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## **SINGLE DWELLING AT FERN LEA, KENFIG POOL DESIGN AND ACCESS STATEMENT**

### **CONTENTS**

- 1 INTRODUCTION
  
- 2 CONTEXT OF DEVELOPMENT
  - Site Context
  - Development Plan Context
  
- 3 CONSULTATIONS
  
- 4 DESIGN
  - Amount,
  - Layout,
  - Scale,
  - Landscaping,
  - Appearance.
  
- 5 CHARACTER
  
- 6 COMMUNITY SAFETY
  
- 7 ENVIRONMENTAL SUSTAINABILITY
  
- 8 MOVEMENT
  
- 9 ACCESS
  
- 10 CONCLUSION

### APPENDICES

- Appendix A- Site location/context
- Appendix B – Photos/Images
- Appendix C – Proposed Elevations
- Appendix D - Proposed Plan

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## DESIGN AND ACCESS STATEMENT

### 1.0 INTRODUCTION

- 1.1 On behalf of our client, Herbert R Thomas and Reuben Evans Architects submit this Design and Access Statement in support of a full application for a new dwelling at Fern Lea, Kenfig Pool. Please see Appendix A for the application site edged red.
- 1.2 The site lies in a small section of brown field land on the eastern border of Kenfig National Nature Reserve in the village of Ton Kenfig. The site comprises an existing empty and dilapidated bungalow. Please see Appendix B for photographs of the existing bungalow.
- 1.3 The area immediately surrounding the site is comprised of allotments and associated sheds, all bordered by mature hedgerows.
- 1.4 The building on site is proposed for demolition to facilitate the redevelopment of the site to provide a four bedroom dwelling.



Figure 1: The site in context of the surrounding countryside



Figure 2: Satellite image of the site situated in the cluster of buildings in the centre of the image to the north of the small access road. The site (bungalow) lies to the north of the tear drop turning circle.

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## 2.0 CONTEXT OF DEVELOPMENT

### *Site context*

- 2.1 The site sits outside of any settlement boundary and is therefore considered to be open countryside. The site consists of a prefabricated bungalow with a small garden to the south, west and north (see Figure 2 above and photographs in Appendix B). The existing single storey property is dilapidated has been empty for around 2 years.
- 2.2 The northern boundary is demarcated by a tall hedgerow with a smaller hedgerow forming the southern and western boundaries. The area to the east is an assortment of sheds with an allotment area beyond which are understood to be retained as part of the development. A small dirt track runs along the southern boundary, leading to the other allotments in the area. There is a moderately busy road that runs past the site to the east. Approximately 100m to the south east lies the 'Prince of Wales Pub and associated parking.

### *Development Plan Policies*

- 2.3 National Policy contained in Planning Policy Wales states:  
*'the countryside must be conserved and where possible enhanced for the sake of its ecological, geological, physiological, historical, archaeological and agricultural value and for its landscape and natural resources, balancing the need to conserve these attributes against economic, social and recreational needs of local communities and visitors'. Paragraph 4.6.4*
- 2.4 The adopted (September 2013) local level plan is the Bridgend Local Development Plan (LDP). The following diagram shows the relevant part of the proposals map.

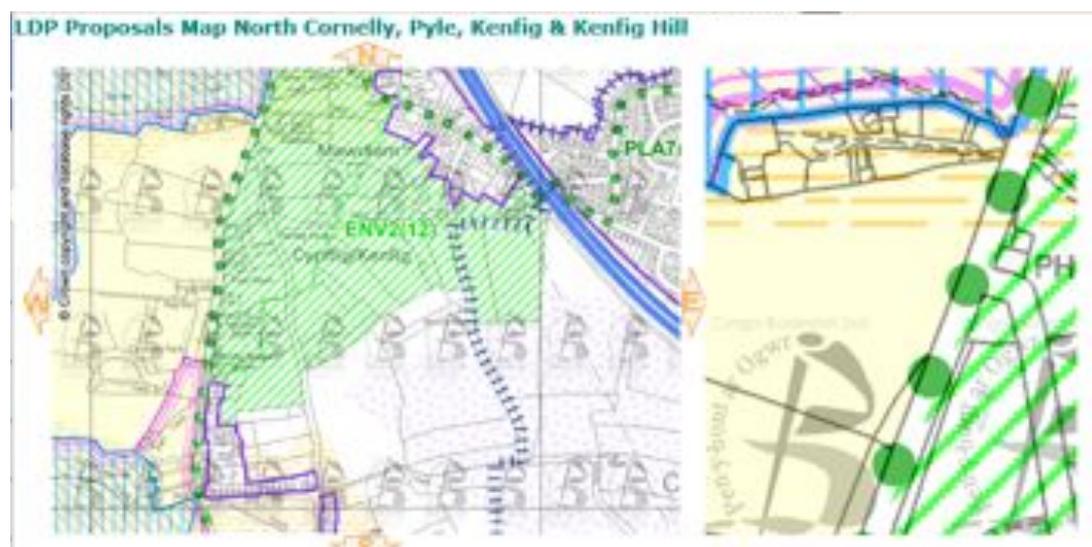


Figure 3: Extract from the adopted Bridgend LDP (2013)

The site is shown in the extract above  
Immediately south of the blue line.

2.4 The extract above shows the site has no allocations but does have the following designations:

- Special Landscape Area (SLA) under policy ENV3
- Adjacent to Kenfig National Nature Reserve under policy SP4 (3)
- Sand and Gravel Safeguarding under Policy ENV9

2.5 The above policies, together with those interested in protecting and enhancing the environment in this location are listed below:

Policy SP4 (1) – Kenfig SSSI

Policy SP4 (2) – Special area of conservation

Policy SP4 (3) – Kenfig NNR

Policy SP5(4) – sites or areas of Archaeological significance

Policy SP5 (5) – Historic landscapes parks and gardens

Policy ENV3 (6) – Special landscape area (Kenfig Burrows).

