

DESIGN AND ACCESS STATEMENT

PROPOSED NEW DWELLINGS

BRYN GOLAU

CEFN HENGOED



CHAPTER 3 ARCHITECTS

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1.0 Introduction

This design and access statement is provided in support of the full planning application to Caerphilly County Borough Council planning authority for the proposed construction of two semi-detached dwelling off Bryn Golau road, Cefn Hengoed as illustrated on the enclosed drawings.

It has been prepared having regard to all relevant current national and local planning advice including the requirements of Planning Policy Wales (PPW) 11 edition and Technical Advice Note 12 (TAN 12) and local planning policy that are relates to the development.

The approach taken has ensured a high-quality design and sustainable development. The applicant has sought to incorporate all reasonable measures to achieve best practice in relation to environmental and aesthetic design solutions together with sustainable development principles.

This statement identifies how the application, amongst other things, addresses environmental sustainability, movement to, from and within the development, character, and community safety.

Brief Description of Project

The site is located in the centre of Caerphilly County Borough in Cefn Hengoed just north of Hengoed off Bryn Golau road. The area is predominately residential and the site is occupied by a pair of garages and unused land within a housing estate.

It is proposed to demolish the existing garages and re-grade the site using retaining walls and develop the site to provide two three bedroom semi-detached homes including six parking spaces.



2.0 Previous Planning Applications

Point - 01

The proposed design is not considered to be in-keeping with the surrounding area and pays no respect to the surrounding building style, by virtue of the inappropriate fenestration layouts, dormer roof features and overall height. The proposal, therefore, does not reinforce the attractive qualities of local distinctiveness, contrary to criterion B of Policy SP6 of the Caerphilly County Borough Local Development Plan up to 2021.

In response to the above the following changes have been made.

- Roof material changed to tile to replicate existing neighbouring properties.
- Windows frames changed to white to replicate existing neighbouring properties.
- Facia's and soffit's changed to white to replicate existing neighbouring properties.
- Render colour changed to beige to replicate existing neighbouring properties.
- All brick work changed to red brick used below dpc to nearby properties.
- Roof pitch reduced to replicate existing neighbouring properties.
- Building ridge height reduced to replicate existing neighbouring properties.
- Remove dormer features from front elevation.

Point – 02

The proposed dwellings are not considered to be in-keeping with the existing dwellings on Bryn Awel, the extent of retaining walls and hard surfacing is considered to have a detrimental visual impact on the wider streetscene. In addition, the overall height of the dwellings would exceed the height of the adjacent properties, further adding to the unacceptable extent of built form at the site. This, overall, is an unacceptable design and results in an incongruous feature within the streetscene and is therefore contrary to criterion B of Policy SP6 and Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021.

In response to the above the following changes have been made.

- Building ridge height reduced to replicate existing neighbouring properties.
- Retaining walls removed if possible or finished in timber or fronted with planting.

Point – 03

The full extent of the development has not been provided in plan form. Sketches indicate retaining wall structures to facilitate the construction of the dwellings, however the retaining walls have not been detailed on scale drawings. The same issue arises with the proposed bin and cycle stores. As such, the information within the submitted documents is considered insufficient to properly assess the application. It is not possible, therefore, to fully assess the impact of the whole development on the visual amenities of the area having regard to the provisions of Policy SP6 of the Caerphilly County Borough Local Development Plan up to 2021.

In response to the above we have made the following changes –

- The proposed elevation have been updated to include more detail of the ground levels.
- Proposed street elevation has been included in the new planning drawings giving context to neighbouring houses.
- Retaining walls have been minimised and elevations of the remaining retaining walls in the garden have been included in the planning drawings.

An application was made to Caerphilly Borough Council Planning Department on this site on the 3rd of July 2023 Application No. 23/0435/FULL.

On the 18 October 2023 a decision notice was issued refusing the application and giving three points for the refusal. This application has been designed to respond to these three points raised and looks to mitigate these issue within the new application design.

To the left are copies of the points raised in Caerphilly Borough Council Planning Department decision notice highlighted in italics and below each is our response to each point raised which is reflected within the applications drawings and reports.

3.0 Location & Context

Site Location Plan



The site is located in the centre of Caerphilly County Borough in Cefn Hengoed just north of Hengoed off Bryn Golau road.

The site is part of a post war housing estate made up of two storey semi-detached houses. To the south is a housing estate built in the early 2000's bounding the southern boundary of the site.

The site is currently occupied by two garages in a poor condition. The area around the site has significant changes of level.

Hengoed Train Station is 500m to the south of the site.

The nearest bus stop is on Cefn Road 100m to the south.

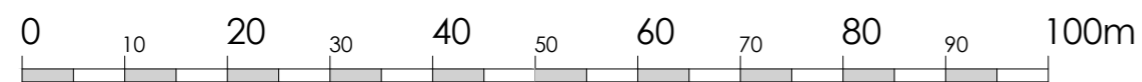
Hengoed Primary School is 350m to the west.

Hengoed Post Office is 400m to the south.

Ystrad Mynach the nearest significant area of shops and services is 1.2km to the south west.

Hengoed Park is located 200m to the south east.

