

DESIGN AND ACCESS STATEMENT

FOR

FULL PLANNING APPLICATION FOR 4 NO. DWELLINGS,
HIGHWAYS IMPROVEMENTS AND A PROPOSED CHURCH
(PLACE OF WORSHIP)



Kerry Road
Abermule
Powys

November 2016



Design and Access Statement

Client: Dolafon Gospel Hall Trust

Gospel Hall (Place of Worship on land off Kerry Road, Abermule, Powys).

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1.0 INTRODUCTION

- 1.1 This Design and Access Statement is written to ensure the application meets the full requirements of government advice contained in TAN 12 on design and access statements.
- 1.2 The statement explains the design principles, concepts and issues relating to the development proposal and is supplemented by comprehensive supporting studies.
- 1.3 The proposal includes the construction of 4 no. dwellings and a Proposed Church for the Dolafon Gospel Hall Trust to fulfil the aspirations of local people to provide the facility of an appointed place of worship to serve the needs of the local community.
- 1.4 The proposers of the religious building are a Brethren Church community with a long established representation associated with the area. The land use proposed is a place of worship.
- 1.5 The local Brethren community requires an appointed place of worship to hold church services. The church will be registered as a place of public worship and it will be administered by the Dolafon Gospel Hall Trust.
- 1.6 The proposal includes the construction of new houses and a new church, an improved highways and site access, car parking and associated landscape works. The proposal includes offsite works including adjustment of an existing hedgerow to afford safe highway visibility and a new footpath linking the site to the village. The footpath will benefit the local residential community on Court Close providing safer pedestrian links with the village
- 1.7 The supplementary Planning Statement sets out the key planning issues and policies pertinent to the decision. We confirm that the application has been prepared following discussions with all necessary stakeholders including the Local Planning Authority and Community Council.
- 1.8 The proposed development is detailed on the application drawings as per attached drawing issue sheet. The site constraints plan prepared by Hughes Architects, drawing no. Q062 1.3.113 detail the restrictions on the site including above and below ground services with their respective wayleaves and associate 'No Build' zones.

2.0 SITE ANALYSIS / CONTEXT APPRAISAL

- 2.1 The application site is outlined in red on Hughes Architects drawings No. Q062 1.3.123. The site measures 25,000 square metres including the offsite works to extend the footpath to the junction with Parkside, the modification to the footpath adjacent to Court Close and the improvements on the land to the south of Kerry Road to provide a 96m forward visibility splay.
- 2.2 The site lays adjacent to the eastern boundary of Abermule and to the north of Kerry Road B4368. The new site access will be formed within the current settlement boundary, which is marked on site by an extant post and wire fence, which is in situ.
- 2.3 The main part of the site is a rectilinear piece of land measuring approx. 270 x 70 metres with a southern boundary abutting Kerry Road marked by a mature hedgerow with an integral post and wire fence.
- 2.4 The attached photographs in appendix A clearly show the nature and context of the site.



- 2.5 The site is a naturally level area of grassland bounded by Kerry Road to the south west and the remnants of the old defunct railway line to the north east.
- 2.6 The west of the site is bounded by an area of vacant land measuring approx. 0.4ha which is listed in the UDP as a housing locations site ref M101 HA4 adjacent to the existing residential property known as Abermule House. This site is now proposed for development as part of this application.
- 2.7 The River Mule abuts the northern boundary and there is an acknowledged exclusion zone adjacent to this river bank providing a suitable habitat for otters. The site is outside any defined flood zone. Refer to the Flood Consequences Assessment by David Floyd submitted with the application for details.
- 2.8 The village of Abermule lies to the west of the site with a railway line crossing approximately 160 m west of the site on Kerry Road. The residential area of Court Close lies to the south west of the site and the proposal includes a new pedestrian link providing a beneficial pedestrian link for the existing residents.
- 2.9 The site is blighted by pre-existing below ground and overhead services, which are detailed in Hughes Architects drawing no. Q062 1.3.113. The proposal has been developed to ensure there are no conflicts with these services or wayleave restrictions and safety constraints will not be compromised.
- 2.10 The new access has been developed following discussions with the County Council and all of its recommendations have been incorporated to ensure access and egress for both cars and pedestrians can be achieved safely.

