

300 Swansea Road
Wanarlwydd
Swansea
SA5 4SL

2011/1202

DESIGN AND ACCESS STATEMENT

AIR Architecture
1 Brynmill Terrace
Swansea
SA2 0BA
TEL: 01792 46 55 84

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A: INTRODUCTION

This is a revised application for a single dwelling of permission no. 2008/0328, approved on 10.09.2008, and following Refusal no. 2010/0480.

The amendments have arisen from family needs in a changing climate. The footprint of the approved plan is identical, as is the siting. The amendments are internal, except for changes to the first floor west, where a previous void is now ensuite bathrooms.

The number of bedrooms is 4 rather than 3.

B: SITE ANALYSIS

The site lies to the north of Swansea Road, Waunarlwydd, between No. 300 and 298, in what has been a garden and garage for no. 300.

The overall length of the site is 56.7 metres. The original development pattern follows Swansea Road, but the exceptionally long plots (some 190 metres at this point) have allowed several backland developments;

- HeolyGwartheg development- the largest of its type in the immediate area.
- Meadowcroft Close
- The two 2 storey dwellings, nos. 298 and 296 were built in the 1980's at the rear of 294 and 300, taking advantage of the deep site. Both are accessed from a 4.8 metre wide access road; with agreement from the owners of these properties, vehicular access could be taken from this road, subject to planning approval.
- The Westford development, for a site to the rear of 304-318 Swansea Road, which has proposed over 25 units. (2006/1669).

Access points

Swansea Road, between Nos. 304 and 300.

Boundaries

Boundary to Swansea road, to the lane on the east side, to No. 304 to the west and 56-57 metres to the rear property.

Site features

The site is featureless, save existing planting and low trees.

Topography

There is a slight fall from south to north.

Constraints and opportunities

The principal of building a dwelling on this site was approved with the above planning application. This application is for internal modifications within the same footprint in the same location.

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C: CONTEXT ANALYSIS

Character appraisal

The area is a mixed suburban area between Gowerton and Waunarlwydd, largely 2 - 3 storey residential, with nucleated village centres.

Local facilities

Several shops in Gowerton, direct bus routes along Swansea Road, railway station at Gowerton, schools (Ysgol Gyfun Gwyr and Gowerton School) within 5 minutes walking, junior school and post office very close proximity.

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Physical, social, economic issues.

As stated above, the principal of a dwelling on this site has been established; This application is for detailed internal and external amendments.

Community/ neighbour engagement

The proposed dwelling will bring a new family to the area; vigilance and observation will be increased.

D: POLICY CONTEXT

Local and national planning policies have indicated the site is acceptable for a dwelling of 3-4 rooms. This application seeks to update that to 4-5 rooms, with minor elevational amendments.

Policy EV1 requires that new development should follow the objectives of good design, these have been stated as

- (i) Be appropriate to its context in terms of scale, height, massing, elevational treatment, materials and detailing, layout, form, mix and density,
- (ii) Integrate effectively with adjacent spaces and the public realm to create good quality townscape,
- (iii) Not result in a significant detrimental impact on local amenity in terms of visual impact, loss of light or privacy, disturbance and traffic movements,
- (iv) Incorporate a good standard of landscape design
- (v) Sensitively relate to existing development patterns and seek to protect natural heritage and the historic and cultural environment, not only on-site, but in terms of potential impact on neighbouring areas of importance...

The previous application incorporated and adopted these issues to the extent that it was approved; this is a re-application for small amendments which are not to the detriment of the basic principles of Policy EV1.

Policy EV2 states that the siting of new development should give preference to the use of previously developed land over Greenfield sites, and must have regard to the physical character and topography of the site and its surroundings.

Policy EV3 states that proposals for new development and alterations to and changes of use of existing buildings will be required to:

- (i) Provide access and facilities for all,
- (ii) Provide satisfactory parking in accordance with the Council adopted design standards
- (iii) Contribute to a high quality public realm by improving pedestrian linkages with adjoining spaces and attractions, and
- (iv) Be accessible to pedestrians, cyclists and users of public transport.