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3.0 Location & Context

Existing Views



VIEW 01 - Looking south along Bryn Golau



VIEW 02 - Looking west across Bryn Golau

3.0 Location & Context

Existing Views



VIEW 04 - Looking south along Bryn Golau



VIEW 03 - Looking north across the site



VIEW 06 - Looking north at neighbouring property on Bryn Golau



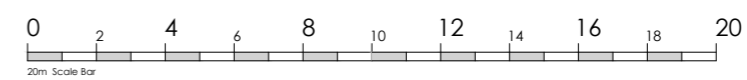
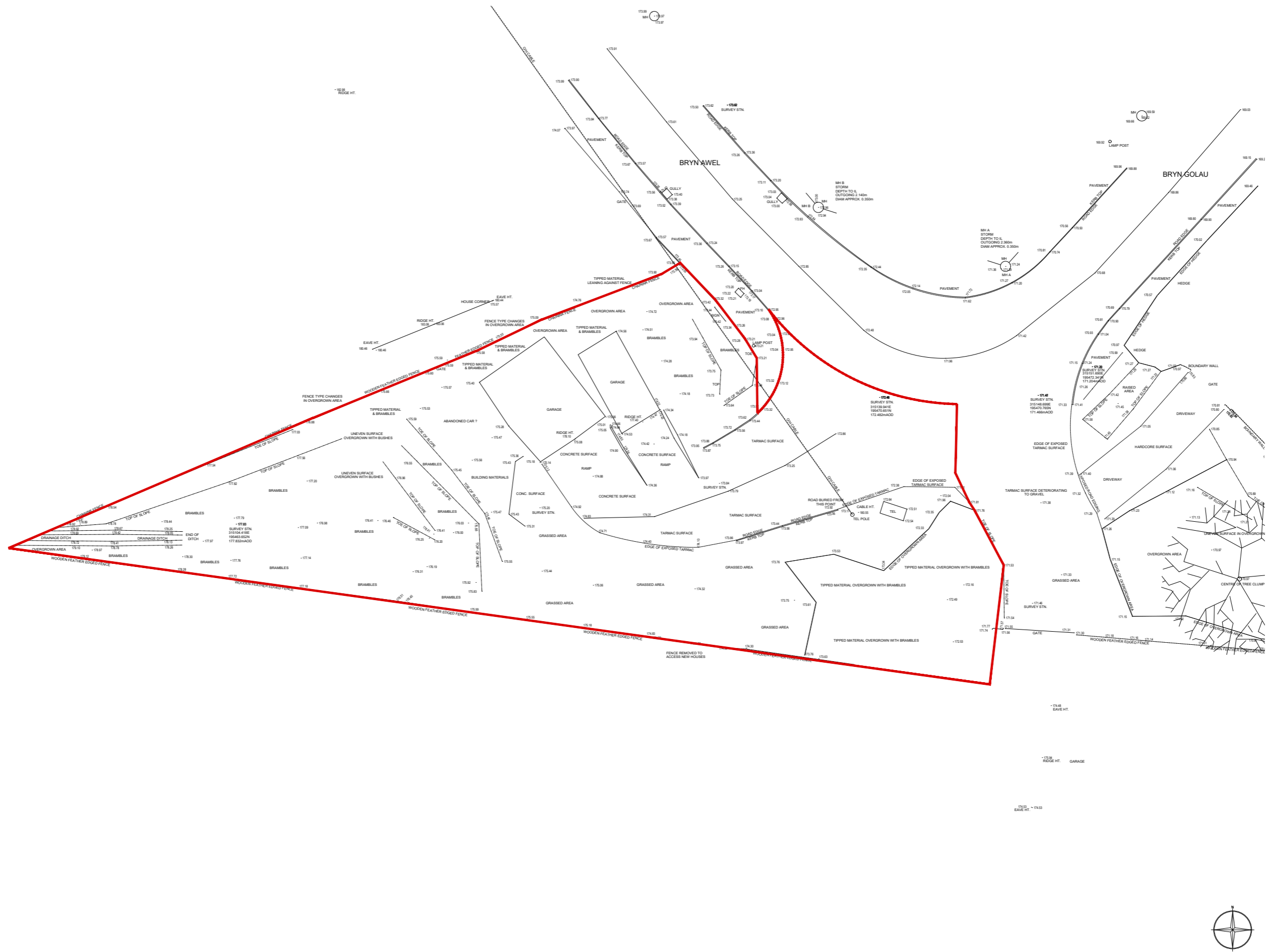
VIEW 07 - Looking west



