

Planning Application: Affordable Residential Development
Wales & West Housing
Planning, Design and Access Statement

LAND AT THE FORMER TOLLGATE PUBLIC HOUSE, PENPARCAU, ABERYSTWYTH
FULL APPLICATION FOR AN AFFORDABLE HOUSING SCHEME INCLUDING
OFF STREET PARKING, LANDSCAPING, AND ASSOCIATED WORKS

PLANNING, DESIGN AND ACCESS STATEMENT



darnton₃
ARCHITECTURE
PENSÂERNIAETH

OCTOBER 2018



CONTENTS

Part 1 - Planning Statement

- 1.0 Introduction
- 2.0 Site and Surroundings
- 3.0 Planning Policy Context

Part 2 - Design and Access Statement

- 4.0 Design and Access
- 5.0 Summary and Conclusions

1.0 Introduction

Background

Wales & West Housing have prepared this Planning, Design and Access Statement in support of an application for full planning permission for residential development comprising 10 affordable housing units, car parking, access, open space and associated works, on land at The Tollgate, Penparcau, Aberystwyth.

The proposed development will provide affordable high-quality housing units, comprising 6 walk up flats, 2 bungalows and 6 houses within the Tollgate site.

Application Submission

The application submission comprises the following documents:

- Planning, Design and Access Statement
- Drawings (DarntonB3 Architects):
 - 12898 S01 site location plan
 - 12898 S02 site plan
 - 12898 S03revB Site Plan
 - 12898 001 revB Flat Type F1 (2P1B)
 - 12898 002 revB House Type H1 (5P3B)
 - 12898 003 revB HouseType H2 (4P2B)
 - 12898 005 revB Bungalow Type B1 (3P2B)
- Drawings (CB3 Consulting Engineers):
 - C1244-C-SK01 revA Drainage Strategy Drawing
 - C1244-C-SK02 revB Highway Layout Drawing

This Planning, Design and Access Statement presents the case for the proposed residential development in regards to the constraints of the site and its surroundings, the planning history and policy context. It considers the key issues relative to the site's proposed development and refers to other detailed supporting reports as required. The Statement is structured as follows:

Section 2: provides a description of the site, its surroundings, and the site's relevant planning history (including pre-application guidance).

Section 3: provides an outline of the relevant planning policy context.

Section 4: sets out the key principal / material considerations associated with the proposed development.

Section 5: provides the Design and Access requirements, as prescribed in Planning Policy Wales (Edition 9) (2016), and Technical Advice Note (TAN) 12: Design (2016).

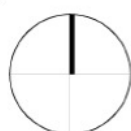
Section 6: summarises the Statement and outlines our conclusions.

Figure 1 - Site Location Plan
Drawing by DarntonB3 Architects

Cynllun Lleoli Safle Site Location Plan 1:1250 @A3



Gogledd North



Ordnance Survey (c) Crown Copyright 2019. All rights reserved. Licence number 100022432