- 2.11 The site is self-contained and development of the site is consistent with the ribbon pattern of the settlement dominated by the River Severn and transport network.
- 2.12 The south western boundary of the site is characterised by a mature mixed hedge with an integral post and wire fence. The site is relatively flat and Kerry Road adjacent rises gently to the east. The present level difference between Kerry Road and the proposed level of the Church is 2.4 -2.7m. This will ensure the impact of the church from the public domain is significantly reduced as per attached visuals.
- 2.13 The land south of Kerry Road is open pasture and it rises steeply and there are no long distant views of the site from the south.
- 2.14 The east of the site is heavily wooded with the River Mule winding its way up the valley. Beyond the site, there are three dwellings accessed off the old quarry road, the site is well screened by mature woodland, and is not visible from the residential curtilage.
- 2.15 To the north of the site there is open pasture beyond the River Mule and defunct railway embankment. The site is well screened by existing tree planting and the nearest residential property is No. 8 Parkside Court approx. 146 metres from the proposed Church.
- 2.16 To the west of the site the land is vacant pasture within the village boundary and it is identified as a housing allocation site in the UDP. Beyond this land is the property known as Abermule House, which is a significant dwelling set in mature gardens.
- To the North West of the site, there is a busy steel framed building business: Gareth Pugh SFB which is of significant size in terms of the building from which it operates as well its large campus.
- 2.17 The northeastern boundary has a number of mature trees, which are to be retained, and the tree report identifies the trees which are to be removed to accommodate the proposals.
- 2.18 The overhead electricity pylons are situated adjacent to the northern boundary of the site.
- 2.19 The site is well screened and there will be no adverse impacts on residential amenity, landscape views or natural habitats.
- 2.20 The village of Abermule is a historic settlement at the mouth of the River Mule with all of the normal amenities. The location proposed for the new church and houses is entirely appropriate within this type of location and any future development will be restricted by both the physical and topographical constraints on the site. The proposed development will enhance the pedestrian links for existing residential properties in the village and the supplementary reports clearly demonstrate that there will be no negative impacts associated with the works.

3.0 **HIGHWAYS, TRANSPORT AND DRAINAGE**

- 3.1 The new site access incorporates all of the recommendations agreed with the county highways department to ensure a satisfactory road access can be provided linking the site to Kerry Road B4368.
- 3.2 The new road access and highways improvements are located within the existing settlement boundary. The site will provide and adopted road access into the site and provide a new access for the development of the adjacent site identified in the UDP as a housing allocation site.

- 3.3 The new access road will incorporate an internal turning head for refuse and service vehicles.
- 3.4 The proposed development includes a new footpath linking the site along the northern side of Kerry Road along to Parkside. The footpath will extend to the west along the frontage of the future housing site, in front of Abermule House incorporating a dropped kerb for the existing access and along the boundary of the vacant land west of Abermule House. A new field access is shown into the land west of Abermule House. Please refer to the proposed highways plan from Entran drawing no. SK02. Which details the road improvements and footpaths.
- 3.5 In order to achieve a compliant footpath, the alignment of Kerry Road will need to be adjusted locally at the junction with Court Close. The applicant has purchased land to the north of no. 2 Court Close, which will enable the footpath and fence line to be adjusted to ensure the agreed road alignment can be accommodated.
- 3.6 The new site access will require a forward visibility splay of 96 metres looking south-east. In order to achieve this, a section of the existing hedge and embankment on the south side of Kerry Road will require local adjustment and there is an agreement in principle to carry out this work to improve the junction. A new footway shall connect the proposed site and existing houses at Court Close with the village centre.
- 3.7 All of these improvements will improve highway safety for road users and local residents.
- 3.8 Where required, existing hedges will be removed or translocated behind prescribed visibility splays to afford safe access and egress from the site.
- 3.9 The proposed adopted carriageway drainage will be linked to the existing road drainage system and will be subject to a separate legal agreement.
- 3.10 The surface water drainage within the site will be developed on the basis of SUDS. The flood consequences assessment includes details of percolation tests carried out on site. Surface water attenuation will need to be developed to comply with the requirements of NRW. Please refer to the Hughes Architects drainage statement submitted with the application.
- 3.11 Foul drainage will be connected to the existing foul sewer in Kerry Road.
- 3.12 The proposed highway and footpath improvements will benefit the local residential community. Highway safety will be improved and car users approaching the railway crossing from the east will have a better line of sight towards the junction and standing traffic when the railway crossing is in use.
- 3.13 For the avoidance of doubt, we confirm the new access road will be constructed to an adoptable standard so that it can also service the allocated housing site.

