



DESIGN ACCESS STATEMENT

DUNRAVEN COURT, SOUTHERNDOWN

PROPOSED PART DEMOLITION OF EXISTING BUILDINGS, EXTENSION, ALTERATION AND CONVERSION OF PROPERTY TO FORM
22 SELF-CONTAINED 2 AND 3 BED APARTMENTS WITH ONSITE PARKING CYCLE REFUSE AND AMENITY FACILITIES



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1.0 INTRODUCTION

- 1.1 This statement has been prepared to support our Clients' planning application for the 'proposed part demolition of existing buildings, extension, alteration and conversion of property to form 22 self-contained 2 and 3 bed apartments with onsite parking cycle refuse and amenity facilities at Dunraven Court, Southerndown.
- 1.2 This statement explains the concept and principles of the development in relation to accessibility, character, community safety, environmental sustainability, movement and assesses the proposal against the relevant Planning Policy framework. The statement demonstrates the proposal accords with relevant National and Local Planning Policy and other material planning policy considerations.

2.0 PLANNING POLICY CONTEXT

Pre-application Consultation

- 2.1 Submitted 20 August 2018, response 16 January 2019.
- 2.2 Whilst the response recognised Dunraven Court was identified as a 'County Treasure, it also recognised consent to demolish Dunraven Court and the related extensions was granted in 2014.
- 2.3 The response confirmed the site was located within the settlement boundary of Southerndown and Policy MD5 permits residential development subject to certain criteria.
- 2.4 In terms of the design of the submitted proposals, the response confirms the extent of the demolitions are to be considered acceptable.



- 2.5 The retention of the stone structures to the rear of the site was also considered acceptable in principle.
- 2.6 Again, the contemporary approach to the new west wing is generally acceptable, although concerns were raised regarding the breadth of the western wing, in particular when viewed from the public footpath to the east, however, as the following plan and associated photographs illustrate, the principle elevation of the original building is only partially visible at a considerable distance from the coastal path, being obscured by existing dwellings as you travel North East along the coastal path towards Ogmere by Sea, due to the existing topography and land features, the site and buildings become completely obscured.





P01



P02



P03



P04

2.7 The response also made reference to the omission / reduction of the large side roof terrace which would assist in reducing the visual mass of the proposed extension in relation to the impact it may have on views of the principle elevation. As the sketches below illustrate, the progression of the design from initial concept design through to the planning proposals presented, show how the extent of the modern extension has been modified in order to minimise this impact, minting (where existing views are present) clear vistas through to the principle elevation of the existing building.



Initial Concept



Pre Application Submission



Planning Submission



Planning history

2.8 The application property has the following limited relevant planning history:

2014/00950/PND

Prior Notification made under Part 31 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) for proposed demolition of buildings at the site was approved on 9th September 2014.

National Planning Policy

- 2.9 **The Wales Spatial Plan *People, Places, Futures*** sets a strategic framework to guide future development and policy interventions. It integrates the spatial aspects of National strategies for social inclusion and economic development, health, transport and environment, translating the Assembly Government's sustainable development duty into practice.
- 2.10 **Planning Policy Wales (PPW Edition 10) December 2018** sets out the land use planning policies of the Welsh Assembly Government. It is supplemented by a series of Technical Advice Notes. Procedural advice is given in circulars and policy clarification letters.
- 2.11 Chapter 6 'Distinctive and Natural Places', Chapter 4 'Active and Social Spaces' and Chapter 3 'Strategic and Spatial Choices' and Chapter 2 'People and Places: Achieving Wellbeing through Placemaking' are relevant to this application.
- 2.12 In respect of Accessibility, Chapter 4 states "*Development proposals must seek to maximise accessibility by walking, cycling and public transport, by prioritising the provision of appropriate on-site infrastructure. In determining planning applications, planning authorities must ensure development proposals, through their design and supporting infrastructure, prioritise provision for access and movement by*





walking and cycling and, in doing so, maximise their contribution to the objectives of the Active Travel Act. New development must provide appropriate levels of secure, integrated, convenient and accessible cycle parking and changing facilities. Planning authorities must support schemes which keep parking levels down, especially off-street parking, when well designed.

