

DESIGN & ACCESS STATEMENT

KIRBY DANIEL COURT, NEWPORT

NOVEMBER 2018



SUMMARY

Applicant	Pobl Group
Location:	Land At Kirby Daniel Court, Pillgwenilly, Newport
Proposal	Demolition of existing building and reevelopment of 16no dwellings together with car parking, landscaping and associated works.
Disclaimer	This report has been prepared for the use Pobl Group and may not be relied upon by any other party.

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SECTION 1. INTRODUCTION

This Design and Access Statement has been prepared on behalf of Pobl group and accompanies a full planning application for the development of the site for 16no. dwellings together with access, car parking, landscaping and associated works at Kirby Daniel Court, Newport.

The purpose of this Design and Access Statement is to demonstrate how the design principles and concepts have been considered and applied to particular aspects of the proposal.

The structure and content of the Statement follows the requirements of Article 7 of The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 and is set out as follows:

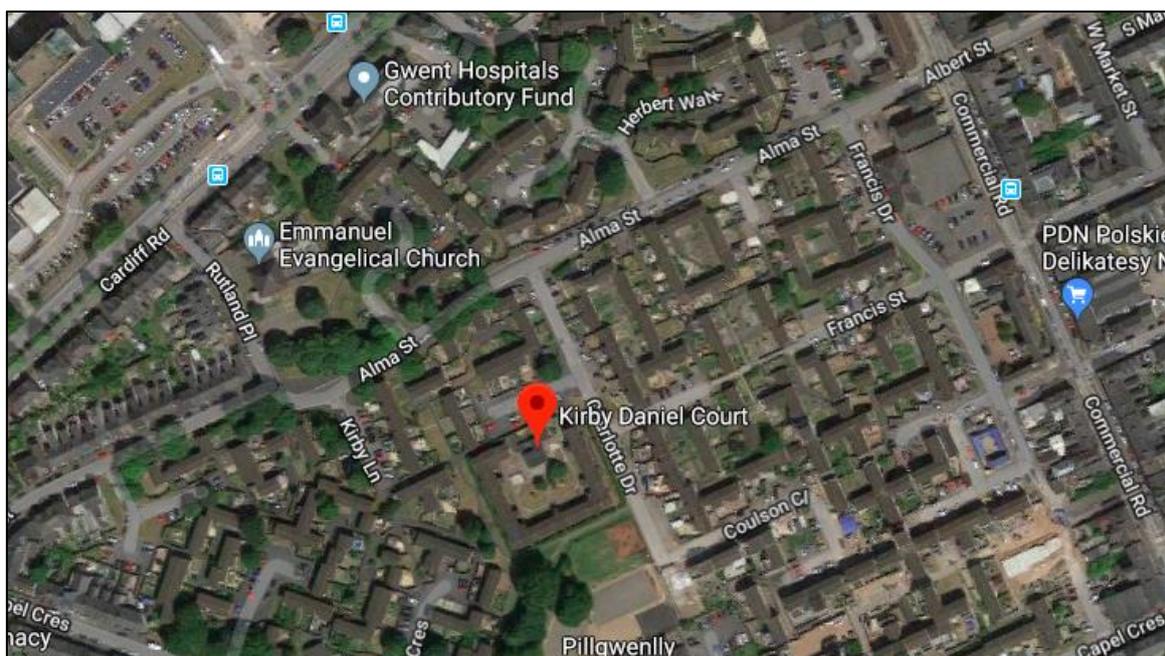
- Section 2: Site Context: Information and analysis of the site and its surroundings
- Section 3: Description of Proposed Development
- Section 4: Policy and Guidance: Sets out the relevant national and local planning policy
- Section 5: Objectives of Design: Discussion of design of development
- Section 6: Summary and Conclusions

SECTION 2 SITE CONTEXT

Location The application site is located within the area of Pillgwenlly, which is situated to the south west of the city of Newport.

The site is bounded by Charlotte Drive on two sides, with residential properties in the wider vicinity. There is a childrens park directly to the south of the site as well as a footpath connecting the surrounding residential areas.

Figure 1: Aerial View



Site Features The application site currently houses 33no. elderly person flats.

The site measures approximately 0.3ha in area and is roughly rectangular in form.

The site is enclosed with planting and fencing with access currently achieved via Charlotte Drive through a gateway in the north east corner of the site.

Surroundings

The general vicinity of the site is mainly residential developments with prominent house types being two-storey dwellings and flat developments.