Policy ENV9 – Sand and Gravel Safeguarding

2.6 In addition ENV1 and SP5 will be considered as important for this development proposal in the countryside.

2.7 Technical Advice Note (TAN) 12: Design (2014) this guidance sets out the following objectives of good design. (see figure below taken from TAN 12).

Figure 1: Objectives of good design



2.8 Considering all of the policies above it is understood that the brownfield site has a sensitive location adjacent to the Kenfig NNR, and SSSI. Consideration was initially given to whether the existing building could be reused or improved however due to the dilapidated state the decision was taken to demolish and rebuild a dwelling of a similar design and form.

2.9 The design of the dwelling has been carefully considered to ensure the dwelling assimilates itself into the natural setting and wider landscape. Restriction on height further ensures the dwelling is respectful to the surrounding landscape and has taken its cues from the original bungalow; whilst at the same time allowing for the opportunity to provide a building of innovative design.

### **3.0 CONSULTATIONS**

- 3.1 As far as we are aware, neighbour consultations have not been made about this proposal to date.
  
- 3.2 A pre application submission was made to BCBC in January 2015. The response from BCBC was supportive as long as the proposal is sensitive to local policy and is respectful to the surrounding landscape.

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## 4.0 DESIGN

### 4.1 *Amount*

The application site area is 733 sq m and the proposed dwelling has a footprint of 105 sq m including the double garage which represents less than 15% of the site. The proposed dwelling provides a part first floor in the roof space in the form of dormer bungalow construction and therefore the ridge height of the dwelling is kept as low as possible and akin to the existing building on site. The proposed floor to eaves height is 4.8m at the highest part reducing to 4.27 and 2.03 at the lowest

### 4.2 *Layout*

The dwelling is sited broadly on the location of the cluster of buildings. The layout of the dwelling on site is similar to that of the original. The internal layout consists of an open plan living, kitchen and dining area with a separate study/snug/bedroom, separate utility room and a further private bedroom, bathroom and WC on the ground floor and 2 bedrooms with en-suite bathrooms to the first floor accessed via the stairs. The front door faces south and the back door faces north. Bi-fold doors are also featured on the south and west elevations.

### 4.3 *Scale*

The scale of the dwelling takes its cue from the original bungalow that is due for demolition. As such the scale and low profile of the proposed dwelling is more of a chalet bungalow style than a traditional 2 storey dwelling.

### 4.4 *Landscaping*

The landscaping proposals to accompany the scheme will retain as much of the existing landscape and setting as possible. The landscaping will include hard landscaping for vehicular access to the garage and soft landscaping ensuring native species are used that are common to the immediate local area.

### 4.5 *Appearance*

The appearance of the proposed dwelling is a modern version of the dilapidated dwelling on the site. Care has been taken in the design of the

dwelling to ensure it is as in keeping with the natural environment as possible. A mixture of timber cladding and render to the elevations provides a sympathetic design adjacent to the NNR of Kenfig Burrows.

## **5.0 CHARACTER**

5.1 This proposal is considered to be in keeping with the rural character of the area through the sensitive design, choice of materials and siting of the building on the site of the original bungalow.

## **6.0 COMMUNITY SAFETY**

6.1 There are no issues with this application which would result in a negative impact on community safety. The demolition of the existing dilapidated bungalow will remove any issues of health and safety and antisocial behaviour that are often associated with vacant and decaying buildings.

6.2 As part of the demolition process, disposal of any contaminated material such as asbestos will be carried out in a safe, responsible way following current guidelines to ensure there is no danger to the local community.

## **7.0 ENVIRONMENTAL SUSTAINABILITY**

7.1 The following measures will be implemented to ensure the development is as sustainable as possible:

- The clients brief is to construct a suitable dwelling utilising renewable energy sources to achieve towards a zero carbon emission dwelling through the use of photovoltaics and ground/air source heat pump technologies to provide heating and hot water whilst using a highly insulated structure including roof walls floor and glazing utilising structural insulated panel technologies. Other renewable energy source and low carbon technologies are being researched
- The proposed dwelling will be constructed using high quality materials to ensure that they will not require replacing in the near future and will stand the test of time.
- Local builders will be employed where possible to decrease travel distances.

- Sourcing of local building materials (such as the cladding timber) will be carried out where possible.
- Grey water recycling will be integrated in to the everyday running of the home for flushing of toilets etc
- The southerly elevations of the proposed dwelling have increased fenestration to allow solar gain and the provision of natural light within the home.

## **8.0 MOVEMENT**

8.1 The movement within the property is easy via the open plan design of the kitchen, dining, living area. Separate bedrooms and bathrooms provide private spaces away from the main living area. If required the dwelling could easily lend itself as a suitable dwelling for someone who has mobility impairment as there is a bedroom on the ground floor and there are no barriers to movement on the ground floor (however there is no lift access to the first floor).

8.2 The movement of vehicles onto the site will be greatly improved with the implementation of this planning permission. A safe access and egress will be created ensuring the vehicles can safely use the garage and exit the site in a forward gear.

## **9.0 ACCESS**

9.1 Pedestrian access can be gained via the existing lane. Vehicular access is again via the existing lane and will be used to access the garage and ensure the vehicles can leave in a forward gear.

## **10.0 CONCLUSIONS**

10.1 The materials which are proposed for the development are considered to blend in with the rural surroundings and respect the location adjacent to the NNR.

10.2 The proposal has been designed to ensure that there are no highway safety concerns arising from the proposal.

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- 10.3 The adopted LDP policy does not raise any particular issues with regard to the provision of this replacement dwelling in this location.