LONDON
LEEDS

CARDIFF

GLASGOW

ABERSTWYTH

NEWTOWN

MANCHESTER

LOUGHBOROUGH

REV	DATE	DESCRIPTION	BY	CHK
APPROVAL				
darntonB3 ARCHITECTURE				
<small>ABERSTWYTH 30 Hill 1 Way, Aberystwyth, Ceredigion, SY23 2LN T: 01273 621 680 www.darntonb3.com</small>				
CLIENT Tai Cymru ar Gornllewin Wales & West Housing Association				
PROJECT Datblygiad Tai ar Safle Tollgate Housing Development at Tollgate Site				
DRAWING Cynllun Lleoli + Safle Site Location Plan				
SCALE @ A3 1:1,250				
DATE 18.10.18		DRAWN JT		CHECKED JT
DARNTONB3 DRAWING NO. 12996 - DE3 - XX - XX - DR - A - 3,001				
<small>PROJECT NO COMPANY_ZONE_LEVEL_TYPE_ROLE_NUMBER</small>				
<small>© COPYRIGHT ALL RIGHTS RESERVED</small>				
<small>THIS DRAWING IS TO BE USED IN CONNECTION WITH ALL OTHER RELATED DRAWINGS PRINTED BY OURS OR OUR SUB-CONTRACTORS</small>				
<small>DO NOT SCALE FROM THIS DRAWING, WORK ONLY TO THE PRINTED DIMENSIONS</small>				
<small>THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS ISSUED FOR CONSTRUCTION</small>				
<small>REPORT AND DECISIONS TO THE ARCHITECT OR REPRESENTATIVES THEREOF</small>				
<small>SEARCHED TO VERIFY LANDMOUNTAIN OVERLAP WHEN APPROVED TO 100:100 BY OUR INTERNAL CAD/CAM DEPARTMENT</small>				

2.0 Site & Surroundings

The site is located to the west of the entrance of The Tollgate, Penparcau. The site comprises a total area of 0.35ha, and is owned by Wales & West Housing Association.

The site currently comprises a run down 1970's building that was once the Tollgate Inn public house, but has been vacant for a number of years.

The site can be considered brownfield given its historic use and its current condition and appearance is run-down, the site in its current format has the potential to attract antisocial behaviour.

The site's boundaries are as follows:

- North: the site is bound to the north by Piercefield Lane and domestic properties on the opposite side.
- East: the site is bound to the west by a single residential property.
- South: the site is bound to the south by the Church of the Welsh Martyrs Catholic Church.
- West: the site is bound to the east by the rear gardens of existing residential properties which front on to Penparcau Road (A487).

Site / Planning History

We have reviewed the local authority's planning records – the site has a relatively long history of potential development which included demolition of the public house and the development of the site for general housing purposes.

Those applications include:

A161033	November 2016	Outline -Demolition of Public House and Construction of 7 houses <i>No decision recorded</i>
A140843	October 2014	Outline - Development of Housing (larger site; no numbers provided) <i>Application disposed of</i>
960545	June 1996	Reserved Matters - 6 houses <i>Approved (subject to conditions)</i>
940540	May 1994	Outline - Residential Development <i>Approved (subject to conditions)</i>

3.0 Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise.

A review of the planning policy context associated with the site and proposed development (at the national and local level) is provided within this section of the Statement.

The key planning policies of relevance to the determination of the application are outlined below. A detailed assessment of the accordance of the proposed development with these policies is provided in Section 4 (Material Considerations) of this Statement.

National Planning Policy

The following policy / guidance documents prepared at the national (Welsh Government) level are of relevance to the determination of the application.

Planning Policy Wales (Edition 9, 2016)

Sustainability

Sustainable development forms a key consideration central to all policies contained within Planning Policy Wales (PPW). Paragraph 4.4.3 of PPW sets out a series of objectives which development proposals should seek to achieve in terms of promoting sustainable development (and contributing to the goals of the 'Well-being of Future Generations Act 2015' accordingly). Those objectives of key relevance to the application include the following:

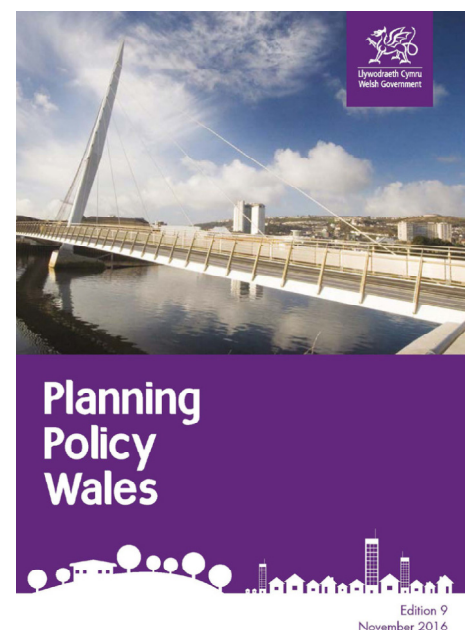
- "Promote resource-efficient and climate change resilient settlement patterns that minimise land-take and urban sprawl".
- "Locate developments so as to minimise the demand for travel, especially by private car".
- "Play an appropriate role to facilitate sustainable building standards (including zero carbon) that seek to minimise the sustainability and environmental impacts of buildings".
- "Ensure that all local communities have sufficient good quality housing for their needs, including affordable housing for local needs".