VIEW 05 - Looking west up Bryn Golau

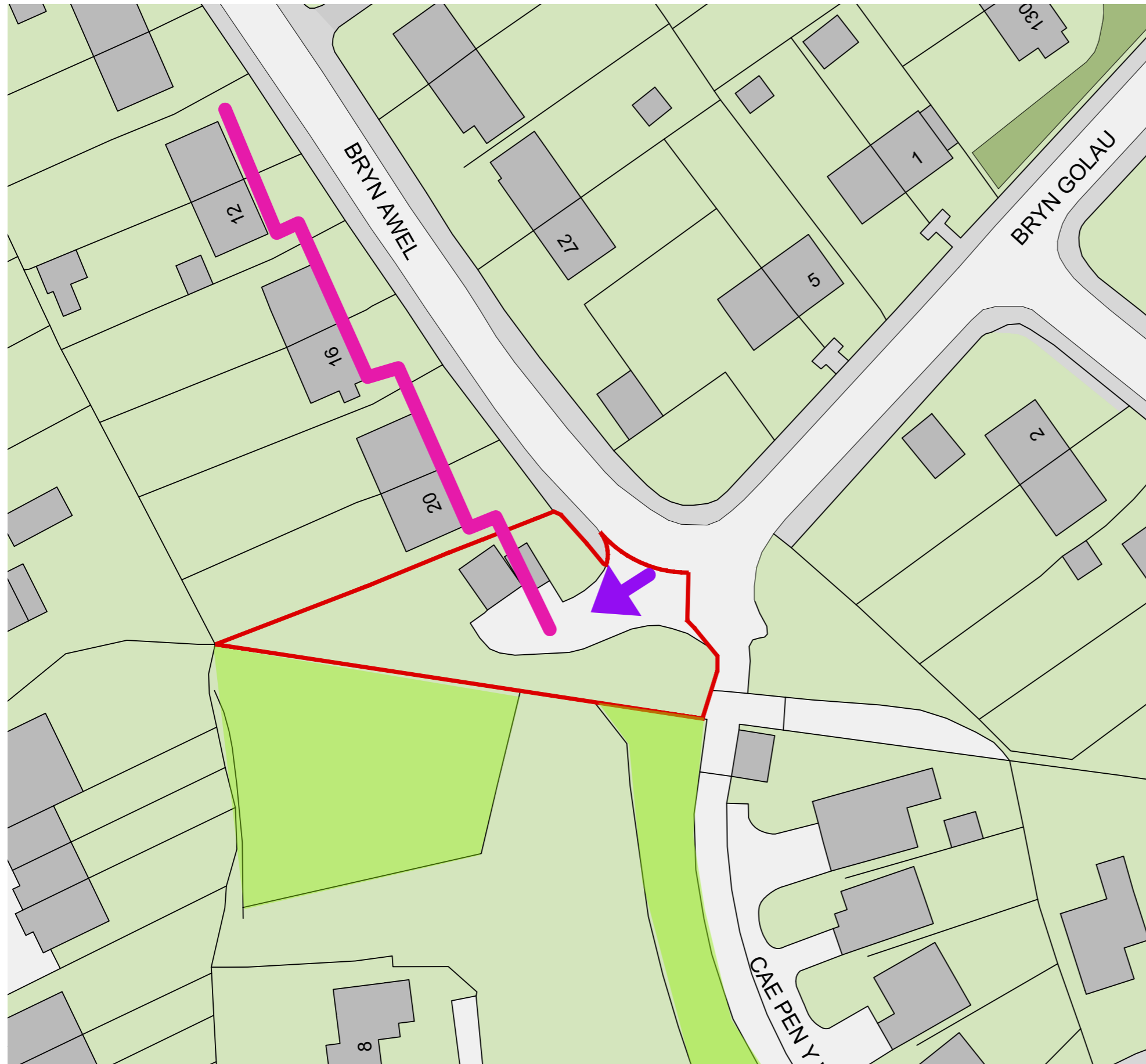
3.0 Location & Context

Site Survey



3.0 Location & Context

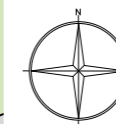
Site Analysis



- Site Boundary
- Street Frontage position.
- Natural barriers - areas of woodland
- Vehicle access

The site analysis shows -

- Mature boundary hedges and wooded area as part of a neighbouring sites.
- The layout of houses in the local follow a consistent grain with a clear position for locating a new frontage. As indicated by the pink line.
- The ownership boundary clearly presents a vehicle access location to the site.



4.0 Design

Design Approach

DESIGN DEVELOPMENT

The initial concepts explored alternatives for unit numbers, type, and massing. With further design discussion with the client it was felt that the design should concentrate on the provision of three bed houses in keeping with the building types in the local area

A number of alternative designs have been looked at with the chosen design making best use of the sites opportunities and challenges.

The design has been developed to efficiently use the site area available supplying two modern home while respecting the existing street character and grain.

This has been achieved by orientating the proposed houses in a similar way to the other properties in the street. Replicating the step in elevational street frontage and using a similar ground floor level and ridge height as other houses in the street.

The design provides two three bedroom semi-detached houses with 3 car parking space each.

MATERIALS

The material pallet being proposed includes materials used in the local area of the development.