4.0 SITE AND SCALE OF DEVELOPMENT

- 4.1 The plans submitted are to an acknowledged scale.
- 4.2 The whole red line site boundary is 2.5 hectares.
- 4.3 The gross internal floor area of the church is 745 sqm.
- 4.4 The gross footprint of the church is 900 sqm.

4.5 The building dimensions are as follows:-

- i) The max length of the building is 29.4m.
- ii) The max width of the building is 34m.
- iii) The ground floor level of the building is 98.310m.
- iv) The highest ridge of the building is set at 104.92 m i.e. 6.10m above the ground floor level.
- v) The roof eaves along the southern facade are set at 3m The adjacent level of Kerry Road varies from 101.3 – 102.4m along the length of the building. The mature hedgerow will be significantly higher than the adjacent eaves level.
- vi) The house floor areas are 138m² and the bungalows are 95m².

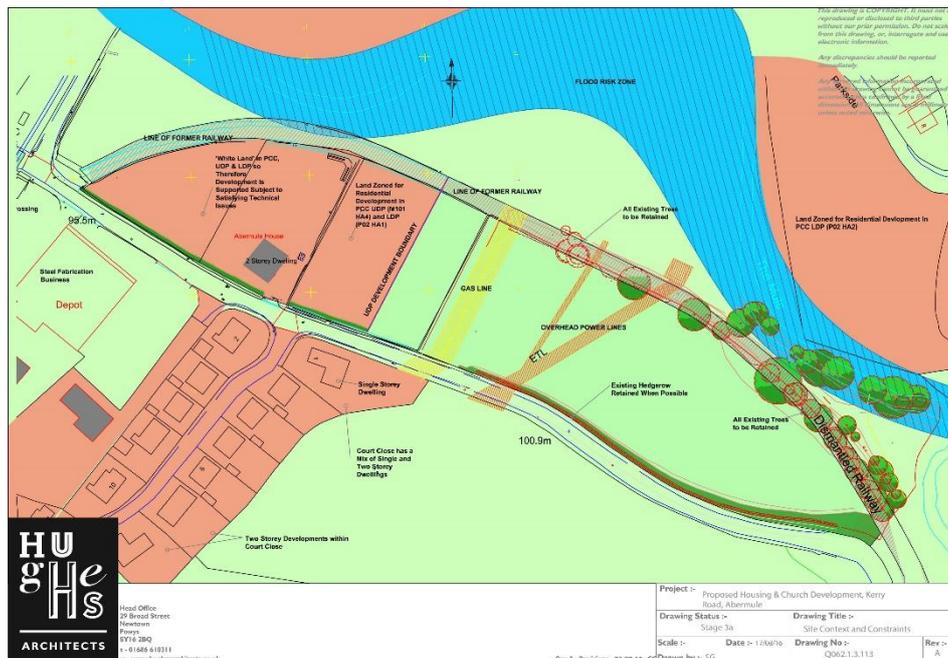
4.6 The site is relatively flat and the building floor level has been set on the median contour that bisects the building of 99.00m. This equates to an adjacent road level of 101.30m – 102.40m and the River Mule level of 95.10m – 94.60m.