2.13 With regard to Housing, Chapter 4 states “New housing development in both urban and rural areas should incorporate a mix of market and affordable house types, tenures and sizes to cater for the range of identified housing needs and contribute to the development of sustainable and cohesive communities. The planning system must:

- identify a supply of land to support the delivery of the housing requirement to meet the differing needs of communities across all tenures;
- enable provision of a range of well-designed, energy efficient, good quality market and affordable housing that will contribute to the creation of sustainable places; and
- focus on the delivery of the identified housing requirement and the related land supply.

Maximising the use of suitable previously developed and/or underutilised land for housing development can assist regeneration and at the same time relieve pressure for development on greenfield sites. Planning applications for residential sites that comply with up-to-date development plan policies for the inclusion of an element of affordable housing should be assumed to be viable.”

2.14 With regard to the Historic Environment, Chapter 6 states “The special and unique characteristics and intrinsic qualities of the natural and built environment must be protected in their own right, for historic, scenic, aesthetic and nature conservation reasons. These features give places their unique identity and distinctiveness and provide for cultural experiences and healthy lifestyles. The historic environment comprises all the surviving physical elements of previous human activity and illustrates how past generations have shaped the world around us. It is central to Wales’s culture and its character, whilst contributing to our sense of place and identity. It enhances our quality of life, adds to regional and local distinctiveness and is an important economic and social asset.”





2.15 With regard to Biodiversity, Chapter 6 continues, *"Biodiversity underpins the structure and functioning of ecosystems. It is the diversity of living organisms whether at the genetic, species or ecosystem level. An ecosystem is made up of living organisms, plants, animals and micro-organisms, in conjunction with their non-living environment, air, water, minerals and soil, and all the diverse and complex interactions that take place between them. The planning system has a key role to play in helping to reverse the decline in biodiversity and increasing the resilience of ecosystems, at various scales, by ensuring appropriate mechanisms are in place to both protect against loss and to secure enhancement. It is important that biodiversity and resilience considerations are taken into account at an early stage in both development plan preparation and when proposing or considering development proposals. Since these considerations are not confined by administrative boundaries they must be addressed strategically through consultation and collaboration with adjoining planning authorities and other bodies such as NRW and the third sector. All reasonable steps must be taken to maintain and enhance biodiversity and promote the resilience of ecosystems and these should be balanced with the wider economic and social needs of business and local communities. Where adverse effects on the environment cannot be avoided or mitigated, it will be necessary to refuse planning permission."*

2.16 **Planning Policy Wales Technical Advice Note (TAN) 12: Design**, sets out the Welsh Assembly Government's detailed advice on how to achieve good design in all development at every scale throughout Wales.

2.17 The guidance sets out the Assembly's objectives for good design, namely

- Access – ensuring ease of access for all.
- 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.





- Environmental sustainability – achieving efficient use and protection of natural resources. Enhancing biodiversity. Designing for change.
- Movement – promoting sustainable means of travel.

2.18 **TAN 2 Planning & Affordable Housing** aims to provide practical guidance on the role of the planning system in delivering affordable housing in development.

2.19 **TAN 24 The Historic Environment** provides guidance on how the planning system considers the historic environment during development plan preparation and decision making on planning and Listed Building (LBC) applications. With regard to Historic Assets of Special Local Interest, the TAN states '*Historic assets that the local planning authority may consider to be of special local interest are not accompanied by any additional consent requirements over and above those required for planning permission. However, if such assets are to contribute successfully to the conservation or enhancement of local character their status needs to be clear in the development management process. If a local planning authority chooses to identify historic assets of special local interest, it must include policies for their preservation and enhancement in the local development plan*'.