Affordable Housing

Chapter 9 of PPW sets out that a community's need for affordable housing is a material planning consideration. Paragraph 9.2.15 states that affordable housing can "make an essential contribution to community regeneration and social inclusion". It is recognised that the sensitive infilling of small gaps within small groups of houses, or minor extensions to groups, in particular for affordable housing to meet local need, is important.

Good Design

It is set out within PPW that "Good design can protect and enhance environmental quality, consider the impact of climate change on generations to come, help to attract business and investment, promote social inclusion and improve the quality of life. Meeting the objectives of good design should be the aim of all those involved in the development process and applied to all development proposals, at all scales" (Paragraph 4.11.2).



PPW defines climate responsive developments as “those that tackle the causes of climate change and adapt to the current and future effects of climate change through the incorporation of effective mitigation and adaptation measures”.

Paragraph 4.12.2 of PWW advises that “Development proposals should mitigate the causes of climate change by minimising carbon and other greenhouse gas emissions associated with their design, construction, use and eventual demolition. The overall aspiration is to secure zero carbon buildings while continuing to promote a range of low and zero carbon (LZC) technologies as a means to achieve this”.

Further detail regarding the objectives of good design is set out within Technical Advice Note (TAN) 12: Design (2016) – as detailed below.

Technical Advice Note (TAN) 12 – Design (2016)

Detailed guidance on the objectives of good design is provided within TAN 12. The objectives of good design are set out as follows:

Character

- Sustaining or enhancing local character
- Promoting legible development
- Promoting a successful relationship between public and private space
- Promoting quality, choice and variety
- Promoting innovative design

Community Safety

- Ensuring attractive, safe public spaces
- Security through natural surveillance

Movement

- Promoting sustainable means of travel

Environmental Sustainability

- Achieving efficient use and protection of natural resources
- Enhancing biodiversity
- Designing for change

Consideration has also been given to the content and advice contained within the following Technical Advice Notes in the preparation of this application:

- Technical Advice Note (TAN) 5 – Nature Conservation and Planning (2009)
- Technical Advice Note (TAN) 15 – Development and Flood Risk (2004)
- Technical Advice Note (TAN) 18 – Transport (2007)

Local Planning Policy

Ceredigion Local Development Plan (2007-2022)

The statutory development plan for Ceredigion County Council the Ceredigion Local Development Plan (2007-2027) (LDP) adopted December 2011.

In terms of site designations in respect of the LDP, to summarise, the site is:

- Located within the settlement Group of Aberystwyth (including Llanbadarn Fawr, Waunfawr and Penparcau) as defined within Section 3.2 of the LDP.

In terms of key policies contained within the LDP of relevance to the proposed development, these are set out as follows:

- Strategic Policy S02: Development in Urban Service Centres
- Strategic Policy S05: Affordable Housing
- Policy LU02: Residential Developments
- Policy LU04: Meeting a Range of Housing Needs
- Policy LU06: Housing Density

Supplementary Planning Guidance

Consideration has also been given to the content and guidance set out within Supplementary Planning Guidance (SPG) adopted by Ceredigion County Council.

Material Considerations

Overview

The key planning considerations associated with the proposed development are considered to be as follows:

- Sustainability
- Affordable Housing
- Highways and Access

These issues are discussed in further detail below.