4.7 The site is relatively level and gradients will generally not exceed 1 in 20 providing level access from car parking areas into the building.

4.8 Car parking is limited to 74 spaces, 5 no. car spaces are disabled spaces located to the west of the main entrance. This level of provision is entirely consistent with Powys County Council parking standards.

5.0 LAYOUT

5.1 The proposed location has been determined following a detailed analysis of the site and constraints



5.2 The site is constrained by the various services both below and above ground. The restriction is detailed in Hughes Architects drawings No. Q062 1.3.113.

- 5.3 The site immediately to the west of the application site is designated as a Housing Allocation site in the PCC UDP. The new access into the site has been positioned to serve both the new church development and provide a suitable safe access to the housing site which lies within the current settlement boundary.
- 5.4 The southern boundary consists of mature mixed hedge planting and this will be retained to maintain the rural character of Kerry Road where possible.
- 5.5 There is evidence suggesting there are otters locally and an 8-metre exclusion zone either side of the river bank is likely to be required by NRW to protect the habitat and river corridor. The development proposed includes a minimum 8-metre exclusion.
- 5.6 Approximately 40% of the application site is blighted by overhead and underground services, and development in this area is restricted to car parking and access only.
- 5.7 The church building is located at the southeastern end of the site and in a position which is naturally well screened. This location will reduce its impact on existing residential properties as it is sited approx. 111 metres from the nearest property on Court Close, 149Metres from Abermule House and 101 Metres from the dwellings to the east of the site which are all well screened by the hedge which is to be reinforced locally.
- 5.8 The new site access will be constructed to an adoptable standard with compliant visibility splays, which will provide safe access and egress from the site.
- 5.9 The new footpath proposed on Kerry Road will provide a permanent pedestrian link to the settlement and the local residents of Court Close will benefit from this addition, which has been agreed in principle with the County Highways department.
- 5.10 The car parking is laid out to ensure safe access to the building and provision is made for disabled access and parking.
- 5.11 Car parking areas are defined by tegula setts and Eco grid systems which will break up the area of hard paving.
- 5.12 New planting will be introduced where possible to reinforce existing boundaries and filter views from across the site.
- 5.13 The single storey of the church is modest in the overall context of the 2.5-hectare site. The landscape proposals and logical siting of the building will ensure its impact on the public realm and nearby private residential properties is kept to a minimum.
- 5.14 The site will be made secure. Existing and damaged boundary fencing will be replaced. Within the site, a low-key post and rail fence and natural forms of the landscape will be incorporated to protect the river corridor and define existing boundaries. Refer to Lingard Styles drawings 2906-002 for details.

6.0 SCALE

- 6.1 The scale of the development proposed is appropriate. The building is a single storey with a low pitched roof. In the context of the site, the church and house buildings cover less than 6% of the red lined application site. This is classified as a 'very low-density development'.

- 6.2 The low pitched roof reduces the mass of the building and materials have been selected to be recessive in the rural context.
- 6.3 The building is well screened from the south, north and east and long views from the west will be filtered by the introduction of new tree planting adjacent to the new access road within the car park.

7.0 LANDSCAPING

- 7.1 Refer to Lingard Styles drawing 2906-002 for details of the proposed new landscaping.
- 7.2 New tree, hedge and groundcover planting will be introduced to the site to maintain and enhance current habitats and ecology. New tree planting will be introduced at a ratio of 6:1 for each tree removed. Species will be local native species as advised in the report from Lingard Styles.
- 7.3 Hard surfacing will consist of tarmacadam access roads. Traditional tegula setts and Eco grid systems to car parking areas and pedestrian priority zones.
- 7.4 Car parking is restricted and will be carefully managed to ensure safe access to and from the building.
- 7.5 Verges within the restricted development zone will be maintained as grass areas as tree planting is prohibited adjacent to below ground services and below power lines.
- 7.6 All works will be executed adhering to the Health and Safety guidelines imposed by the various statutory undertakers.
- 7.8 An area of natural habitat will remain undisturbed to the river corridor within the site as detailed on Lingard Styles drawings No.2906-002.
- 7.9 Surface water will discharge to local soakaways and will be attenuated as required by NRW. Percolation details are submitted and contained in the Flood Consequence Report.