2.20 **TAN 18: Transport** is also considered relevant to the site, providing guidance on the inter-relationship between land use planning and transport, which in turn can help the Assembly Government achieve their environmental strategy, together with its wider sustainable development policy objectives by:

- promoting resource and travel efficient settlement patterns;
- ensuring new development is located where there is, or will be, good access by public transport, walking and cycling thereby minimising the need for travel and fostering social inclusion;
- managing parking provision;



- ensuring that new development and major alterations to existing developments include appropriate provision for pedestrians (including those with special access and mobility requirements), cycling, public transport, and traffic management and parking/servicing;
- encouraging the location of development near other related uses to encourage multi-purpose trips;
- promoting cycling and walking;
- supporting the provision of high quality, inclusive public transport;
- supporting provision of a reliable and efficient freight network;
- promoting the location of warehousing and manufacturing developments to facilitate the use of rail and sea transport for freight;
- encouraging good quality design of streets that provide a safe public realm and a distinct sense of place; and
- ensuring that transport infrastructure or service improvements necessary to serve new development allow existing transport networks to continue to perform their identified functions

Local Planning Policy

- 2.21 The current development plan comprises the Adopted Vale of Glamorgan Local Development Plan (2011 - 2026). The Plan sets out the vision, objectives, strategy and policies for managing development in the Vale of Glamorgan up to 2026.
- 2.22 The relevant policies for securing good design contained in the LDP are:

POLICY MG1 - HOUSING SUPPLY IN THE VALE OF GLAMORGAN

In order to meet the housing land requirement of 9,460 new dwellings provision will be made for the development of up to 10,408 new dwellings during the plan period.

This will be met through:

- 1. Allocations within the plan;*
- 2. Development sites with extant planning permissions;*
- 3. Development of unallocated windfall sites in sustainable locations; and*



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4. Small sites, including infill, the conversion of suitable buildings and subdivision of existing dwellings.

POLICY MG4 - AFFORDABLE HOUSING

Residential developments (including mixed use schemes) will be required to contribute to meeting affordable housing need and should meet the levels of affordable housing set out below:

- 30% affordable housing on residential developments resulting in a net gain of 5 or more units in: • Barry;

The provision of affordable housing will be negotiated on a site-by-site basis taking into account the evidenced viability of the development.

On sites of 10 or more dwellings affordable housing shall be provided on site, unless exceptional circumstances are demonstrated, with the requirement being rounded up to the nearest whole number. On sites of fewer than 10 dwellings the affordable housing requirement will be calculated and any whole units shall be provided on site, unless exceptional circumstances are demonstrated, with the residual amount being provided as an equivalent financial contribution. Off-site contributions received will be used to deliver alternative affordable housing in the Vale of Glamorgan. Contributions will be made in accordance with the requirements set out in the Council's affordable housing SPG, which provides guidance on viability and the circumstances under which contributions may be varied or reviewed.

POLICY MG19 - SITES AND SPECIES OF EUROPEAN IMPORTANCE

Development proposals likely to have a significant effect on a European site, when considered alone or in combination with other projects or plans will only be permitted where:

1. The proposal is directly connected with or necessary for the protection, enhancement and positive management of the site for conservation purpose; or
2. The proposal will not adversely affect the integrity of the site;
3. There is no alternative solution;
4. There are reasons of overriding public interest; and
5. Appropriate compensatory measures are secured.

Development proposals likely to have an adverse effect on a European protected species will only be permitted where:

1. There are reasons of overriding public interest;
2. There is no satisfactory alternative; and
3. The action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.

POLICY MG20 – NATIONALLY PROTECTED SITES AND SPECIES

Development likely to have an adverse effect either directly or indirectly on the conservation value of a site of special scientific interest will only be permitted where it is demonstrated that:



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1. There is no suitable alternative to the proposed development; and
2. It can be demonstrated that the benefits from the development clearly outweigh the special interest of the site; and
3. Appropriate compensatory measures are secured; or
4. The proposal contributes to the protection, enhancement or positive management of the site.

Development proposals likely to affect protected species will only be permitted where it is demonstrated that:

1. The population range and distribution of the species will not be adversely impacted;
2. There is no suitable alternative to the proposed development;
3. The benefits of the development clearly outweigh the adverse impacts on the protected species; and
4. Appropriate avoidance, mitigation and compensation measures are provided

POLICY MG27 - GLAMORGAN HERITAGE COAST

The special environmental qualities of the Glamorgan Heritage Coast will be conserved and enhanced. New development will be restricted to:

1. Development that is necessary for coastal defence as identified within the Lavernock Point to St Ann's Head shoreline Management Plan 2;
2. Development that is essential for agriculture, nature conservation, informal recreation, low impact tourism or coastal access;
3. Development within settlement boundaries; or
4. Other appropriate and sustainable development that accords with National Policy.

