

DESIGN ACCESS STATEMENT

Proposed New Dwelling Land Adjacent to City House, Four Crosses, Llanymynech.



Proposed External Appearance

1.INTRODUCTION

The application relates to the construction of a new dwelling within the curtilage of the Listed City House former shop and outbuildings.

Biodiversity and Local Environment

The proposal will be constructed using traditional materials with reclaimed or closely matched bricks to compliment the existing building, natural slate roof and traditional flush profile windows and doors either in UPVC or timber.

Positive ecology measures including bird boxes and leaving an area of garden space un-managed for ecology with local species planted enclosure are proposed to encourage wildlife.

Energy efficiency strategy/carbon reduction strategy

The proposed building will be insulated to exceed Building regulations requirements, solar panels will be used as a renewable solution for electricity to the south which faces away from the Listed building. Potential air source heating /oil as the main source of heating subject to detailed energy assessment.

Sustainable Materials

Sustainably sourced materials will be used in the construction of the building, minimising concrete content where possible, traditional materials and building techniques will be used on the whole to blend with its surroundings.

Waste Management

The proposal will provide areas for storage and recycling for waste management in the kitchen and external storage areas.

Natural, Historic and Built Heritage.

The proposal has no impact on natural heritage and only limited impact on the listed building due to its position and the agreed siting and massing of the garages proposed as part of an earlier planning and listed building application and therefore should comply with current policy.

Economic and employment development- The construction will be carried out using locally sourced materials and labour.

Development and transport-

The site already has a formed access with additional parking provision to be made for the new dwelling, pedestrian access exists from the main road. The development will take the place of a proposed garage, due to limited demand for the garages as part of the former development a new dwelling using traditional form and materials will be a suitable substitution.

3 Movement to, from and within the Development

Explanation

The proposed will have no impact on the existing building access. It is anticipated that the development will increase traffic movements, however the access can accommodate this having already had works to improve sight-lines for visibility and the road traffic calming slowing traffic passing the entrance.

Physical, Social, Economic and Policy Context

The existing access and available space for parking can sustain a development of this nature. The design takes into account policy 4.2.80 Transport requirements providing a suitable number of parking space provision and utilising the existing transport infrastructure.

4 Character

Explanation

Scale

The proposal is modest in size to complement the existing collection of buildings, following the high ceiling proportions of the Listed property to reflect a potential past use as a coach house, it provides first floor spaces with a lower eaves height as would be expected for such a building, this also reflects the proposals already approved for garage that was to be sited in this location.

Layout

The layout has been designed as if to suggest a converted Coach house with clear modern additions of glazing, the flow of the spaces within the building reflects this using open plan to address larger than normal openings with a more conventional first floor layout.

Appearance

The proposal is subservient to the existing listed building, distanced from the collection of buildings it has minimal visual impact on the listed property, it does however complete the arrangement screening newer dwellings behind it providing a more coherent arrangement when viewed from the road.

Amount

The site has additional outbuildings and surrounding dwellings, the location within this cluster having minimal impact on how the buildings are viewed within the site.

Landscaping

Additional landscaping and biodiversity enhancement will be made with enclosed garden being planted with shrubs an area left for biodiversity.

5 Community Safety

Explanation

The proposal will improve the security of the parking area for city house with views directly facing from the main habitable spaces.

The existing access limits visitors entering or leaving without visual surveillance from the neighbouring properties.

Physical, Social, Economic and Policy Context

The existing buildings are covered by natural surveillance from neighbouring properties and enclosed within the existing surrounding plot boundary. The additional plot will only add to this level of security by design.

6.Accessibility

The proposal follows the adopted policy where possible improving disabled accessibility within the constraints of the surrounding site. The new dwelling will have level access to all habitable rooms on the ground floor level.

Physical, Social, Economic and Policy Context

The proposal complies with :

DM1 – Planning Obligations

DM2 – The Natural Environment

DM3 – Public Open Space

DM4 – Landscape

DM6 – Flood Prevention Measures and Land Drainage

DM13- Design and Resources

DM15 – Waste within Developments

T1 – Travel, Traffic and Transport Infrastructure

H1 – Housing Development Proposals

H3 – Housing Delivery

R4 – Neighbourhood and Village Shops and Services

RE1 – Renewable Energy

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