

# DESIGN & ACCESS STATEMENT

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**Former Bodlondeb Care Home,  
Penparcau, Aberystwyth**

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August 2024



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**Description of development:**

Full planning application for the proposed demolition of the existing residential properties and redevelopment for residential development and associated works

**Location:**

Land at the former Bodlondeb Care Home, Penparcau, Aberystwyth, SY23 1SJ

**Date:**

August 2024

**Asbri Project ref:**

23.139

**Client:**

Wales and West Housing Association



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<b>Revision</b>		

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## SITE IN REGIONAL CONTEXT



# INTRODUCTION



## Summary

1.1 The purpose of a Design & Access Statement (DAS) is to provide a clear and logical document to demonstrate and explain the various facets of design and access in relation to the site and to appraise the proposed development against relevant planning policies. It also presents the details of a planning application in a way that can be read both by professionals and the public.

1.2 The diagram to the left, extracted from Chapter 3 of Planning Policy Wales, summarises the five objectives of good design that should be taken into account when preparing a DAS. The circular nature of the diagram represents the equal weightings that need to be given to each of the 5 Objectives of Good Design: Access; Movement; Character; Environmental Sustainability and Community Safety.

1.3 The submitted Design and Access Statement adheres to guidance embodied in the Welsh Government publication, Design and Access Statements in Wales, published in June 2017. It also provides an appraisal of the development against the relevant national and local planning policies.

1.4 The statement is subdivided into eight sections, commencing with a brief summary of the proposal in section 2, along with the brief and vision for the project, whilst Section 3 provides a brief overview of the site context and analysis. Section 4 interprets the opportunities and constraints along with a summary of the how the design has developed following consultation. The Planning Policy framework to which the development would be assessed against is contained within Section 5 before moving onto Section 6 which sets out the proposal, explores the relevant design and access facets associated with the application. Section 7, thereafter, provides an assessment of the site against the key planning policies. The document then concludes, under section 8 with an appraisal of the development against the relevant policies, justifying why it should be granted permission.

## Project Brief

1.5 This application has been prepared by Asbri Planning on behalf of Wales and West Housing Association to apply for a full planning application for the proposed demolition of the existing residential properties and redevelopment for residential development and associated works at land of the former Bodlondeb Care Homes, in Penparcau, Aberystwyth.

## Vision and Brief

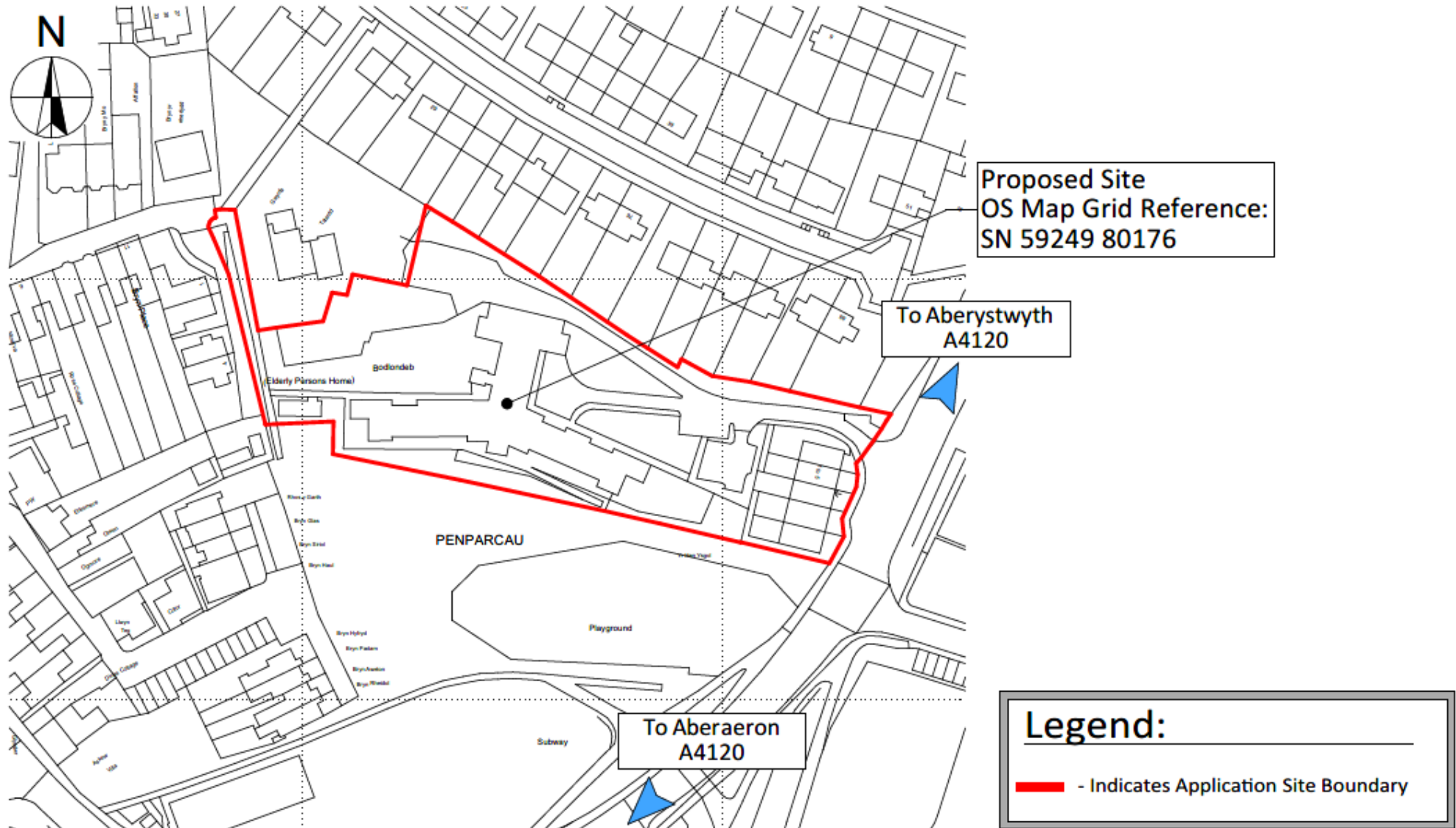
1.7 The aim of the development is to provide affordable housing units which meet the Welsh Government's criteria to draw Social Housing Grant and ensure the scheme development costs can be met.