Development that unacceptably affects the special environmental qualities of the Glamorgan Heritage Coast will not be permitted.

POLICY MD1 - LOCATION OF NEW DEVELOPMENT

New development on unallocated sites should:

1. Have no unacceptable impact on the countryside;
2. Reinforce the role and function of the key settlement of Barry, the service centre settlements, primary settlements or minor rural settlements as key providers of commercial, community and healthcare facilities;
3. Where appropriate promote new enterprises, tourism, leisure and community facilities in the Vale of Glamorgan;
4. In the case of residential development, support the delivery of affordable housing in areas of identified need;
5. Have access to or promote the use of sustainable modes of transport;
6. Benefit from existing infrastructure provision or where necessary make provision for new infrastructure without any unacceptable effect on the natural or built environment;
7. Where possible promote sustainable construction and make beneficial use of previously developed land and buildings;





8. Provide a positive context for the management of the water environment by avoiding areas of flood risk in accordance with the sequential approach set out in national policy and safeguard water resources; and
9. Have no unacceptable impact on the best and most versatile agricultural land

POLICY MD2 - DESIGN OF NEW DEVELOPMENT

In order to create high quality, healthy, sustainable and locally distinct places development proposals should:

1. Be of a high standard of design that positively contributes to the context and character of the surrounding natural and built environment and protects existing features of townscape or landscape interest;
2. Respond appropriately to the local context and character of neighbouring buildings and uses in terms of use, type, form, scale, mix, and density;
3. Where appropriate, provide new or enhanced areas of public realm particularly in key locations such as town centres, major routes and junctions;
4. Promote the creation of healthy and active environments and reduce the opportunity for crime and anti social behaviour. In the case of retail centres, developments should provide active street frontages to create attractive and safe urban environments;
5. Provide a safe and accessible environment for all users, giving priority to pedestrians, cyclists and public transport users;
6. Have no unacceptable impact on highway safety nor cause or exacerbate existing traffic congestion to an unacceptable degree;
7. Where appropriate, conserve and enhance the quality of, and access to, existing open spaces and community facilities;
8. Safeguard existing public and residential amenity, particularly with regard to privacy, overlooking, security, noise and disturbance;
9. Provide public open space, private amenity space and car parking in accordance with the council's standards;
10. Incorporate sensitive landscaping, including the retention and enhancement where appropriate of existing landscape features and biodiversity interests;
11. Provide adequate facilities and space for the collection, composting and recycling of waste materials and explore opportunities to incorporate re-used or recyclable materials or products into new buildings or structures; and
12. Mitigate the causes of climate change by minimising carbon and other greenhouse gas emissions associated with their design, construction, use and eventual demolition, and include features that provide effective adaptation to, and resilience against, the current and predicted future effects of climate change.

POLICY MD 3 - PROVISION FOR OPEN SPACE

Where there is an identified need for public open space, new residential development with a net gain of 5 or more dwellings will be required to provide public open space in accordance with the following standards:

1. Outdoor sports provision 1.6 hectares per 1,000 population
2. Children's equipped play space 0.25 hectares per 1,000 population
3. Informal play space 0.55 hectares per 1,000 population



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Where there is an identified need for public open space provision, major new commercial developments, where floorspace to be created exceeds 1000 sqm or the site is 1 hectare or more, will be required to provide public open space at a ratio of 16 sqm per full time equivalent employee.

In order to create sustainable places areas of open space will usually be required to be provided on-site as part of new development proposals. Where it is not practical or desirable to make provision on-site, appropriate off-site provision or financial contributions for improvements to existing facilities will be required in lieu of on-site public open space.

