the other submitted documents and drawings. These are listed below:

- Application document no. 1: Introduction and Planning Statement
- Application document no. 2: Design and Access Statement
- Application document no. 3: Ecological appraisal
- Application document no. 4a and 4b: Drainage design and Flood risk assessment
- Application document no. 5: Application drawings.

1.3 The design process, which we have followed, explains how the physical characteristics of the proposals have been informed by a rigorous process, which has included the following steps: -

- Assessment
- Involvement
- Evaluation
- Design

1.4 There are six headings of analysis which the Guide recommends be covered in any Statement under the heading 'Design' and two under the heading 'Access' (all of which shall be discussed in depth later):

Use: What the buildings and spaces will be used for.

Amount: How much would be built on the site.

Layout: How the buildings and public and private spaces will be arranged on the site, and the relationship between them and the buildings and spaces around the site.

Scale: How big the buildings and spaces would be (their height, width, and length).

Landscaping: How open spaces will be treated to enhance and protect the character of a place.

Appearance: What the building and spaces look like, for example building materials and architectural details.

Description of the proposals

2.1 The application proposals seek full planning consent for the establishment of a modest holiday leisure development that would see the formation of a new access way onto the B4393 carriageway and erection of 5 no. timber holiday chalets within the grounds of the application site. The proposed site layout also sees the formation of a parking area that can accommodate 10 no. cars.

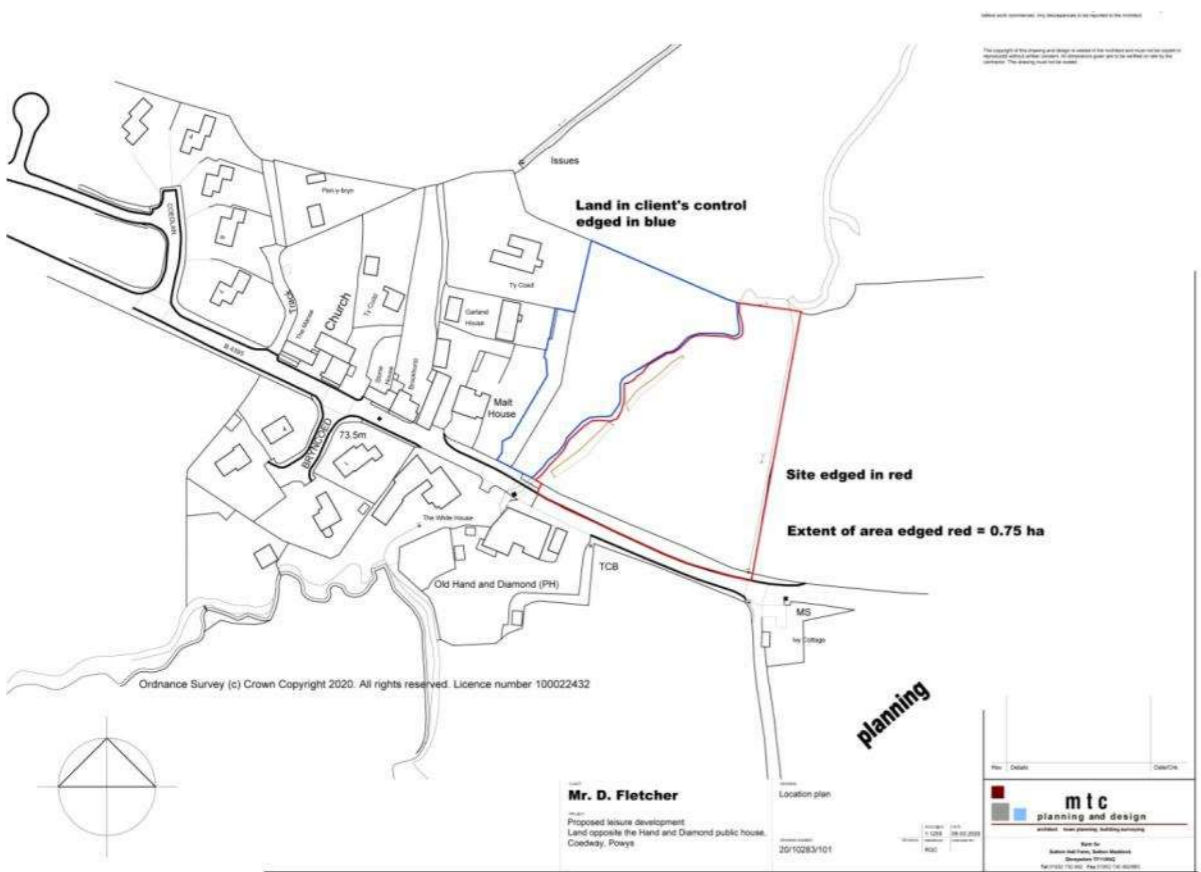
Left: Top; Figure 1 Context location plan indicating the location of the site in relation to local towns and major regional road network