Properties within the immediate vicinity of the site are typically of mid 20th century origin and of limited design merit. In the wider locality there is a wider variety of property types, including vicorian terraces on Cardiff Road.

Roof coverings are mostly a mixture of red/brown concrete roof tiles and slate. Roof shapes and forms are predominantly pitched roofs with gable projections.

Figure 2: Surrounding Development



Left: Coulson Close

Right: Kirby Lane

Below: Charlotte Drive



SECTION 3. DESCRIPTION OF PROPOSED DEVELOPMENT

This application proposes the development of the site for 16no. 3 bedroom dwellings which will comprise two design types.

Additional information is provided on the following plans:

Prepared by Pentan Architects:

- Site Location Plan
- Existing Topographical Plan
- Proposed Site Layout
- House Type 851 General Arrangement and Elevations
- House Type 855 General Arrangement and Elevations
- Boundary Details

Prepared by Bradley Associates

- Drainage Strategy
- Site Survey
- Road and Drainage Long Sections
- External Finishes and Kerbing Layout
- External Levels
- Proposed Drainage Layout
- Refuse Vehicle Tracking

Prepared by Be Ecological

- Bat Survey

Prepared by Terra Firma

- Site Investigation Report

Prepared by Amity Planning

- Design and Access Statement

Figure 3: Proposed Site Layout



SECTION 4. PLANNING POLICY FRAMEWORK

The planning policy and guidance for the determination of this application is provided by the content and scope of the following documents:

- Planning Policy Wales (PPW)
- Technical Advice Note (TAN) 12: Design (2016)
- Technical Advice Note (TAN) 2: Planning and Affordable Housing (2006)
- The Newport Local Development Plan

PPW

Edition 9 of Planning Policy Wales (PPW) published by the Welsh Government in November 2016 provides the national planning policy context for Wales. PPW is also supported by topic- based Technical Advice Notes (TANs).

PPW sets out the land-use policy context for the consideration and evaluation of all types of development. As a general rule, a presumption in favour of sustainable development is promoted when preparing development plans and in the determination of planning applications.

Section 4.3 sets out a number of principles that those involved in the planning system are expected to adhere to. These include, inter alia:

- *taking a long-term perspective to safeguard the interests of future generations, whilst at the same time meeting needs of people today;*
- *respect for environmental limits, so that resources are not irrevocably depleted or the environment irreversibly damaged. This means, for example, mitigating climate change, protecting and enhancing biodiversity, minimising harmful emissions, and promoting sustainable use of natural resources;*
- *tackling climate change by reducing greenhouse gas emissions that cause climate change and ensuring that places are resilient to the consequences of climate change;*
- *taking account of the full range of costs and benefits over the lifetime of a development, including those which cannot be easily valued in money terms when making plans and decisions and taking account of timing, risks and uncertainties. This also includes recognition of the climate a development is likely to experience over its intended lifetime.*

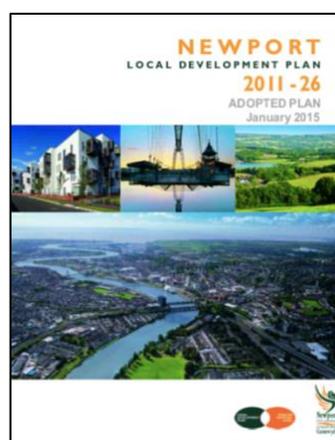
PPW describes Design and Access Statements as a communication tool that explain how the objectives of good design have been considered from the outset of the development process. It encourages applicants to take an integrated and inclusive approach to sustainable design, proportionate to the scale and type of development proposed.

**Local Planning
Policy
Development
Plan**

Section 38(6) of the Planning Compulsory Purchase Act 2004 requires that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise. The relevant development plan comprises the Newport Local Development Plan 2011-2026 adopted in January 2015.

Key policies that relate to the application can be identified as follows:

- SP10 – House Building Requirement
- GP2 – General Amenity
- GP4 – Highways and Accessibility
- GP6 – Quality of Design
- H2 – Housing Standards
- H4 – Affordable Housing
- H9 – Housing Estate Regeneration



SECTION 5. OBJECTIVES OF DESIGN

The proposal will be discussed in terms of the following:

- Access;
- Amount, Layout and Scale; and
- Appearance and Materials
- Community Safety; and
- Environmental Sustainability

Access

Access to the proposed development will be achieved via Charlotte Drive and turning head adjacent to no.11. Pedestrian access will be achieved along the same route with an additional entry point along a new footpath to the south west.