POLICY MD4 - COMMUNITY INFRASTRUCTURE AND PLANNING OBLIGATIONS

Where appropriate and having regard to development viability, the Council will seek to secure new and improved community infrastructure, facilities and services appropriate to the scale, type and location of proposed developments through the use of planning obligations. Community infrastructure may include the provision or improvement of:

1. Affordable housing;
2. Educational facilities;
3. Transport infrastructure and services for pedestrians, cyclists, public transport and vehicular traffic;
4. Public open space, public art, leisure, sport and recreational facilities;
5. Community facilities;
6. Healthcare facilities;
7. Service and utilities infrastructure;
8. Environmental protection and enhancement such as nature conservation, flood prevention, town centre regeneration, pollution management or historic renovation;
9. Recycling and waste facilities; and
10. Employment opportunities and complementary facilities including training

POLICY MD5 - DEVELOPMENT WITHIN SETTLEMENT BOUNDARIES

Settlement boundaries have been defined around all the settlements within the Ldp settlement hierarchy. New development within these settlements will be permitted where the proposed development:

1. Makes efficient use of land or buildings;
2. Would not prejudice the delivery of an allocated development site;
3. Is of a scale, form, layout and character that is sympathetic to and respects its immediate setting and the wider surroundings and does not unacceptably impact upon the character and appearance of the locality;
4. The proposal would not result in the loss of natural or built features that individually or cumulatively contribute to the character of the settlement or its setting;



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5. Would not result in the unacceptable loss of public open space, community or tourism buildings or facilities;
6. Has no unacceptable impact on the amenity and character of the locality by way of noise, traffic congestion and parking; and
7. Makes appropriate provision for community infrastructure to meet the needs of future occupiers.

POLICY MD6 - HOUSING DENSITIES

Residential development proposals within the key, service centre and primary settlements will be permitted where the net residential density is a minimum of 30 dwellings per hectare. In minor rural settlements, a minimum net residential density of 25 dwellings per hectare will be required. Lower density levels will only be permitted where it can be demonstrated that:

1. Development at the prescribed densities would have an unacceptable impact on the character of the surrounding area;
2. Reduced densities are required as a result of significant site constraints or to preserve a feature that would contribute to existing or future local amenity; or
3. The proposal is for a mixed use development where a residential use is the subordinate element of the proposal. Higher densities will be permitted where they reflect the character of the surrounding areas and would not unacceptably impact upon local amenity.

POLICY MD7 - ENVIRONMENTAL PROTECTION

Development proposals will be required to demonstrate they will not result in an unacceptable impact on people, residential amenity, property and / or the natural environment from either:

1. Pollution of land, surface water, ground water and the air;
2. Land contamination;
3. Hazardous substances;
4. Noise, vibration, odour nuisance and light pollution;
5. Flood risk and consequences;
6. Coastal erosion or land stability;
7. The loss of the best and most versatile agricultural land; or
8. Any other identified risk to public health and safety. Where impacts are identified the Council will require applicants to demonstrate that appropriate measures can be taken to minimise the impact identified to an acceptable level. Planning conditions may be imposed or legal obligation entered into, to secure any necessary mitigation and monitoring processes. In respect of flood risk, new developments will be expected to avoid unnecessary flood risk and meet the requirements of TAN15. No highly vulnerable development will be permitted within Development Advice Map (DAM) zone C2. Development will only be permitted in areas at risk of flooding where it can be demonstrated that the site can comply with the justification and assessment requirements set out in TAN15.





POLICY MD8 - HISTORIC ENVIRONMENT

Development proposals must protect the qualities of the built and historic environment of the Vale of Glamorgan, specifically:

1. Within conservation areas, development proposals must preserve or enhance the character or appearance of the area;
2. For listed and locally listed buildings, development proposals must preserve or enhance the building, its setting and any features of significance it possesses;
3. Within designated landscapes, historic parks and gardens, and battlefields, development proposals must respect the special historic character and quality of these areas, their settings or historic views or vistas;
4. For sites of archaeological interest, development proposals must preserve or enhance archaeological remains and where appropriate their settings

POLICY MD9 - PROMOTING BIODIVERSITY

New development proposals will be required to conserve and where appropriate enhance biodiversity interests unless it can be demonstrated that:

1. The need for the development clearly outweighs the biodiversity value of the site; and
2. The impacts of the development can be satisfactorily mitigated and acceptably managed through appropriate future management regimes.

Supplementary Planning Guidance

- 2.23 Supplementary Planning Guidance adopted by the Council which supplement Development Plan policies are also 'material considerations' to the determination of planning applications.
- 2.24 SPG Affordable Housing (2018), SPG County Treasures, SPG Parking Standards, SPG Planning Obligations (2018), SPG Residential & Householder Development (2018), SPG Design in the Landscape and SPG Sustainable Development are all considered of relevance to the application proposal.