Bottom; Figure 2: Context plan of the site in relation to local settlements



Site Description

- 3.1 The application site includes 0.75ha of land and lies to the immediate east of the village of Coedway close to the Shropshire/Powys border. The site includes part of an overall meadow that is sub-divided by a brook that generally runs in a south west to north east direction. The overall field is regular in shape but due to the undulating route of the brook results in the application site itself being irregular in shape.
- 3.2 The application site has a maximum width of 102.3m along its' southern boundary, adjacent to the B4393 carriageway. Its eastern boundary (from south to north) measures 116.8m. The site slopes from east to west along its southern portion by circa 1.0m. Despite this the area from the road towards the brook can be considered to be generally level. This level area extends up to 74.7m in length. The site then slopes a further 1.0m to an area designated as a lower plateau bordering the brook. The upper plateau also has a drainage channel/ditch that runs along the site's eastern boundary that feeds into the brook. This channel allows runoff water to drain from fields south of the site across the B4393 carriageway.
- 3.2 As indicated the site is bordered by fresh water sources on 3 sides. As such Application document 4a includes a flood risk assessment of the site that identifies the extent of the flood risk within the application site. It is acknowledged that a significant portion of the site does fall within an indentified flood risk area, but crucially a portion of the site does not and the area immediately surrounding this portion can include relatively low-tech solutions to enable partial site development.
- 3.4 **Figures 3 and 4** include an aerial image of the site and the site location plan that indicates the urban grain of the settlement of Coedway. The site lies outside of the established settlement of Coedway but in an extremely close location to its centre. The site lies opposite the well respected and operating public house/restaurant 'The Old Hand and Diamond'. The site is also in close in proximity to public transport. Coedway lies 12.7m/25.09km east of Welshpool, 10.6m/17.1km west of Shrewsbury and 12.7m/20.5km south of Oswestry. The site is in very close proximity to the Shropshire Border, the B4393 carriageway leads to the main Welshpool – Shrewsbury A458 Road. The site lies close to the River Severn valley, Shropshire Hills, the attractive market towns of Welshpool and Shrewsbury that both include wide ranging tourist attractions. The site is 7.0m/11.3km from A5 dual carriageway that provides connects to the national motorway network, being less than 1.0 hours drive from the cities of Wolverhampton, Birmingham, Coventry, Chester, and Merseyside.



Left, Top Figure 3 Aerial images of the site.

Left, Bottom, Figure 4 Location plan of the site and lands under the control of the applicant



'Design'

Use What buildings and spaces will be used for

4.1 Section 2.0 above provides a full description of the application proposals. Of the 5 no. chalets 3 no. are 4 person chalets and 2 no. are 2 person chalets. The 4 person chalets have a gross internal floor area of 71.9 sqm and the 2 person chalets have a gross internal floor area of 67.8 sqm. The chalets would be for holiday use only and are not intended to be used for residential purposes. The applicant is committed to any required controls/conditions presented by the local authority to ensure such use is maintained and monitored as such.