An adequately sized turning head designed to adoptable standards is provided within the site to ensure that vehicles can access and exit in a forward gear and so that larger vehicles can manoeuvre safely.

The needs of residents and visitors with disabilities has been considered from an early stage and inclusive access incorporated into the design to accommodate the movement of people with varying degrees of mobility and sensory impairments.

A total of 32no. parking spaces are provided in accordance with Highways Officer recommendations.

Amount, Layout and Scale

A total of 16no. 3 bedroom residential units are proposed with two house types incorporated.

The scale of the proposed dwellings is consistent with residential development in the immediate vicinity and the scale of the overall development is proportionate to the size of the existing settlement.

The proposed layout seeks to provide an attractive internal street scene which will create a sense of place for future occupiers and also complement the existing built form.

The amenity of occupiers has been a primary consideration when preparing the proposed scheme. Careful consideration has been given to the layout to ensure that the relationship between the proposed development and neighbouring residential development is acceptable.

The layout maximises the land use of the site while ensuring sufficient distances remain between habitable windows to safeguard neighbouring amenity. A layout drawing is shown on page 7.

Appearance and Materials

The proposed development seeks to safeguard the appearance of the settlement through the provision of a high-quality housing scheme appropriate for its residential setting.

The architecture is simple and traditional, complimented by a high-quality materials palette that integrates the development with the surrounding area. Materials proposed include:

- Walls – Brickwork with banding every fourth course
- Roof – Marley Modern Duo 'Smooth Grey' interlocking concrete tile
- Windows – Dark grey PVCu
- Fascias – White upvc
- Rainwater Goods – Black upvc
- Parking – Concrete Block Paving
- Footpaths – Concrete Flag Paving

Primary elevations are broken up by window projections, porches and door canopies of varying styles, adding interest to individual dwellings.

Further detail of material are provided with the plans submitted with this application.

Figure 5: Proposed Elevations



Front Elevation

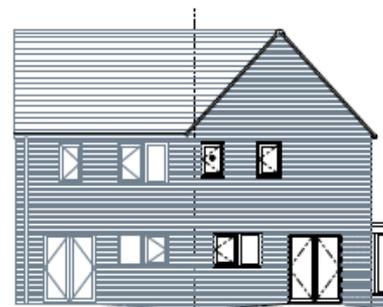


Rear Elevation

House Type 851



Front Elevation



Rear Elevation

House Type 855

Biodiversity and Landscaping The existing site comprises a residential development of negligible ecological value. An ecological appraisal of the site has identified the presence of a bat roost in the existing building. Mitigation measures will be incorporated into the development proposals in order to mitigate for the loss of this roost. The site has no other ecological value. Existing trees on the site are immature specimens of limited landscape value.

Community Safety The proposed development attempts to achieve a quality residential environment with a high level of community safety through the use of principles set out by the Secured by Design guide.

The proposed development will also regenerate the existing site, resulting in an increase in activity at the site throughout the day and night having an overall betterment to community safety.

The proposed dwellings have good public frontage maximising natural surveillance thereby reducing instances of crime and contributing to community safety.

Further security measures including secure windows and door standards will be developed at a later stage with assistance from the Police Architectural Liaison Officer.

Environmental Sustainability The contractor will be responsible for ensuring that the methods of construction are sustainable utilising high energy performing building materials and minimising waste.

Wherever possible, materials will be locally sourced and local labour will be used, boosting the local economy whilst also reducing vehicle trips associated with the construction phase.

The development will be designed to meet the minimum standard of Part L of the Building Regulations which is now set at a very high environmental standard. The proposal will be designed in line with the energy hierarchy, which is a methodology used to ensure the optimum use of energy on site. The energy hierarchy follows the pyramid principle of firstly reducing energy usage, secondly improving energy efficiency and then finally investigating on-site, low carbon and renewable technologies.

SECTION 6 SUMMARY & CONCLUSIONS

This Design and Access statement has been completed on behalf of Pobl Group in support of a full planning application for the construction of 16no houses together with access, car parking, landscaped areas and associated works at Kirby Daniel Court.

The scheme has been designed with the context of the existing built form and the wider settlement in mind with the underlying objective of offering a mix of quality family homes for the area of Pillgwenily.

The development of the site for residential purposes is in accordance with relevant national policy and other key policies of the Newport Local Development Plan. It is therefore respectfully requested that Newport City Council approve the proposed development.