3.0 SITE & SURROUNDINGS

- 3.1 The application site is located within the settlement boundary of Southerndown, within the Glamorgan Heritage Coast. The Glamorgan Heritage Coast covers approximately 14 miles of coastline in the County Borough between Aberthaw and Newton and is deemed to be



of notable beauty or scientific significance. The four miles of coastline between Nash Point and Dunraven Bay provide the wildest scenery along the Heritage Coast.

- 3.2 The 0.4 Ha application site comprises an existing property and outbuildings known as Dunraven Court, built in 1890 as a hotel, The Dunraven. Whilst the building was used to house evacuees during World War II, on 5th June 1948 the Wales Council for the blind opened the premises as Southerndown Care Home for the Blind and Elderly, originally offering holidays for people with visual impairment. The property was vacated in 2009 by the then tenant, the Ethel Rawden Home for the Blind.
- 3.3 In 2014, Committee was asked to consider the options for the future of the property, as previous attempts to market the site had produced unacceptable offers or offers from parties unable to proceed with purchase. The options put to committee were to (i) do nothing, (ii) re-market the property for sale, and (iii) demolish the property and subsequently market the cleared site. The site was subsequently re-marketed.



- 3.4 Whilst the property is not listed or located within a conservation area, it is identified as a County Treasure (No. 683), of special local architectural or historic interest. The inclusion of the building on the County Treasures list does not intend to prevent change but aims to ensure development is accommodated in a satisfactory manner.



- 3.5 As the plans confirm, the site is predominantly flat and is well suited to accommodate further residential development.
- 3.6 The site currently includes the extensive Dunraven Court, an existing 3 storey detached property with two imposing, later additional, round 3 storey turrets to the front corners. The front porch has a round-headed entrance and there are dormer attic windows. The property has been vacant for a number of years and is now in a poor state of repair.



3.7 The property is located on the western side of the B4524 Southerndown to Ogmore road, close to its junction with Beach Road. The application site is bound to the north and south by residential properties, to the east by the B4524 road, the Three Golden Cups public house and campsite and to the west by agricultural fields and the Glamorgan Heritage coastline.



3.8 A public footpath runs approximately 50m south west of the site, with the Coastal Path located some 300m to the west.

3.9 The village of Southerndown is located some 6 km to the south west of Bridgend with its extensive amenities. St Brides Major, located some 1km to the north east has a small local store, post office, public house, village hall and primary school. Ogmore-by-Sea village,



some 1.5 km to the north has a general store / post office, hair salon and coffee shop. Southerndown itself has a public house, campsite and restaurant.

- 3.10 All necessary services and other utilities are located within the site and within the adjacent highway and are readily available to the site.
- 3.11 The property is enclosed by existing stone walling to the western, eastern and northern boundaries and more recent concrete walling to the southern boundary.
- 3.12 Access to the site is via 2 separate access points directly onto the adjacent highway, immediately to the south and north of the existing building.
- 3.13 The application site is within an area which is unlikely to flood. A Flood Consequences Assessment is not required.

4.0 PROPOSAL

- 4.1 The application proposal envisages the part demolition of the existing property and the extension, alteration and conversion of property to form 22 self-contained 2 and 3 bed apartments with onsite parking cycle refuse and amenity facilities.
- 4.2 The application design seeks to develop a high quality scheme which takes maximum advantage of the site's position within this coastal residential area.





- 4.3 A full assessment of the physical characteristics of the site and its context in relation to surrounding development was undertaken to identify opportunities and constraints presented by the site in particular the established trees and hedgerows framing and set within the site.
- 4.4 Whilst the proposal requires the demolition of a significant portion of the existing building, including the western wing, these elements make a lesser contribution to the character of the existing building than the principal 3 storey elevations.
- 4.5 The proposal envisages the conversion of the main 3 storey element of the existing building to apartments, retaining where possible existing architectural features, the proposed new western wing will be contemporary in design, maximising the views westward for future occupiers. The retention and conversion of the stone barn buildings to the north eastern corner of the site will provide further accommodation.
- 4.6 The design has been developed to retain the primary focal point of the existing building, namely the front turreted 3 storey elevation, with the proposed western wing reduced in scale and mass following the pre-application consultation with the Local Authority. The location and orientation of the new build western wing would ensure the amenity of neighbouring properties is maintained, with acceptable privacy distances and screens to terraces.