1.8 The scheme will be designed in referencing the standards of the Welsh Government's 'Creating Beautiful Homes & Spaces' guidance (WDQR, 2021) which also include Lifetime Homes Standards, RNIB Standards & Secure By Design Guidance and follow the principles set out in the Welsh Governments Placemaking Charter.

1.9 The vision for Wales & West Housing is to achieve strong, sustainable growth to make a difference to people's lives, homes and communities. The vision is to deliver an integrated scheme of affordable housing to assist in meeting the housing need of social rented housing for Aberystwyth and the surrounding areas.

1.10 The accompanying layout aims to provide a distinctive sense of place for the occupants and visitors by acknowledging and complementing the existing context within Aberystwyth, Ceredigion.

# SITE LOCATION PLAN



## SITE DESCRIPTION

2.1 The site is located to the southeast of the town of Aberystwyth, centrally within the Penparcau area, in the northwest of Ceredigion and defined as an 'urban service centre' in Ceredigion's settlement hierarchy.

2.2 Aberystwyth has an attractive coastal character with older buildings along the shore with maritime and commercial characteristics. The core of the town has many traditional built features, creating a pleasant setting with a general sympathetic level of development.

2.3 The site lies to the north of the A487 trunk road, which runs between the towns of Cardigan to the southwest and Machynlleth to the northeast. The application site is centered on the following grid coordinates E: 259253, N: 280169.

### Site Description

2.4 The site comprises a single parcel of land, measuring approximately 0.63ha in size. The site is of an irregular shape bounded by the rear gardens of Rhyd Y Bont to the north, Heol Y Bont to the east, Penparcau Park to the south and existing residential properties off Rheidol Road to the west. The site falls approximately 2.0 metres from east to west over a distance of 107 metres, which equates to a 1:50 gradient for the length of the site, and approximately 4.3 meters from south to north over a distance of 45 metres, which equates to a 1:10 gradient.

2.5 The site comprises the former Bodlondeb care home in addition to a terrace of 5 properties (Nos 1 – 5 Yr Hen Ysgol) which are let to tenants. The care home was closed in January 2018 and has remained vacant since. The former Bodlondeb Care Home originally accommodated 44 bedrooms but, as of 2017, only 26 beds were registered as the remainder did not comply with care standard requirements. The care home closed in 2018.

2.6 The use of the building as a C2 care home was no longer deemed to be required by the Council and this has been demonstrated in time the property has been marketed and unsuccessfully secured to continue its former use. Accordingly, the site was put on the market and offered for sale as social housing with a three-month deadline initially before it would be taken to the general market. Wales and West Housing purchased the site in 2023 with the aim of

delivering much-needed affordable homes on the site.

2.7 The Former Bodlondeb Care Home (the property) is a substantial, detached, brick-built building which is two and three storeys in height with a single pitch metal roof. There are uPVC fascia and barge boards present and timber soffits. The layout incorporates a central entrance area with three wings in a 'Y-shaped' building. The entrance and residential accommodation along the northern part of the building rise to three-storey, however, making use of the site levels does not increase the ridge height.

2.8 There is a broad range of existing landscape features within the site which includes some scattered trees of varying degrees of quality, areas of scrub and areas of unmaintained grass, associated with the previous site layout. The grassland on site consists of areas of short and long grasses with a dense sward holding a good diversity of species. An area of dense scrub can be found in the southeastern corner of the site including a number of tree species amongst the scrub. A number of scattered trees can be found amongst the grassland and scrub on site with species including oak, hazel, Japanese flowering cherry, and silver birch

2.9 Existing utilities and infrastructure serving the site are generally located in the road running parallel with the eastern boundary. There is a mains gas supply leading to the existing building. Foul drainage running on the southern boundary, and water main running along the road of Heol-Y-Bont.

2.10 Neither the former care home or the properties at yr Hen Ysgol are subject to, or located immediately adjacent to any statutory or non-statutory designations. A review of the historic environment database and historic OS mapping shows that the site is not itself or located within close proximity to any listed assets. The Hen Ysgol was built as a National School in 1846, however, has since been converted into five dwellings.

