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PROPOSED DWELLING, LAND AT ROCK HOUSE, LLANLLWCHAIARN,
NEWTOWN

DESIGN AND ACCESS STATEMENT

January 2018

1. INTRODUCTION

Outline planning permission was granted for a new dwelling on land Rock House, Llanllwchaiarn, near Newtown in December 2016 (P/2016/0921). This statement forms part of an application for approval of reserved matters.

The land is currently part of the garden to Rock House and lies in a residential area within the development boundary of Llanllwchaiarn under the Powys County Council Unitary Development Plan.

The application is made up as follows :-

1. Drawing numbers 863/16/1-5
2. Completed application forms
3. Design and Access Statement
4. Flood Consequences Assessment

This statement has been prepared in accordance with TAN 12 and UDP policy GP3

2. ENVIRONMENTAL SUSTAINABILITY

Landscape and Setting:

The site is part of the garden to Rock House and slopes steeply from the northern end, but soon levels off as it stretches out towards the river. Rock House, which is listed Grade 2, lies to the North West of the site.

The area can generally be described as residential and the site comes within the development boundary assigned to Llanllwchaiarn under the Powys County Council Unitary Development Plan.

Sustainability : The proposed dwellings will be highly insulated and incorporate photovoltaic panels on the south and west facing slopes of the roof. The house will have a large amount of glazing on the south elevation and a minimal amount of glazing to the other elevations. This will maximise passive solar gain in winter months, improving further the energy efficiency of the house.

Flood Risk :- The site is located about 75m from the banks of the River Severn and a C2 flood zone extends close to the bottom edge of the site. Although not within the flood plain, it is proposed to have a basement at the lower level for a garage and storage with the main living accommodation above.

Drainage :- Foul drainage will be taken to a biodisc treatment plant, which will discharge to the river, subject to NRW approval.

All surface water drainage will be taken to a rainwater harvesting tank, located in the basement and will supplement domestic water usage.

Utilities :- Electricity is available close to the site. Water will be obtained from a bore hole to be drilled on the site.

3. MOVEMENT TO, FROM AND WITHIN THE DEVELOPMENT

Public Transport :- The site is located on the edge of Llanllwchaiarn, within easy walking distance of the bus stop for Newtown with access to the national rail and road network.

Access Drive : The plot is located off an existing access road to Rock house. The applicant owns a length of the drive from Rock House to a point halfway across the frontage of the proposed building plot. The next 30m of the drive belongs to Rock Farm, but Rock House has a right of way over this, created by a deed of conveyance dated 1st August 1962. The applicant has taken legal advice regarding his rights over the driveway and he has been advised that the right of way would also be extended to the parcel of land, which is the subject of this application. The advice note given by barrister Rhys Evans of 30 Park Place Chambers in Cardiff may be viewed if required

Parking : Ample space will be provided in front of the house for visitor parking with additional parking and garaging at the rear .

This will meet the criteria of UDP policy GP4

4. CHARACTER

The dwelling has been designed on three levels. The principal level will be at road level with a basement below and an upper storey within the roof space.

Materials : The building will be of timber frame construction, built off a steel frame, which will raise the living accommodation above the flood zone and level with the access road and parking area. External walls will generally be clad in cedar weatherboarding. Areas of the East and South elevations will have a cement render finish to comply with fire regulations.

The roof will be in slate, but incorporate photovoltaic panels to most of the south and west facing slopes.

In order to take full advantage of the view to the south, it is proposed to incorporate a large amount of glazing on this elevation.

Scale. Although built on three levels, the basement will be within the ground and the upper floor will be in the roof. This will minimise the impact of the building on it's neighbours.

The ridge height varies from 11m on the South side to 7m on the North Side and the eaves height from 7m on the South to 2.25m on the North.

Overlooking :- Windows have been positioned to avoid overlooking of neighbouring properties.

5. COMMUNITY SAFETY

The house is approached via a quiet lane and any unauthorised presence on the site would be unlikely to go unnoticed.

External lighting will be installed at the front and rear of the house, operated by movement sensors, which will act as a deterrent to intruders. External lights will have a low lux level and be fixed in a downward position in order to minimise nuisance to wildlife.

In addition, each door will be fitted with high security locks (Secure by Design), which will provide added security to the property.

6. ACCESSIBILITY

The house will have a level, hard paved approach from the car parking area to the front door, and ramped accesses with level thresholds will be provided into the building. Doors will be of adequate width for wheelchair access.

It is believed that these proposals will meet the requirements of UDP policy DC1.

7. PLANNING POLICIES

It can be demonstrated that steps have been taken in these proposals to meet the criteria of the UDP policies **GP1** relating to general development as follows:-

1. Design, layout, size, scale, mass and materials of the development shall complement and where possible enhance the character of the area.
2. The development shall be designed to be inclusive and accessible to all users including those with disabilities and mobility impairment in accordance with policy **DC1**
3. The design and layout and lighting of the development shall minimise the potential for crime.
4. The amenities enjoyed by the occupants of nearby properties shall not be unacceptably affected by levels of noise, dust, odour or any other planning matter.
5. The development shall incorporate appropriate measures to protect water and soil quality and also energy, water and waste efficiency and conservation.
6. The development shall include adequate provision for drainage.
7. Adequate provision shall be made for Highway access and parking in accordance with policy **GP4**.
8. Adequate utility services shall exist without unacceptable adverse affect on the surrounding environment.
9. The development shall be landscaped using appropriate indigenous species or materials which compliment or enhance the character of the locality.