Amount (Density) How much would be built on the site

5.1 The proposed structures listed above include the following gross internal floor area:

2 no. person chalet – 67.8 sqm each

4 no. person chalet – 71.9 sqm each

Total gross floor area within scheme – 351.3 sqm

5.2 All of the proposed chalets include a balcony area but none are assigned any amenity space.

Layout How the buildings and public and private spaces will be arranged on the site, and the relationship between them and the buildings and spaces around the site

6.1 **Figures 6 and 7** include reduced scale version of application drawings 20/10283/104 and 105, providing further annotations of the holiday facilities. Due to the design seeking to avoid flood risk zones only a portion of the overall application site would be affected by development. As noted the facilities would be accessed from a new access way off the B4393 carriageway. The site's southern boundary hedgerow had been re-aligned away from the public highway. As such the proposed access can be accommodated without removing grate swathes of this hedgerow as 2.4m x 43.0m visibility spays can be achieved. Furthermore such spays exist within the 30 mph speed limit.

6.2 The proposed site layout, as previously alluded to reacts to a combination of the local settings, views, respect to neighbouring dwellings within Coedway, and the flood aspects of the site. As such the open car parking area is positioned outside of any flood zones from where a series of pathways link to each chalet. The pathways would be raised marginally to ensure safety from the saturated land where they lead to the chalets that are set on stilts ranging from 650mm to 850mm above the ground level. Beyond the pathways the land is left to form a meadow and fenland so that the overall ecological benefits of the site increase from its present site. The areas of wild grassland would help soften the stilts of each chalet whilst protecting the rural character of the site. Each chalet's principle windows face away from Coedway and existing dwellings, combining with their timber decking (also based on stilts) enable the occupants to enjoy early morning through to late afternoon sunshine to key living spaces. The use of the stilts and raised pathways ensures that the chalets sit above any potential flood water, and allow safe access and egress to the car park.

Left, Figure 5 Images of the site

Images of the site viewed from the western edge of Coeadway looking east.



6.3 Ecology and landscape form a key element of the overall scheme and it's layout. The establishment of fen lands, retention of existing trees, hedgerows, and meadow qualities of part of the site will assist in identifying walking routes through the site, establish enclosure areas around chalets to form privacy. In doing so improving the establishment of private and public areas. They have shaped the roadway and pedestrian routes into, around, and through the site to ensure that each element of the site is accessible whilst improving and maximizing the landscape quality of the site.

6.4 The arrangement of the chalets mean that each chalet benefits from it's own private aspect/views. Although Unit 1 is set behind the other chalets, it's principle rooms are located from 25.0m to 40.0m from the rear of other chalets ensuring privacy to all occupants.

6.5 The site also includes a pedestrian link separate to the main vehicle entrance) to it's south western corner, enabling visitors to access the village edge (opposite The Old Hand and Diamond) enabling close and safe passage to raised pathways and local amenities.

Scale *How big the buildings and spaces would be (their height, width, and length)*

7.1 The proposal seek consent for an array of log chalets buildings all of a similar design and style. The chalets all have a similar main body width; as such they would all have an eaves height of 2.1m and a maximum ridge height of 4.25m. Where the chalet is located within the site affects the level they would be raised above the ground as some are set over the existing flat meadow land and others on sloping terrain. Generally the chalet would not be raised more than 0.85m above firm ground level.