2.11 A review of the Welsh Government Development Advice Maps confirms the site is not located within a Flood Risk Zone; the land is located within Flood Zone A. On the Welsh Government Flood Map for Planning, the site is not identified as at risk of flooding (River and Sea) – none of the









Gwynfa and Talardd



1-5 Yr Hen Ysgol

land falls within River and Sea Flood Zone 2 or 3 but it does have a medium to high-risk surface water and small water courses which will need to be addressed within the redevelopment proposals.

#### Access and Movement

2.12 There is a single point of access on the eastern boundary leading off Heol-Y-Bont. This access is shared by the former Bodlondeb Care Home, Nos. 1 to 5 Yr Hen Ysgol and two care properties operated by Barcud; Gwynfa and Talardd, located to the north-west of the site. This right of access must be maintained in the resulting redevelopment of the site. Heol y Bont slopes steeply at this point and the carriageway adjacent to the site access has a short section of overtaking lane for southbound traffic that is climbing the hill. There is a single lane for northbound traffic. There are double-white central lines separating the opposing traffic flows. The road is subject to a 30mph speed limit.

2.13 The site is accessible to pedestrians from the footway that runs along Heol y Bont. This is already designated as a walking active travel route. The footway along Heol y Bont continues south to link with the footways that continue along Penparcau Road. To the north the Heol y Bont footway links to the Parc y Llyn Retail Park and footways continue uninterrupted towards the town centre and Llanbadarn. Some 90m to the south of the site's access is an underpass that provides a segregated crossing of the A4120 for pedestrians. This provides a safe link between the site and Ysgol Llwyn yr Eos. A traffic free active travel route that follows the northern bank of the Afon Rheidol can be accessed from Heol y Bont, some 230m to the north of the site's access. This active travel route provides access to the Parc y Llyn Retail Park, the Council Offices and other facilities located along Boulevard St Briec, Park Avenue and the town's railway and bus stations. This is the most direct route between the site and the town centre.

2.14 The nearest bus stop to the site is located approximately 140m to the south of the site, along the roundabout A4120/ Penparcau roundabout. Regular bus services are provided from this stop including the 304, 585, 588, T1 and T5 Trawscymru services. Aberystwyth's bus station is the locus for most of the bus services that serve the town, providing links to other towns such as Machynlleth, Tregaron, Lampeter and Carmarthen and national services to Bangor, Cardiff and

London. Aberystwyth's railway station is adjacent to the bus station and provides access to trains that run every two-hours between Aberystwyth and Machynlleth with these services occasionally extending to/from Shrewsbury and Birmingham

#### Surroundings

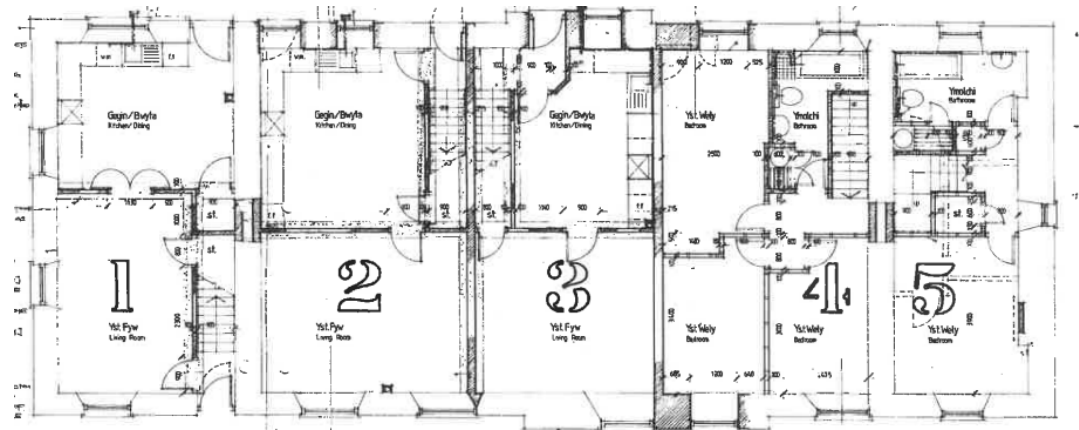
2.14 The surrounding context is largely residential with residential properties located to the north, west and south-west. The residential properties in the area vary from terraced properties to semi-detached and detached, primarily two-storey dwellings.

2.15 There are a number of amenities in close proximity to the site, a selection of which are described below:

- Ysgol Llwyn yr Eos 200m / 3 minutes
- Penparcau Park 130m / 2 minutes
- Penparcau Community Centre 230m / 4 minutes
- Penparcau Post Office 350m / 5 minutes
- Parc y Llyn Retail Park (Morrisons etc.) 600m / 8 minutes
- GP Surgery (Ystwyth Medical Group, Parc y Llyn Retail Park) 850m / 13 minute

2.15 There exists, therefore, a wide range of destinations and services within walking and cycling distance that will meet the daily needs of the development's residents. As a result, people are more likely to travel by active modes to access those services and will not be reliant on the car. This delivers many benefits including a reduction in road congestion, improved air quality, improved physical and mental health and improved social interaction and sense of community.