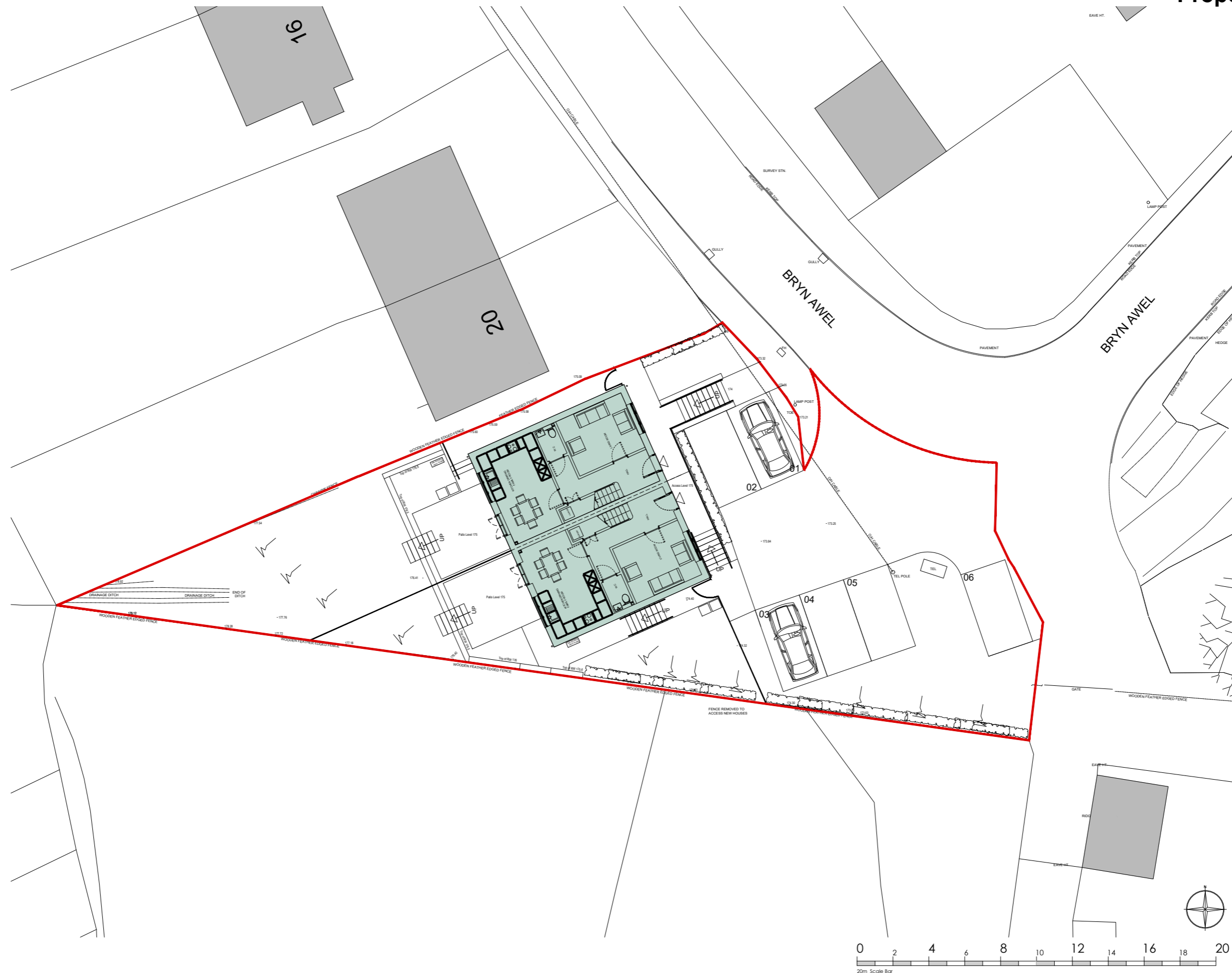
Proposed Materials

- Tile Roof - Similar to neighbouring properties
- Through colour render - Colour: Similar to neighbouring properties
- Brick - Below dpc only - Similar to neighbouring properties
- UPVC windows - Colour: White - Similar to neighbouring properties