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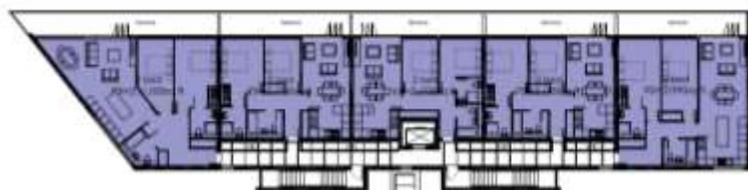
- 4.7 The existing building will be converted to provide four 2bed self contained apartments at both ground and 1st floor, with a further two 3bed duplex apartments over 2nd and 3rd floor levels. Accommodation will be set around a central staircase and lift providing access to all floors. A new link will provide access to the western wing, which will provide purpose built modern accommodation for ten 2bed apartments over two floors. Accommodation within the existing barn building will single storey, providing two 2bed self contained units.



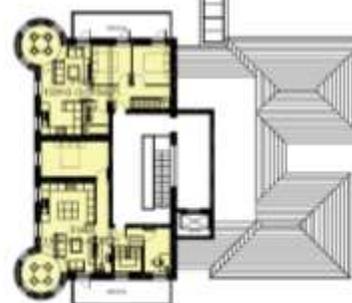
- 4.8 Generally, each apartment will comprise an open plan kitchen / living / dining room, 2 bedrooms (1 ensuite) and a main bathroom. The 2nd and 3rd floor duplex apartments will benefit from a third bedroom and bathroom, whilst the eastern duplex will also have a study. Each unit will have private outside amenity space, with a mixture of courtyards gardens and sunrooms at ground floor level and terraces and sunrooms on upper floors.
- 4.9 Whilst the new building is contemporary in design, it is considered that the proposal will preserve and enhance the existing building, its setting and any retained features of significance and will be subservient to the main building as a whole.



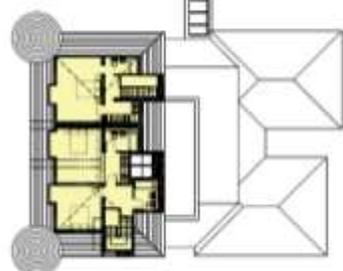
4.10 48 dedicated parking spaces are to be provided on site, in accord with the requirements of the Highways Authority for 2 spaces per unit along with 4 visitor spaces. 12 dedicated residential store / cycle stores will be provided adjacent to the eastern boundary along with a secure covered communal refuse store.



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



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4.11 As the site plan confirms, the proposed new apartment wing has been carefully located within the site to maintain existing established boundaries whilst achieving required privacy distances to neighbouring properties.

Materials

4.12 A common pallet of materials will be utilised throughout the development, comprising:

- Roof – grey synthetic slate roof to main building and barn, flat roof to west wing
- Walls – painted render to main building, random stonework cladding
- Windows / doors - grey UPVC double glazed units, balconies to be glazed
- Fascias / bargeboards / downpipes – coloured UPVC





Boundary enclosures

4.13 All perimeter boundaries will be defined by existing stone walling, augmented as necessary.

Access / Movement

4.14 As previously stated, access to the apartments will be via existing driveway points to the adjacent highway providing 48 dedicated car parking spaces, cycle and bin store facilities.

4.15 The design approach adopted by the applicant is 'to provide a barrier free environment for all' within the limits of the form of the existing building.

4.16 Access will be interpreted to include access into and within buildings and the curtilage of the application site.

4.17 The position of the site in the heart of Southerndown presents no potential problems for pedestrian and car borne visitors. The site is located within easy walking distance of the Glamorgan Heritage Coast, Southerndown beach and the coastal path, with established local facilities within nearby Ogmore by Sea, St Brides Major and Bridgend. Public transport facilities are readily accessible from the site.

4.18 This statement is intended to provide a broad indication of design philosophy in respect of the scheme at planning stage which will be augmented and amended as the detailed design progress to Building Regulation approval stage in accord with the requirements of Part 'M' of the 1990 Building Act.