## EXISTING FLOOR AND ELEVATION PLANS



## PLANNING CONTEXT

### Planning History

3.1 A review of Ceredigion County Council's online planning register indicates that the site has been subject to the following planning applications in the past::

- A240523 - Prior Notification of proposed demolition of the buildings associated with the former Bodlondeb care home - Awaiting Decision
- 921437 - Conversion of Church Hall into 5 dwellings - Approved subject to conditions (03/02/1993)
- 800241 - Kitchen and toilet extension - Approved subject to conditions (15/05/1980)

### Statutory Pre-Application Consultation (PAC)

3.2 In accordance with Part 1A of 'The Town and Country Planning (Development Management Procedures) (Wales) (Amended) Order 2016" (DMPO 2016), all major developments are required to be subject of pre-application consultation, prior to the Planning Application being validated by the Local Planning Authority.

3.3 Accordingly, a Pre-Application Consultation is being held between the 23rd August and the 20th September 2024. All statutory, community and 'other' consultees are invited to view the submission package and provide their comments. A public exhibition is also being held on 10th September between 14:00 and 19:00 at the Hub, Penparcau where the proposals will be displayed and members of the design team will be available to answer any questions.

3.4 Further details on the PAC process and comments will be provided within the PAC Report, which will be prepared following the end of the consultation period. Any alterations to the scheme will be outlined within the final version Planning Statement and the DAS at planning application submission stage.

### SAB Pre-App

3.9 At the time of preparing this statement , initial discussions with the SAB engineer have been undertaken, however, no official pre-application submission has been made. Through the process of these discussions and subsequent site investigation the SuDs design will be further developed and established.



# CONCEPT LAYOUT



# APPLICATION LAYOUT





## DESIGN EVOLUTION

4.1 The initial feasibility layout was based around the principle of the development and looked at maximising the site from a level perspective whilst delivering the highest number of affordable homes on-site, to cater for the identified need and complying with the relevant design standards and local planning policies.

4.2 The initial layout, left, consisted of 22no. properties in the following residential mix:

- 8no. 2-person, 1-bed flats
- 3no. 3-person, 2-bed houses
- 6no. 4-person, 2-bed houses;
- 4no. 5-person, 3-bed houses; and
- 1no. 6-person, 4-bed house.

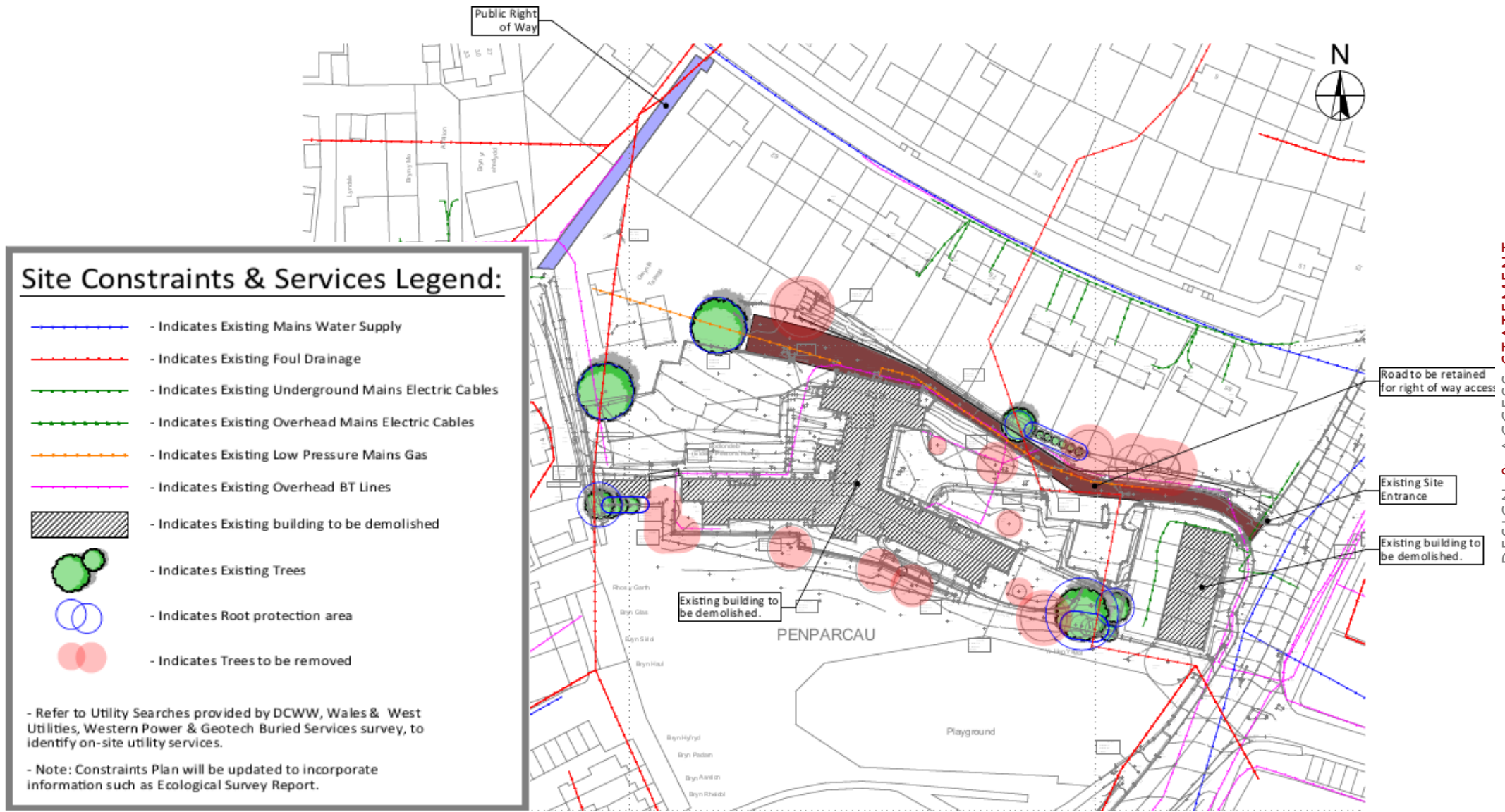
4.3 This included a three-storey element located on the same footprint as the existing three-storey building which would be utilised for 6no. flats. However, following consultation with the local authority on highways and refuse constraints, it was deemed a private road into the site was unfeasible, therefore an alternative layout with an adopted road was considered.