8.0 APPEARANCE

- 8.1 Refer to the Hughes Architects drawing no. Q062 1.3.104, which details the appearance of the building.
- 8.2 The church building is a single storey structure with a pitched roof of 30 degrees. The roof is to be clad with natural slate to coincide with the rural setting of this structure.
- 8.3 The walls are to be clad in engineered timber cladding and facing brickwork.
- 8.4 The walls at the lower level will be faced in red brickwork – Hanson Burghley red rustic or similar approved.
- 8.5 Doors and window frames will be powder coated aluminium colour dark grey RAL 9006.
- 8.6 External doors will be manufactured in oak.

- 8.7 The palette of materials selected is recessive and appropriate in a rural setting. The materials proposed are durable quality products selected to minimise future maintenance costs. Where possible, local materials will be utilised.
- 8.8 The appearance of the building is inconspicuous and discreet. Existing boundary planting and new tree planting will ensure views of the building are filtered or screened. The siting of the building at a level approx. 3.0m below the adjacent carriageway will ensure the building does not have any adverse impact on the public realm.
- 8.9 Views of the building will be either screened or filtered from a distance exceeding 100 meters from the west.

9.00 ACCESS

- 9.1 The applicant is fully committed to providing inclusive facilities. Level access will be provided into the site and from all areas within the site into the building and houses.
- 9.2 The building will be fully accessible internally and all amenities will be accessible for people using a wheelchair. There will be disabled sanitary provision to ensure compliance with the Building Regulations in the church and all dwellings have been designed to be lifetime homes compliant.
- 9.3 We confirm all external paved areas will be surfaces in level homogenous materials suitable for wheelchair access.
- 9.4 The building will comply with all the current building regulations and will be designed to be fully compliant with Equality Act 2010.

10.0 SUSTAINABILITY

- 10.1 National and local planning policies set out overarching planning policies on the delivery of sustainable development. We confirm that the development proposal accords with all planning policy aspirations.
- 10.3 The ecology report demonstrates how the site can be responsibly developed ensuring existing habitats are retained and enhanced.
- 10.4 The Transport Statement submitted by Entran demonstrates that the site can be accessed safely. It will allow all members of the community to thrive without exacerbating congestion in the village. The Transport Statement explains in detail the sustainable aspect of the site location in transport terms relative to the demographic of the village community.
- 10.5 Where possible, all materials utilised will be selected on the basis that they have the lowest environmental impact and are rated 'A' in the BRE (British Research Establishment) Green Guide.

11.0 CONCLUSION / SUMMARY

- 11.1 The proposed development and designs have been amended and adjusted following detailed consultations with the Local Planning Authority and the Community Council to deliver a sustainable, beneficial and safe development.

The proposed solutions are a sensitive response to the site, constraints, locality and landscape.

There will be no adverse impacts on any acknowledged habitats and the low-intensity use of the site is entirely compatible with neighbouring land uses on the periphery of the village.

The development proposal has been designed to provide a high-quality development utilising products and the site will be maintained to the highest standard. The new landscape and tree planting will reduce any perceived visual impacts as the site matures.

For all the above reasons, we would respectfully seek the local authority's support and trust the comprehensive supporting studies demonstrate the applicant's resolve to deliver a quality beneficial project.

APPENDIX

Appendix A: Site Photographs

Appendix B: Drawings Schedule

Appendix C: Photomontage images