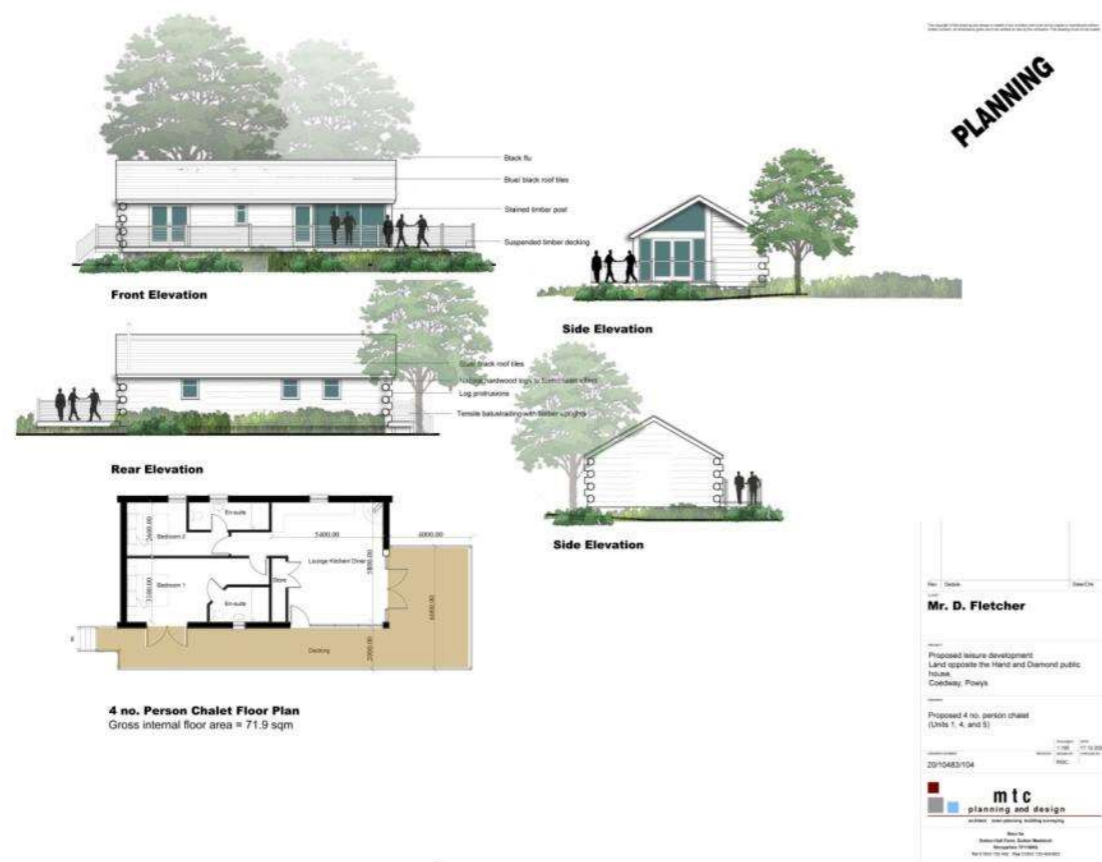
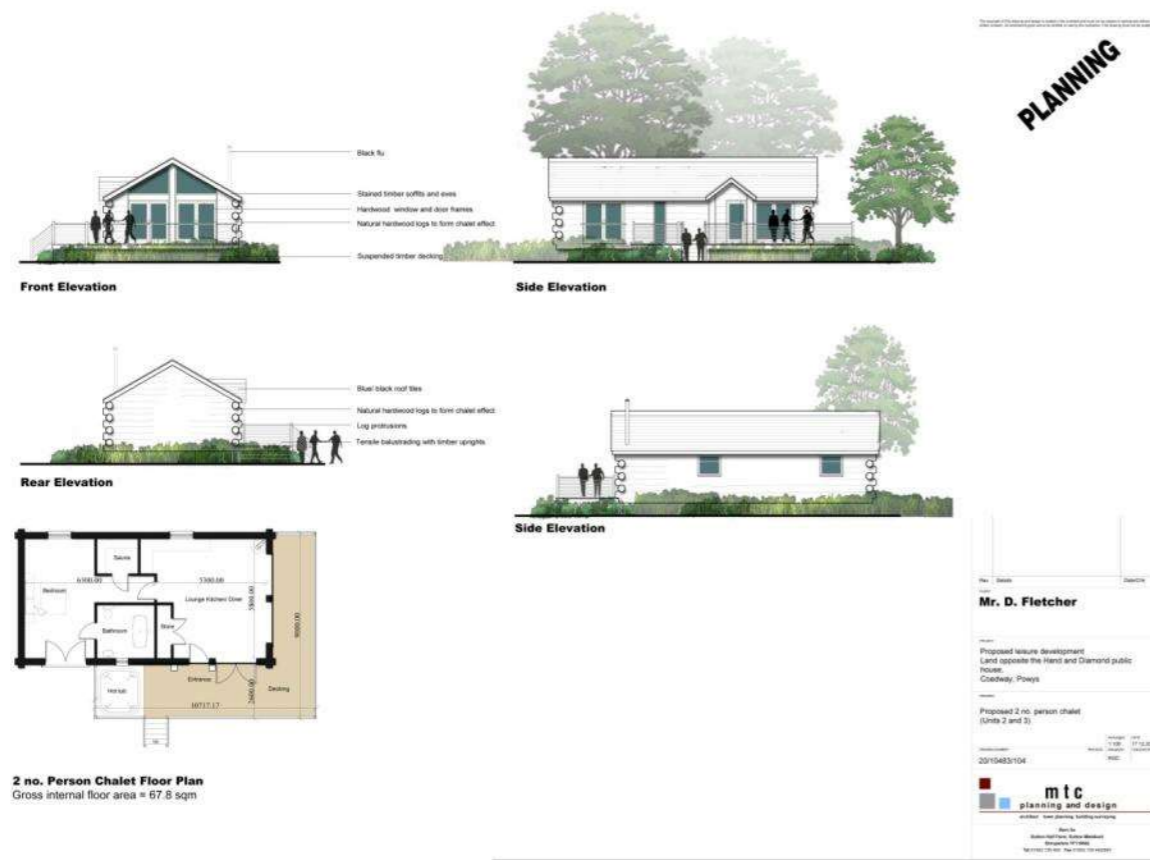
Landscape and Ecology *How open spaces will be treated to enhance and protect the character of a place*