4.3 Following the initial feasibility master planning exercise and further exploration of the site from an engineering perspective, it was decided that 18no. units would best suit this scheme.

4.4 Accordingly, the current layout proposes a relatively similar arrangement for the majority albeit with the flats removed and a carriageway which adheres to manual for Streets, providing sufficient turning area to enter and exit the site in a forward gear. The mix for the scheme comprises the following:

- 6no. 2-person, 1-bed walk-up flats;
- 7no. 4-person, 2-bed houses;
- 4no. 5-person, 3-bed houses; and
- 1no. 9-person, 6-bed house.

# OPPORTUNITIES AND CONSTRAINTS PLAN



DESIGN & ACCESS STATEMENT

## INTERPRETATION

5.1 The concept for the development of the site has derived from the following:

- A full site analysis including a full desktop study of the site and its surroundings;
- A site visit and general visual assessment & planning appraisal of the site and surrounding area;
- Discussions with the client and a full understanding of the brief and vision of the project.

5.2 The above steps have presented the key opportunities and constraints for the site, which are outlined below and displayed on the constraints plan (left).

### **Strengths**

- Settlement Boundary - the site lies within the settlement boundary for Aberystwyth. As such, it is located within an area where development is normally permitted.
- Site Context - the site is located within a highly residential context. As such the surrounding land use context of the site is suitable for the kind of development proposed.
- Access - the site is located off Heol-Y-Bont (A4120) Road, which is considered to have good transportation connections. In addition, it is in close proximity to a number of local facilities.
- Proximity to Open Space - the site is located in close proximity to areas of high landscape quality, which will benefit future occupiers of the dwellings.
- Housing Need - Policy S05 of Ceredigion's Local Development Plan (LDP) notes that the local planning authority aims to secure in the region of 1,100 affordable homes within the plan period (2007-2022).

### **Weaknesses**

- Access for the existing property - The property to the west of the former care home has a right of access, and needs to remain as part of the proposals.
- Ecology - The site has moderate local ecological value.
- Topography - The site falls approximately 2.0m from east to west over a distance of 107m.
- Existing Utilities / Services - They are generally located in the road that runs parallel with the eastern boundary. A mains gas supply is also present on site, and leads to the existing building. Foul drainage systems run along the southern boundary whilst water mains runs along the road of Heol-Y-Bont.

### **Threats:**

- Loss of Habitat - The proposal would involve the removal of vegetation to facilitate the development.
- Relationship with Existing Properties - The design of the proposal will have to show regard to, and be guided by existing properties nearby.
- Environmental Impact - As the proposals involve the demolition of existing buildings on site, which could impact the immediate environment following their demolition e.g., dust particles.
- Proximity to Penparcau Park - This could have an impact on demolition works as the park adjoins the site boundary.