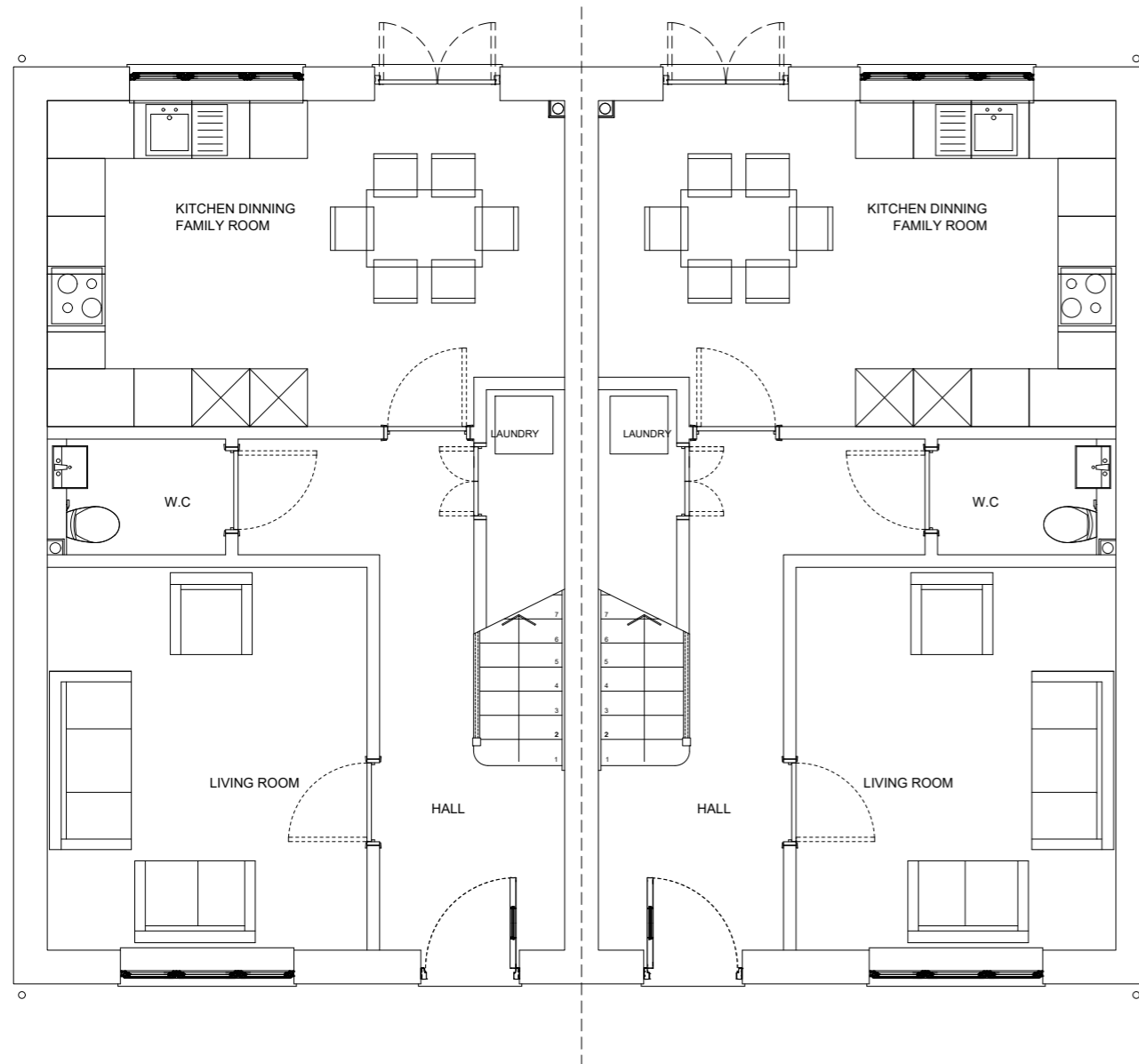
4.0 Design

Proposed Site Plan



4.0 Design

Proposed Floor Plans

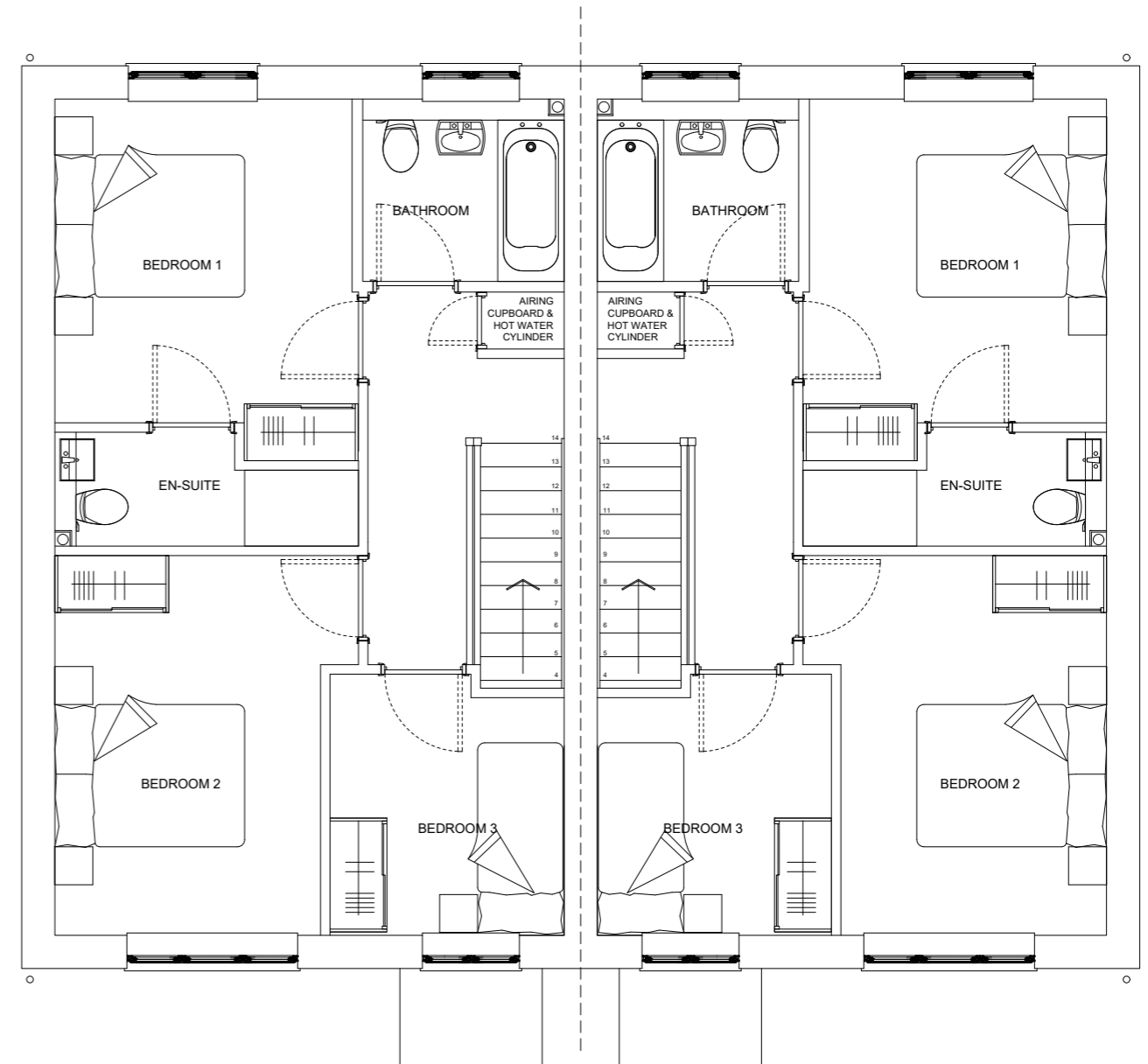


Ground Floor

Gross Internal Area - 47 m²
Total Gross Internal Area - 94 m²

Ground Floor

Gross Internal Area - 47 m²
Total Gross Internal Area - 94 m²



First Floor

Gross Internal Area - 47 m²

First Floor

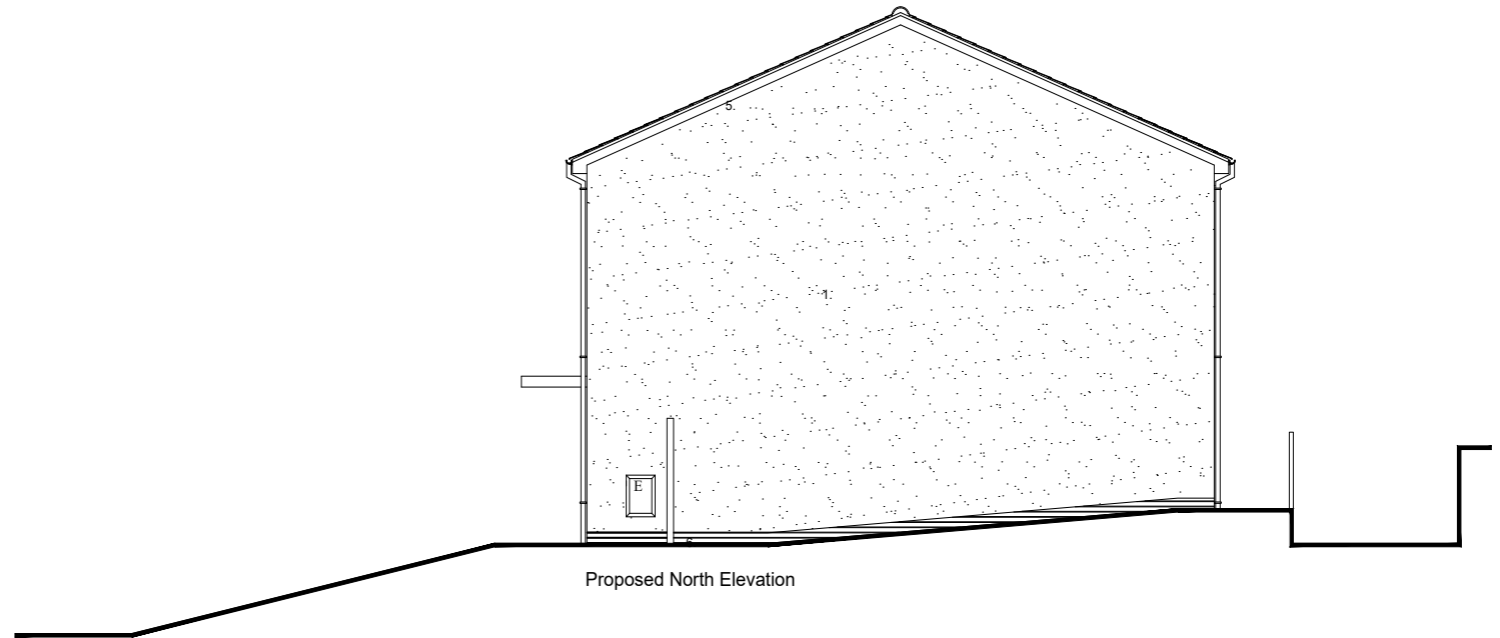
Gross Internal Area - 47 m²

4.0 Design

Proposed Elevations

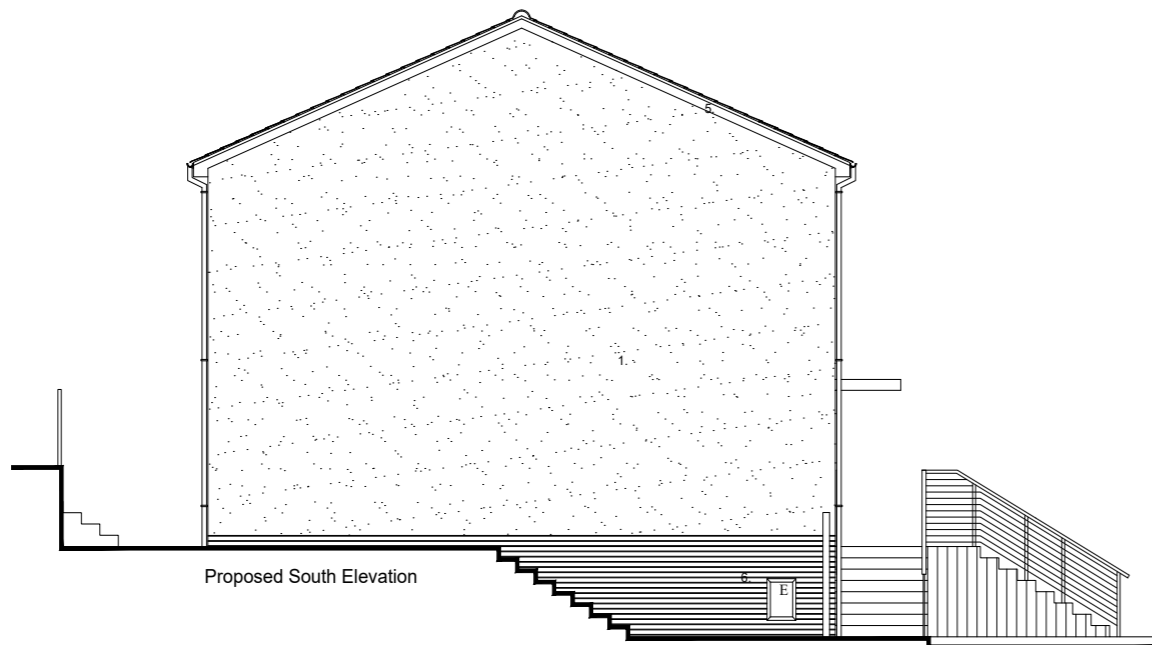


Proposed East Elevation



Proposed North Elevation

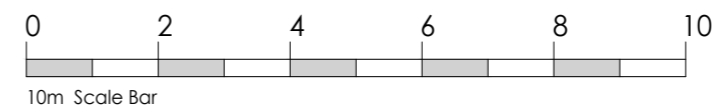
FINISHES/MATERIALS	
1.	THROUGH COLOUR RENDER - SIMILAR TO NEIGHBORING PROPERTIES
2.	CONCRETE TILE ROOFING - SIMILAR TO NEIGHBORING PROPERTIES
3.	UPVC WINDOWS AND DOORS - SIMILAR TO NEIGHBORING PROPERTIES
4.	RAIN WATER GOODS PLASTIC - WHITE - SIMILAR TO NEIGHBORING PROPERTIES
5.	FACIA - WHITE - SIMILAR TO NEIGHBORING PROPERTIES
6.	FACING BRICKWORK BELOW DPC - RED - SIMILAR TO NEIGHBORING PROPERTIES
7.	TIMBER CLADDING



Proposed South Elevation



Proposed West Elevation



4.0 Design

Proposed Street Elevation



4.0 Design

Sketch View 01



4.0 Design

Sketch View 02



5.0 Design Principals

CHARACTER

This poorly used site currently accommodates scrub land and two garages in poor condition and makes a poor contribution to the overall character of the area. An opportunity therefore exists to provide a suitable beneficial re-use of the site and provide much needed housing and prevent the site becoming a target for antisocial behaviour. The site positioning and scale of the proposals reflect that of similar building in the local area.