8.1 As noted above and throughout this document landscape, ecology, and drainage/flood elements have been intertwined within the overall master plan. As noted there is only a relatively small area of the site that built form can take place, as such a large area of the site has been left unaffected by the proposals and a portion of the overall field is not included within the red line. Application Document 3 provide a phase 1 Ecological appraisal that notes the site does not include special ecological features of note. The proposals seek to create an improvement to the site, by adding drainage ponds to assist the upper meadow's potential water saturation which could, even when semi-dry from areas for species to thrive. Around these ponds would be modest areas of fen grasslands, again to enhance the site ecological credentials. Elsewhere within the site lower level planting is used to soften the appearance of any earth bund pathways and de-note the parking area.

8.2 The applicant is willing to commit to any condition requiring the presentation of a detailed landscaping plan with planting schedules prior to commencement of any potential development.

Left, Figure 5, Images of the site cont'd:

Views of the site approaching Coedway from the East, looking west. The site's hedgerow was moved away from the carriageway a number of years ago that enables an entrance to be formed that can accommodate visibility splays.



Appearance *What the building and spaces will look like, for example building materials and architectural details*

9.1 The design of the scheme seeks to create a high quality development that reacts and compliments the existing and the proposed landscaping to form a cohesive leisure product. The proposed chalets are to be constructed from cut logs with over lapping corner details. These will be set on raised timber decks that have tensile balustrading and timber uprights. The chalets will include generous roof overhangs; the roofs themselves being covered in blue/black roof tiles and have wood an eaves and soffit details. All windows and door frames will be completed in hardwood, whilst each main gable end will be fully glazed to maximize views from the accommodation and interaction between indoors and outdoors. However the chalets themselves are only part of the appearance, their location, be it on a bank surrounded by trees or on stilts overlooking the existing brook, combined with low level surrounding planting will further emphasis their rural nature. Each chalet includes a private balcony area, the size reflecting the number of occupants, but apart from this there is little outside space around each chalet to become domesticated. Pathways to the chalets will all be completed in cream loose chippings or loose bark covering as oppose to hard surfaces.

9.4 Overall the design of each building within the proposal has sort to react to its terrain, provide high quality finishes, to maximize the site's location and benefit form it's views and landscaping. The choice of materials, location of buildings and details are entirely sympathetic to the site and the character ad appearance of the area. Where required the applicant is happy to discuss and provide samples of the proposed materials

Access

10.1 Having dealt with those issues which are more closely related to the design of the scheme we now propose to analyse those issues relating to access under the following headings:-

Vehicular and Transport links: *Why the access points and routes have been chosen, and how the site responds to road layout and public transport provision.*

11.1 The application site's main entrance and pedestrian access is located opposite a bus stop that provided twice daily (Monday to Saturday) to Shrewsbury town centre. Here Shrewsbury Bus Station provides regular to connections to all local towns and villages int he border region. Shrewsbury Station provides regular connections to all major cities and the Inter City Network, which in turn provides connections to all major ports and airports.