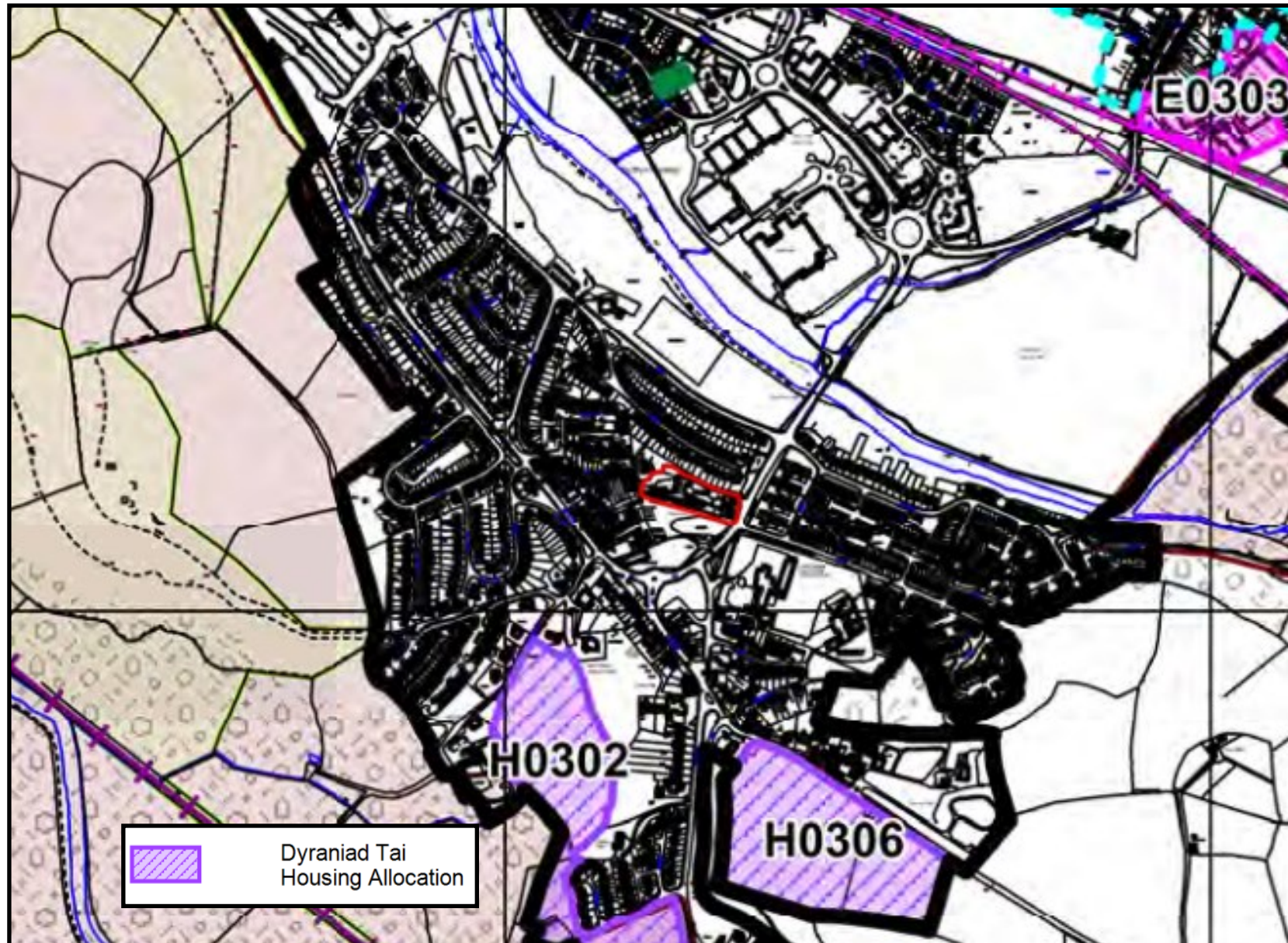
### **Opportunities**

- Brownfield Land - There is an opportunity to bring an area of previously developed land back into beneficial use by the public.
- Improved Security - The proposed development would improve the security of the site, contributing to improved safety and security within the local area.
- Setting a Precedent - The proposed development would set a local standard for high-quality housing development both within Aberystwyth and Ceredigion,

with low-energy design, high quality landscape measures and SUDs.



# LDP PROPOSALS MAP





## PLANNING POLICY: NATIONAL

6.1 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. The Development Plan for the purposes of this Planning Application comprises the following:

- National Development Framework: Future Wales – The National Plan 2040 (February, 2021);
- The Ceredigion Local Development Plan (2007-2022) (Adopted April 2013).

6.2 In addition to the Development Plan, the planning application has been informed by policy and guidance set out in the following:

- Planning Policy Wales Edition 12 (February, 2024), informed by The Well-Being of Future Generations (Wales) Act 2015, and supplemented by Technical Advice Notes;
- Building Better Places: The Planning System Delivering Resilient and Brighter Futures (July, 2020);
- Powys County Council Supplementary Planning Guidance (SPG)

6.3 This section of the Design and Access Statement provides an overview of the Development Plan context and planning policy framework of specific relevance to the determination of this application. A full review of the key national and local policies are included within the accompanying Planning Statement.

### National Policy

#### Planning Policy Wales

6.4 Planning Policy Wales (Edition 12, February 2024) (PPW) is the Welsh Government's principal statement of national policy and sets out the land use planning policies that should be taken into account by local planning authorities in Wales

and may be material to decisions on individual planning applications.

6.5 Paragraph 3.3 emphasises the importance of good design in development proposals, and states that it is fundamental to creating “sustainable places where people want to live, work and socialise.”

6.6 Paragraph 4.2.1 relates to affordable housing, and 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.”*

#### Technical Advice Note

6.7 PPW is supplemented by a series of topic specific Technical Advice Notes (TANs), including the following which are of relevance:

6.8 *TAN2 ‘Planning and Affordable Housing’* provides advice on how the planning system, and local planning authorities, can adopt an affordable housing target within a local development plan that shapes local development policy and growth aims, based on the needs identified within needs assessments carried out.

6.9 *TAN5 Nature Conservation and Planning* (2009) provides advice about how the land use planning system should contribute to protecting and enhancing biodiversity and geological conservation. It seeks to demonstrate how local planning authorities, developers and key stakeholders in conservation can work together to deliver more sustainable development that does not result in losses from the natural heritage but instead takes every opportunity to enhance it.

6.10 *TAN12 Design* (2016) provides advice on how ‘promoting sustainability through good design’ and

‘planning for sustainable building’ may be facilitated through the planning system.