As Urban Infill Housing, this proposal comes within Policy HC2, which states that proposals for housing development within the urban area will be supported where the site has been previously developed or is not covered by conflicting plan policies or proposals and provided the proposed development does not result in:

- (i) Ribbon development or contribute to the coalescence of settlements,
- (ii) Overintensive development,
- (iii) Unacceptable loss of residential amenity,
- (iv) An unacceptable adverse affect on the character and appearance of the area,
- (v) The loss of important greenspace,

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- (vi) Unacceptable highway safety conditions, or
- (vii) Any other unacceptable adverse affects in relation to:
 - (a) Landscape
 - (b) Nature Conservation
 - (c) Security and personal safety
 - (d) Infrastructure capacity
 - (e) The overloading of available community facilities and services.

E: DESIGN PRINCIPLES

Movement

The movement patterns within the site are as before, with a replacing of the large garage to the south by 800mm, and the small garage to the east by 4 metres. This is to allow more space for accessing the rainwater harvesting tank and the sewage treatment plant.

Access

Access is as before, with the same access road in-site and from Swansea Road. The points of access are covered under the building regulations, and the main access point will be via a level threshold.

Character: amount of development

The basic massing is the same, with minor amendments to the west elevation at first floor, where a reduction in scale from the last application has now been made.

Scale

The footprint and ridge line is unchanged.

Appearance

The living room windows to the south have been reduced, as has the first floor end elevation on the west side. A door and window has been added to the Utility, on the north elevation (ground). The main visible elevations to the south and west have been clad with larch or red cedar.

Landscaping

Landscaping is unchanged.

Community safety

With an additional family living on site, community safety is improved, as is surveillance.

Environmental Sustainability.

The house will be designed and built to a minimum level of Code 3 (Code for Sustainable Homes). Water harvesting and sewage treatment have now been

Located and shown on the site plan.

Solar water heaters have been shown on the south-facing roof, and there is plenty of space for recycling storage facilities outside the kitchen door.

The project will meet a minimum of 1 credit under ENE 1.

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PROPOSED DWELLING TO LAND AT REAR OF 300 SWANSEA RD

DRAINAGE ARRANGEMENTS:

The proposed development is situated on a 'brown-field' site and the proposal will provide an element of betterment, as carrying out the proposed development will necessitate the demolition of an existing garage which as a roof area of 84.2 m² thus reducing a discharge of surface water run off by some 67,000 litres.

Driveway and hard standing areas are currently of non porous materials and to provide a soft landscaped area to the existing dwelling, hard standing areas will be reduced in area by a total of some 50 m² thereby reducing surface water run off from the site by some 33,000 litres.

Surface Water

The new driveway / hard-standing areas will be laid in porous materials, and will thus have a neutral impact on surface run-off from the development.

The surface water discharged from the proposed dwelling will be harvested and thus used for the 'grey' water needs of the property occupiers (WC flushing, clothes washing machine and hose pipes). All roof surface water will thus be disposed of via the proposed foul water drainage system, with any excess water not used in the dwelling being taken to an underground soak-away. As no surface water will be discharged to the sewer, the house will have a neutral impact on the existing drainage system.

The two new garages will be drained to on-site soak-aways and will thus have a neutral impact on the existing drainage system and a neutral impact on surface water run-off from the site.

Foul Drainage

The foul drainage will be treated on site via a small packaged treatment plant to EN12566-3 2005, with the run-off pumped to the sewer. This effluent will be 'clean', with a volume of one cubic meters per day or less, and the discharge would be well within the Environment Agency limits under their procedures for the registration of exempt discharges for discharge into a watercourse.

As demonstrated above the proposed drainage systems, coupled with the removal of a large garage and some of the existing hard-standing will result in less discharge via surface water run-off than the current situation and thus achieve betterment for the site.

It should also be fully taken into account that the proposed site already has an active Full Planning Consent for a new dwelling (2008/0328) which if implemented (which would be the case were this application refused), would increase flows to the main drainage network in the vicinity and would thus be detrimental to the aims of the City Council in preventing an adverse impact on the Carmarthen Bay and Estuaries European Marine Site SAC.

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