5.0 SUSTAINABILITY

- 5.1 The scheme was developed in response to a detailed assessment of the character and appearance of the site and surrounding area, as set out in this statement.
- 5.2 The scheme makes efficient use of the site, providing sufficient car parking and private/communal garden areas whilst maintaining the privacy of adjacent neighbours. This site is located in a highly sustainable location with good access to local based facilities by foot and regular public transport.
- 5.3 The nearest bus stops are within 40m of the site adjacent to the Three Golden Cups Public House linking to Bridgend.
- 5.4 The site has access to shops / local facilities in Bridgend, St Brides Major and Ogmore by Sea. The site is served by English and Welsh medium primary and secondary schools and a number of nursery and pre school facilities.
- 5.5 There is therefore a varied range of services and facilities within easy distance of the site.
- 5.6 As previously confirmed in this statement, the site lies wholly outside areas considered at risk from flooding now or in the future.
- 5.7 The vehicle parking areas and paths will be formed in permeable materials.
- 5.8 The scheme will explore the viability and where appropriate, seek to encompass renewable energy technologies and design, such as:

Design



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Environmental & Urban Design

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Pacific Road, Ocean Park, Cardiff, CF24 5HL
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- Passive design in particular 'natural ventilation', 'natural daylighting and 'orientation'
- Whilst detailed assessment of potential renewable energy technologies will be undertaken prior to the commencement of work on site, it is recognised that certain technologies may impact on the external appearance of the buildings.
- Solar panels are considered to be most likely alternative technology which might prove to be a viable and practical energy source to be incorporated in this development.

Fabric

- Encourage the use of materials with lower environmental impact over their life cycle.
- Encourage the specification of responsible and where practical locally sourced materials for the basic building and finishing elements including re-use of materials, recycled materials, legally sourced timber and supply chain (ems).
- High levels of insulation exceeding current Building Regulation standards

Services: Mechanical/Heating

- Ground source heat pumps.
- Air source heat pumps
- Heat recovery systems
- Geothermal water heating systems
- Thermally efficient boilers

Services: Electrical

- Solar water heating and photovoltaics electricity generation.
- Low energy lighting fixtures
- Energy metering



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- Dual flush WC to reduce water consumption

Services: Drainage

- Sustainable drainage system (suds)
- Water conservation including water collection (water butts) and 'grey water' collection

Waste

- Panned waste recycling
- Composting
- Adequate provision for domestic waste and recycling

Alternative energy sources

- Low or zero carbon energy sources

Public safety

- 5.9 The scheme has been designed with habitable windows positioned to afford natural surveillance of the building entrances and on-site parking.
- 5.10 The established nature of the area creates a sense of community and 'ownership' discouraging anti-social behaviour.

Windows and Doors



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- 5.11 All ground floor windows to be BS 7950:1997 Specification for enhanced security performance of casement and tilt and turn windows for domestic applications. Accredited with (UKAS) accredited test facilities.

Perimeter wall

- 5.12 The proposed development will be defined by existing, enhanced and new site boundaries where necessary. Each new dwelling curtilage will be defined by suitable boundary enclosures as previously detailed and illustrated on the proposed site plan.
- 5.13 Access to the site will be via secure gated entrance points.

Lighting

- 5.14 The site and each individual dwelling will be lit to BS5489 and be positioned to ensure an even spread of light over the pedestrian accesses whilst minimising its impact on the perimeter of the site.





6.0 CONCLUSIONS

- 6.1 The application site is ideally located in a highly sustainable location to create an attractive and high quality sustainable residential development.
- 6.2 The site lies within the established residential area of Southerndown.
- 6.3 The proposal would utilise a brownfield site, alleviating the current pressures placed on greenfield sites in accord with the objectives of Planning Policy Wales.
- 6.4 As this statement confirmed all standard Development Control criteria set out in the Adopted Local Development Plan policies and Supplementary Planning Guidance can be achieved.
- 6.5 Accordingly, the application proposal is considered to adhere to National and Local Planning Policy and guidelines and doesn't adversely affect highway safety, protected heritage features or residential amenity and should be supported.



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