6.11 *Technical Advice Note 18: Transport* (2007) confirms that integration of land use planning and development of transport infrastructure has a key role to play in addressing the environmental aspects of sustainable development. Paragraph 2.4 indicates that by influencing the location, scale, density and mix of land uses and new development, land use planning can help to reduce the need to travel and length of journeys, whilst making it easier for people to walk, cycle or use public transport.

### Local Policy

#### Ceredigion Local Development Plan (LDP) 2007 - 2022

6.12 The Powys County Council’s LDP was adopted in April 2013 and is the prevailing development plan for Ceredigion. As such, it is a material consideration for planning applications within Ceredigion.

6.13 As shown on the previous page, Ceredigion’s LDP Proposals Map indicates that the site is included within the defined settlement boundary for Aberystwyth, and is not subject to any designations or strategic allocations. As such, it is considered to be classified as vacant ‘white’ land within the settlement boundary, where development is normally deemed to be acceptable subject to compliance with all national and local planning policies.

6.14 As such, the following LDP Policies, next page, are relevant to this proposal.

6.15 DM06 (High Quality Design and Placemaking) is of relevance to all new developments, stating:

*“Development should have full regard, and positively contribute to the context of its location and surroundings. Development should reflect a clear understanding of design principles, the local physical, social, economic and environmental context. Development should:*

# BIODIVERSITY ENHANCEMENT PLAN

## ADVANTAGES:

1. Native and non-native tree planting around the site. This provides an attractive setting for the development, assists with climate resilience and adds to the wider landscape infrastructure.
2. Rain gardens help with water quality and biodiversity.
3. Native hedge planting. This provides soft boundaries, a food source for birds and enhances site ecology.
4. Species rich grassed areas, e.g. embankments to northern & southern boundaries, to be left uncut [strimmed twice per year] to provide attractive green spaces and important ecological habitats.
5. Wetland planting to SUDS features provides visible amenity benefits and enhances site biodiversity.
6. Shrub planting including pollinating species. This provides attractive external environments and ecological links through the site.
7. Bat / bird boxes and insect refugia in existing trees to further enhance site ecology.

## DISADVANTAGES:

1. Removal of existing vegetation to accommodate changes in levels / retaining structures at south west corner of site.
2. Removal of dead / dying trees as recommended in the tree survey report.
3. Removal of individual tree [Category B Monterey Cypress] to accommodate site levels / retaining structures.
4. Removal of group of trees to accommodate new retaining wall and realigned site access road. All felled trees should be logged and left on site, in piles, to create ecological habitats.



Landscape features to benefit people and wildlife.



## PLANNING POLICY: LOCAL DEVELOPMENT PLAN

Policy Ref:	Referring to
<b>The Strategy</b>	
S01	Sustainable Growth
S02	Development in Urban Service Centres (USCs)
S05	Affordable Housing
<b>Specific Types of Land Use Proposals</b>	
LU02	Requirements Regarding All Residential Proposals
LU05	Securing the Delivery of Housing Development
LU06	Housing Density
LU08	Replacement of Existing Dwellings
<b>Development Management Policies</b>	
DM03	Sustainable Travel
DM05	Sustainable Development and Planning Gain
DM06	High Quality Design and Placemaking
DM08	Bilingual Signs and Place Names
DM09	Design and Movement
DM10	Design and Landscaping
DM11	Designing for Climate Change
DM12	Utility Infrastructure
DM13	Sustainable Drainage Systems
DM14	Nature Conservation and Ecological Connectivity
DM15	Local Biodiversity Conservation
DM20	Protection of Trees, Hedgerows and Woodlands

1. Promote innovative design whilst having regard to local distinctiveness and cultural heritage in terms of form, design and material;

2. Complement the site and its surroundings in terms of layout, respecting views into and out of the site, producing a cohesive form in relation to the scale, height and proportion of existing built form;

3. Have reference, where appropriate, to existing layout patterns and densities including changes of levels and prominent skylines;

4. Retain important natural features along with ensuring the use of good quality hard and soft landscaping and embracing opportunities to enhance biodiversity and ecological connectivity;

5. Provide a safe environment by ensuring that the design of buildings and associated routes and open spaces consider safety principles;

6. Contribute to the creation of mixed and socially inclusive communities that provide for the health, education, recreation, community services and facilities, and social needs of all sections of the community;

7. Protect the amenity of occupiers of nearby properties from significant harm in relation to privacy, noise and outlook;

8. Encourage the re-use of materials wherever possible and ensure that new materials where used are sympathetic to the character of the locality;

9. Where practical, include infrastructure for modern telecommunications and information.'

6.16 Policy DM14 relates to the conservation of nature and ecological connectivity by advising:

*"Development will be permitted where it protects and, where possible, enhances biodiversity, geodiversity and ecological connectivity across Ceredigion, including local sites and local priority species and habitats."*

6.17 Whilst the proposals relate to housing, Policy DM03 (Sustainable Travel) is also of relevance as it emphasises the importance of locating development in sustainable places to

minimize the use of private vehicle. Rather, the policy encourages the use of more sustainable forms of transport e.g., active travel and public transport modes, and provides parking guidance for those who have no other choice but to use private vehicles.