Sustainability

The site represents a significantly under-utilised parcel of land located within a highly sustainable location. The site is highly accessible, being located within easy and convenient walking distance of the local services at Penparcau and beyond to Aberystwyth Town Centre as well as public transport facilities.

In light of the site's sustainable and accessible location, the occupiers of the proposed residential development will not be required to rely on the car for travel, in accordance with planning policy at the national and local level which promotes resource-efficient and climate change resilient settlement patterns and the location of developments so as to minimise the demand for travel, especially by private car.

The proposed development, in light of its highly sustainable location and sustainable design, accords with LDP Strategic Policy SP2 (Design and Sustainable Place Making) in that the proposed development will contribute to creating a high quality, attractive, sustainable place which enhances the community in which it is located, and in particular, the development will "make a positive contribution towards tackling the causes of, and adapting to the impacts of Climate Change".

Affordable Housing

A community's need for affordable housing is a material planning consideration, and the pressing requirement to deliver new affordable housing within the County of Ceredigion is a significant material consideration in the determination of the application.

The proposed development comprises of 100% affordable housing (and an appropriate Planning Condition / Section 106 Agreement will be prepared in due course to secure this), significantly exceeding the affordable housing target set out in LDP Policy for Affordable Housing.

The proposal will redevelop a brownfield site which is currently under-used and readily available for development, located in a highly sustainable location for a beneficial use, and will assist in combating the clear shortfall in affordable housing in Ceredigion, which will be of significant benefit to the local community.

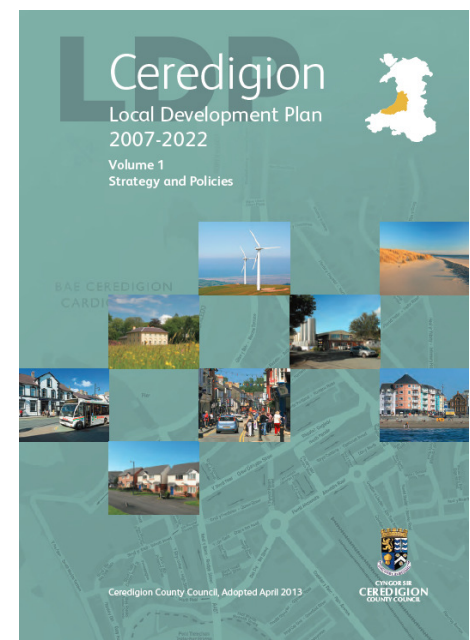
Highways and Access

In regards to site access, vehicular access will be provided directly off The Tollgate, with appropriate vision splays to be provided as required.

A total of 2 car parking spaces per house or bungalow created are to be provided as part of the proposed development, with an additional single space per flat created. LDP Policy requires the provision of 1 space per bedroom (with a maximum requirement of 3 spaces) – the level of car parking provided on site does not comply with the policy requirement, with a small shortfall of one space on each of the pair of three bedroom houses, however, it is acknowledged that in the case for affordable housing parking levels or normally less than on open market housing developments as lower levels of car ownership are generally expected.

On this basis, the proposed parking spaces are considered acceptable for the development.

In terms of the Active Travel Act and linkages to the wider area, the site benefits from footways along the site and local pedestrian crossings that provides access to the local services in Penparcau and public transport connections.



Part 2

4.0 Design & Access Statement

Overview

This section of the Statement satisfies the statutory requirements set out in the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, and the advisory requirements outlined within Welsh Government (March, 2016) Technical Advice Note 12: Design, with regards to the provisions of a Design and Access Statement (DAS).

A DAS is a document which explains how the objectives of good design (as set out within TAN 12: Design) have been considered from the outset of the development process.