USE & AMOUNT

The amount, type and arrangement of accommodation has been closely developed to provide high quality residential accommodation.

Each house provides 3 bedrooms, two 2 person and 1 one person bedrooms.

Totals Site Area - 566 m2

One Semi-detached Houses Area	
Ground Floor gross internal area	- 47 m2
First Floor gross internal area	- 47 m2
Total gross internal area	- 94 m2

Total of 6 car parking spaces 3 per dwelling.

LAYOUT

The site layout has been designed to complement the local streetscape and make best use of the site area while keeping in mind the principle of Secured by Design to ensure high levels of natural surveillance are maintained.

The two semi-detached houses have been located on site to reflect the same step between them and their neighbour as the other house along this side of the street. The site access position has been maintained with new parking set around it with re-grading of the land to achieve this.

The house has been provided with ample parking within the site in accordance with local parking standards.

The homes have been designed to maximise space and light, providing an airy feel. The houses all have allocated parking and feature private gardens with patios.

SCALE

The two semi-detached two storey houses are located approximately 0.5m below the level of the neighbouring property with the ridge height of the proposed houses approximately 0.4 m lower than the existing neighbouring property.

APPEARANCE

In terms of appearance, the proposed residential development has been designed to reflect the architectural style within the wider residential area of the site. The proposed dwellings are of a simply form, the front and rear of the building reflect a similar layout. The pitched roof profile is in keeping with the local residential properties to restrict the impact on the neighbouring properties.

The dwellings will use materials and colours similar to those of neighbouring properties.

Tile roof - similar to neighbouring property
White UPVC windows and doors- similar to neighbouring property
Render - similar to neighbouring property

ACCESS

Due to the site's topography level access to the proposed dwellings is not achievable while maintaining parking numbers and garden area. All stairs are compliant with Part M to an ambulant standard.

Internally the houses are compliant with Part M of the building regulations for a private dwelling.

COMMUNITY SAFETY

The scheme has been designed to afford natural surveillance of the site. The presence of raised frontages gives clear overview of the parking area and should act as a deterrent to antisocial behaviour and crime. Each house will have defined defensible space, with the use of 1.8m high feather boarded fencing and hedging were appropriate with lockable gates to garden access.