Inclusive Access Areas *How everyone can get to and move through the place on equal terms regardless of age, disability, ethnicity or social grouping.*

12.1 The vehicular access and carriageway design has been designed in accordance with national design guidelines.

12.2 All external steps will comply with Part M and Part K of the building regulations, including risers of no more than 150mm, goings no less than 280mm, and shall include a suitable handrail with grip-able profile between 850mm and 1000mm above the pitch line of the flight. The handrail shall extend 300mm beyond the top and bottom nosings of the stairs/steps.

Left, Figure 6: Copy of proposed chalets, please refer to application drawings for scaled versions.

Figure 7: Proposed site layout with points of access indicated. Please refer to application drawings for a scaled version.





Energy Efficiency

Layout & Orientation – Passive Solar Design

- 13.1 The application design has sought to consider, where possible elements of passive solar design that can be integrated within the proposals.
- 13.2 The application considers all other forms of energy saving methods with the exception of Community heating. Understandably the layout of the site, and internal arrangements, has been constrained by the rural setting on the development.
- 13.3 Where possible all key living areas within the proposed units have an element of open plan allowing natural light from more than one side/aspect. This approach shall aid, where possible, natural cross ventilation.
- 13.4 Where possible all living rooms are orientated to receive afternoon to early evening sunlight, during peak usage time.

Water Management

- 13.5 The proposals do provide a suitable opportunity to include rainwater hard standing measures. The applicant would be willing to engage with the local Authority in producing further details which may be deemed appropriate. This include including water but/tanks to each chalet and the equestrian building and further incorporating water retention measures in and around the site to improve site irrigation.

Solar Thermal System

- 13.6 A solar thermal system could be incorporated in the project. This will act as an energy source for the hot water requirements for the building. The Applicant is willing to provide the Local Authority with revised application drawings that include diagrammatic indications of solar panels on the buildings. The size, type and location shall require further consultation with the Local Authority Officers. However we are aware that such inclusion of solar panels can cause concern due to their reflection of sunlight thereby increasing their prominence within a rural setting.

Community Heating/Heat and Power

- 13.7 The application site is situated within a rural setting. Implementing a community heating scheme would be difficult to the established nature of the site's surroundings, no other new developments are being designed/constructed in the immediate neighbouring areas. Additionally the costs to implement without detriment to the local fabric are prohibitive and impractical.

Biomass Fuel

- 13.8 Biomass heating is generally designed for a larger scale of development and therefore site constraints and scale aspects prohibit such use. A Biomass heating system would require a combination of wood-chip storage areas, designated space for the heater, and the erection of suitable chimney outlet. All these areas would have a detrimental effect on the site layout, existing built fabric, and neighbouring rural environment.

Left, Figure 8: Images of similar styled chalets to those proposed



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Small Wind Energy

13.9 Small wind energy systems are a realistic prospect for this site, however due to the nature of the site layout and distanced between elements of the scheme it is likely a number of small wind turbines would be required which could have a detrimental impact on the immediate rural landscape.

13.10 The output from such a small scale wind turbine could be up to 10 kWp. Such a turbine would have to be located on its own tower which will stand at approximately 15 meters high.

13.11 The suppliers of such equipment recommend that tests be carried out after any building is completed in order to ascertain the effect of turbulence caused by the new structure and decide on the most effective location. Therefore such mechanisms would have to form a separate planning application.

Conclusion

14.1 This report has sort to explain the design rational behind this revised submission. It has explained in detail the general site layout, vehicle and pedestrian access into and routes around the site, the spatial arrangements within the site and how these have been shaped by ecological and landscaping design features. The report provides information on the size and design of each proposed building type and their potential appearance. In doing so the report, combined with the submitted application drawings and supplementary documents illustrate that the proposal would create a high quality leisure facility that would enhance the overall setting of the site, whilst integrating high quality structures that would not have a detrimental visual impacts on the local countryside. The analysis demonstrates that this development would be accessible to all ages, abilities, and back ground, is in a sustainable and appropriate location for the intended use, and provided a beneficial use of the application site.

Left, Figure 8: Images of similar styled chalets to those proposed.