Specifically, those matters that must be addressed by a DAS are set out in the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 within Paragraph 9(4) as follows:

A design and access statement must -

- (a) explain the design principles and concepts that have been applied to the development;
- (b) demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;
- (c) explain the policy or approach adopted as to access, and how policies relating to access in the development plan have been taken into account; and
- (d) explain how any specific issues which might affect access to the development have been addressed.

The application is accompanied by the plans and drawings set out at Paragraph 1.1.2 of this Statement, which should be referred to.

Context Analysis

The design of any new development at the application site will need to appreciate, respect, and respond to the local context and character of the site. As such, the characteristics of the local area have influenced the detailed design of the proposed development.

A series of photographs of the site itself are set out below.



In assessing the character of the surrounding area, a range and mix of building uses and types surround the application site. The surrounding area is a mix of residential and commercial and therefore is categorised by a variety of buildings types and architecture styles, as demonstrated within Photographs provided below.



The existing residential development within the vicinity of the site is primarily comprised of detached or semi-detached dwellings or small terraced dwellings as illustrated above. The properties are two storeys in height. Properties are generally set back from the highway with gardens / driveways laid to the front.

No particular or distinctive architectural style dominates the surrounding area. As such, it is considered that the proposed development, will be appropriate to the surroundings.

It is considered that the proposed use of the site for residential is in-keeping with the surrounding land use context – which is primarily residential. The well-designed, high-quality residential scheme proposed for the site will ensure that the development has no adverse impact.

Character

The overarching design aims for the application site, which have influenced the character of the scheme, are as follows:

- Provide modern, comfortable and affordable living spaces.
- Demonstrate energy efficient in buildings that enhances the community, individuals and families wellbeing and economic wealth;
- Embody a sense of place by engaging with the landscape potential of the site.

Amount

Through the iteration of a number of scheme options, it has been established that 14 units would be an optimum number of residential units for the site. This is provided through the provision of 6no. 2P1B walk-up flats, 4no 4P2B houses, 2no 5P3B and 2 No 3P2B bungalows.

Layout

A number of site layouts have been produced for the site through the evolution of the design development. The final proposed site layout contains the necessary space required for:

- Residential units;
- Car park spaces;
- Access road;
- Communal areas; and
- Waste facilities.

Figure 2 - Proposed Site Layout
Drawing by DarntonB3 Architects



In terms of internal layout, the residential development will be affordable social housing. Therefore, all the dwellings will meet Welsh Housing Quality Standard (WHQS), Development Quality Requirements (DQR) and Lifetime Homes Standard (LHS). This means all dwellings will be appropriate for people with disabilities, for example having space for wheelchairs to turn and accessible shower rooms.

The layout of the houses will be optimised considering the activity of each room, the internal gains from users and appliances, the hours of use and the daylight requirements. Therefore, habitable rooms (where possible) are to be located in the south to take benefit of solar radiation during the day.

- Within a design framework and within the site constraints and building principles identified, the strategy for the site is to:
- Provide an efficient and aesthetically pleasing development, in keeping with the existing buildings in the locality;
 - Maintain privacy to adjoining owners and increase site capacity potential;
 - Capture views where possible;
 - Design to a scale appropriate to the site and to the surrounding area; and
 - Use local building materials.

Appearance - Key urban design

The key urban design principles that underpin the vision, and on which the design of the development framework and the layout of the site have been based, are as follows:

- engage the existing urban form to create a scheme appropriate to its context;
- create a simple and legible layout that connect well to The Tollgate site;
- develop a suitable design response to the proximity of the surrounding residential dwellings
- promote contemporary architecture with a restrained and coherent palette of materials complementary to those used in the locality.

Design - Layout/use/amount

The proposed layout comprises two main elements;

- two blocks positioned fronting onto Piercefield Lane, one being a pair of bungalows, with parking to their front, and the second being a pair of flats, with parking located to their rear, creating an active frontage to Piercefield Lane.
- the majority of the development (the remaining 7 units) are located off a spur access road provided into the depth of the site; a row of three semi-detached houses front onto this road, with a pair of walk-up flats being located opposite, in the south-western corner of the site, nearest the Catholic Church building.