LANDSCAPING

The proposed landscape approach is based around the use of indigenous species and the use of hedges to provided boundary reinforcement and biodiversity.

A planted wall is proposed to the side of the access stair to soften the visual appearance of the retaining wall need to achieve the local guidance for parking numbers.

ENVIRONMENTAL SUSTAINABILITY

The development proposal overarching aim is to achieve the efficient use and protection of natural resources. The site comprises previously developed brownfield site.

As TAN 12 advises the development proposals to have sought to incorporate sustainability measures to reduce the environmental impact associated with the proposed new dwellings and minimising the demand for energy, water, and materials and creation of waste.

To achieve this, the design, layout, and orientation of the proposed development seeks to:

- Promote the efficient use of resources
- Minimise the use of non-renewable resources
- Maximise energy efficiency
- Reduce greenhouse gas emissions
- Minimise the generation of waste and pollution

The design of the proposal at this site in applying the 'energy hierarchy', as an overall strategy will be taken to ensure that as far as possible the building will have low carbon emissions. The proposals will meet current building regulation requirements.

WASTE MANAGEMENT

Each dwelling is provided with a storage location within the garden to accommodate recycling and waste bins. On collection day the recycle and waste bins will be moved to the curb for council collection.

6.0 Planning Policy Context

A review of the planning policy context associated with the site and the proposed development is provided within this section. Whilst designing and preparing the required application documentation the following legislation has been taken into consideration: -

- Caerphilly County Borough Local Development Plan
- Caerphilly Borough Council Supplementary Guidance LDP5 – Parking
- Planning Policy Wales 11 edition 2021
- TAN 12 Technical Guidance 2016
- Flood (TAN 15)
- Coal

CAERPHILLY COUNTY BOROUGH LOCAL DEVELOPMENT PLAN

Policy - SP5 Settlement Boundaries

On the LDP Proposals Map the application site is located fully within the settlement boundary as defined by Policy SP5. The site is not allocated for any particular use, nor is it subject to any specific protection.

Policy - CW2 Amenity

Residential development proposals must also have regard for amenity, policy CW2. The proposed development gives the following response to points A to D raised in policy CW2.

- A. There is no unacceptable impact on the amenity of adjacent properties or land
- B. The proposal would not result in over development of the site and / or its surroundings
- C. The proposed use is compatible with surrounding land-uses and would not constrain the development of neighbouring sites for their identified land-use
- D. Where applicable, the viability of existing neighbouring land uses would not be compromised by virtue of their potential impact upon the amenity of proposed new residential development

Our proposal is in an existing residential area and has been designed to avoid overlooking of neighbouring properties. The development is of similar density to the existing surrounding properties. Our development will not impact the viability of exiting neighbouring land uses.

CAERPHILLY BOROUGH COUNCIL SUPPLEMENTARY GUIDANCE LDP5 – PARKING

The site is identified as being located within parking zone 5. This indicates a requirement for 1 space per bedroom with a maximum requirement of 3 spaces.

Each three-bedroom house has been allocated 3 parking spaces.

Secure cycle parking for bikes has been provided within a timber shed within the curtilage.

FLOOD (TAN 15)

The site lies outside indicated risk zones in both the Natural Resources Wales, Flood Maps, and the Caerphilly borough council interactive maps.

COAL

The site is identified on the Coal Authority interactive map as within a coal consultation area and an area of possible mine workings.

The Caerphilly Borough Council interactive constraints map indicate the site is outside both the Coal Mining Development Referral Area and Primary, Secondary Coal Resource areas.

PLANNING POLICY WALES 11 EDITION 2021

The proposals are located in a sustainable location in an existing residential area with easy access to bus and rail. The proposal meets the requirements of national planning policy in terms of design and sustainable development and the site is accessible and easily serviced. As a result, it is considered that the proposal complies with the provisions of PPW and should be regarded as an acceptable form of development.

TAN 12 TECHNICAL GUIDANCE 2016

The purpose of this TAN12 is to equip all those involved in the design of development with advice on how 'Promoting sustainability through good design' and 'Planning for sustainable building' may be facilitated through the planning system.

Design which is inappropriate in its context, or which fails to grasp opportunities to enhance the character, quality and function of an area, should not be accepted, as these have detrimental effects on existing communities.

As this document demonstrates our proposal has been designed to be distinctive yet respect local character while with the use of modern construction methods to achieve a sustainable design fully compliant with the building regulations.

7.0 Conclusion



This Design & Access Statement is part of a full planning application for the proposed two semi-detached dwellings at Bryn Golau, Cefn Hengoed.

The proposed new dwellings has been designed to deliver a high quality, sustainable development, that compliments the existing residential character of the area and meets the objectives of good design, delivers high levels of accessibility and environmental sustainability, and fully accord with the requirements of the planning policies at national and local level.

The proposal is considered to be acceptable for the following key points:

- Removing the site as a location for antisocial behaviour, vandalism and unauthorised dumping.
- The development provides much needed family homes in a highly suitable location.
- The new dwellings will regenerate a currently under used site, representing efficient and effective use of land.
- The proposed dwellings are consistent with the surrounding type, form, scale, and character of dwellings in the local area.
- The proposed scheme will aesthetically improve this under used site.

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