Two parking space each have been provided to each bungalow and house, with a single parking space provided for each flat.

Soft landscaping is to be provided throughout the site to break up the appearance and massing of the built form.

Building scale and massing

The residential buildings are 2 storey in height. This reflects the existing built form in the locality and the general character in the surrounding area.

Architectural appearance

The specific architectural appearance of the new homes is generally derived from the local style established in the existing properties opposite our site which is predominantly 2 colours of facing brick being a red brick 'plinth' with buff colour brick above. We have however added a slight contemporary take on this by using a blue/black brick 'plinth' and light grey windows / fascias.

Community Safety

The layout of the site ensures that the development positively contributes towards the creation of a safe and secure environment by providing natural surveillance of public spaces, together with an increased sense of ownership.

Within the site, dwellings will front onto all of the public spaces which ensures that there is natural surveillance throughout the site. All private amenity spaces will be separated from the public areas through appropriate boundary treatments which will ensure that these areas are safe and secure.

Boundary treatments separating the private amenity areas will be high quality and easily maintainable. This will ensure that the boundary treatments fit within the context of the site and surroundings, whilst also ensuring that they are durable and maintainable, and provide appropriate defensible boundaries.

Movement

As described above, the site is located in a highly accessible and sustainable location, being located within easy and convenient walking distance the village centre and public transport facilities. Specifically, there are a number of shops located on Penparcau Road, adjacent to the application site, as well as bus stops in close proximity that provide regular services to Aberystwyth town centre and the surrounding area. The site's location will therefore encourage use of sustainable transport modes.

In terms of the Active Travel Act and linkages to the wider area, the site benefits from the proximity to existing shops and the town centre.

The scheme provides for the safe storage of bicycles which will be readily available for future occupiers. Appropriate and safe access into the site for vehicles, cyclists and pedestrians can be adequately provided as part of the proposed development.

In addition, the principles of 'inclusive design' and access for all people are central to the proposals. The proposals ensure that buildings and environments will be created that are convenient and enjoyable for use by all.

Environmental Sustainability

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

5.0 Summary & Conclusions

Summary

The proposals are considered to be policy compliant and both appropriate and acceptable, providing much needed affordable housing for the residents of Ceredigion (i.e. incorporating 100% affordable housing) and representing a highly sustainable reuse of brownfield land. In particular, it is considered that there are a number of material considerations in support of the application, which include the following:

- The site is located within settlement boundaries. As such, the principle of development is established, subject to detailed design considerations.
- The site represents the redevelopment of a brownfield site, under-utilised, and located within a highly sustainable location. The site is highly accessible, being located near to a number of shops commercial properties and within 100m of the village community centre. The nearest bus stop is located within close proximity of the site and can be accessed via safe and well-lit footpaths. Future occupiers will not therefore be required to rely on the use of the private car.
- The proposed site currently comprises of a run-down public house that has fallen into disrepair. The site has potential for antisocial behaviour with evidence of rough sleeping taking place. The site is an uninviting space for the existing residents and therefore its redevelopment would be thought as a positive aspect of regeneration in this area.
- Appropriate and safe access into the site for vehicles, cyclists and pedestrians can be adequately provided as part of the proposed development.
- There will be no adverse impact upon neighbouring occupiers. The relationship of the development to exiting residential development has been carefully considered, and would help to enhance the entrance to this residential cul de sac.
- A community's need for affordable housing is a material planning consideration, and the pressing requirement to deliver new affordable housing within Ceredigion is a significant material consideration in the determination of the application. The proposed development comprises of 100% affordable housing (and an appropriate Section 106 Obligation will be prepared in due course to secure this).

Having regard to the above material considerations, it is considered that the proposed development represents an appropriate and policy compliant scheme, and we would respectfully request that the application is approved.