### Supplementary Planning Guidance (SPG)

6.18 The following Supplementary Planning Guidance documents adopted by Ceredigion County Council are also considered relevant to this planning application:

- Parking Standards SPG (Adopted January 2015)
- Built Environment and Design SPG (Adopted January 2015)
- Nature Conservation SPG (Adopted January 2015)
- Affordable Homes SPG (Adopted September 2014)



# PROPOSED MATERIALS PALLETE

REGISTERED PRACTICE

SCHEME 018



**Product :-** UPVC Casement Window  
**Company:-** TBC  
**Colour:-** Light Grey



**Product :-** Roofing Slate/Tile  
**Colour:-** Marley Riven Edgemere Interlocking Concrete Slates



**Product :-** Example Composite PAS 24 Front Door  
**Colour:-** TBC



**Product :-** Vertical fencing above wall.  
**Colour:-** Natural.



**Product :-** Horizontal Fibre Cement Cladding.  
**Colour:-** Grey Slate



**Product :-** Hit & Miss Fencing  
**Company:-** TBC  
**Colour:-** Natural with Concrete Post



**Product :-** Guttering & Downpipe  
**Colour:-** Black UPVC



**Product :-** Fascias, Barges & Soffits  
**Colour:-** Grey UPVC



**Product :-** Concrete Paving TBC



**Product :-** Brick Plinths  
**Company:-** Taylor Maxwell  
**Colour:-** Gormley Grey



**Product :-** Metal Railing(TBC)  
**Company:-** TBC  
**Colour:-** Black



**Product :-** Permeable Block Paving  
**Company:-** Tobermore  
**Colour:-** Bracken, Charcoal & Cedar - (TBC)



**Product :-** Painted Texture Sand/Cement Render on Render Board  
**Colour:-** Polar White

DESIGN & ACCESS STATEMENT



## THE PROPOSAL & PLANNING APPRAISAL

### Overview

7.1 To ensure that the development effectively responds to the local context, the principal considerations that will form the chapter, and to which the application will be assessed on, will be the five objectives of good design which are a set of principle considerations, as outlined in Technical Advice Note 12. These include an assessment of the proposed access, the overall character of the site including the amount, scale and layout, the appearance and landscape as well as the community safety and environmental sustainability of the site

### Access and Movement

7.2 The existing access to the site from Heol y Bont will be retained and improved. Works to the Heol y Bont junction make allowance for the Council's aspirations for developing a walking and cycling active travel route at this location.

7.3 Active travel movements in and around the settlement from this allocated site will encourage residents to access the town and its facilities on foot, reducing car travel associated with the development. There is good transport links to neighbouring towns and villages, promoting the use of public transport, as detailed within the Site Context chapter.

7.4 Parking provision within the development is as follows:

- 1 Bedroom flats 1 car parking space each
- 2 Bedroom houses 2 car parking spaces each
- 3 Bedroom houses or bigger 2 car parking spaces

7.5 The parking provision for the one and two bed units is entirely in accordance with the Council's adopted Parking Standards. For the 5 houses with three or more bedrooms, two parking spaces each are provided. This is one space each less than the Parking Standard recommendation and reflects the lower car ownership rates exhibited in affordable housing developments.

7.6 The Parking Standards suggest that provision should be made for 1 visitor parking space for each 5 dwellings. This equates to 3 or 4 visitor spaces in this case. It is considered that visitor parking can be accommodated safely and without causing obstruction on an informal basis at the kerbside. No dedicated visitor parking spaces are provided. This informal on-street parking for visitors is considered preferable to the provision of dedicated visitor spaces because of the flexibility it provides. Experience has shown that visitors will often ignore dedicated visitor parking spaces to park on-street as near as possible to the property they're visiting. Dedicated visitor parking spaces can also be problematic in that there is a tendency for the property nearest the space to adopt it as its own, making it unavailable to visitors.

7.7 The site is accessible to pedestrians from the footway that runs along Heol y Bont. This is already designated as a walking active travel route. The footway along Heol y Bont continues south to link with the footways that continue along Penparcau Road.

### Amount, Scale and Layout

7.8 The proposed development seeks to demolish the existing residential dwellings along Heol y Bont and the redevelopment of the site for 18no residential dwellings and associated works including car parking and landscaping works.

7.9 The proposal includes the following housing mix:

- 6 x 2P1B Terrace Flats, affordable Units - Plots 1 – 6
- 7 x 4P2B House, affordable Units - Plots 7 - 13
- 4 x 5P3B House, affordable Units- Plots 14 – 17
- 1 x 9P6B House affordable Units - Plot 18

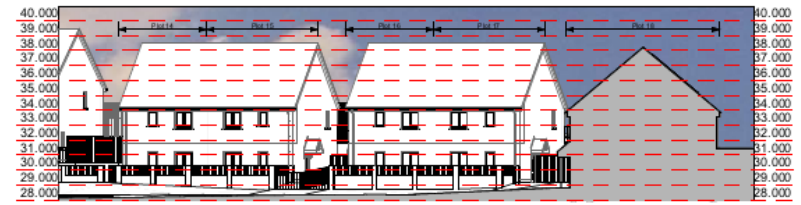
7.10 The properties are designed around the southern perimeter of the site, adjacent to the park, as well as along the site frontage, along Heol y Bont. This is due to the need to retain the existing access road and to ensure a positive relationship with the surrounding properties whilst working

# PROPOSED ELEVATIONS



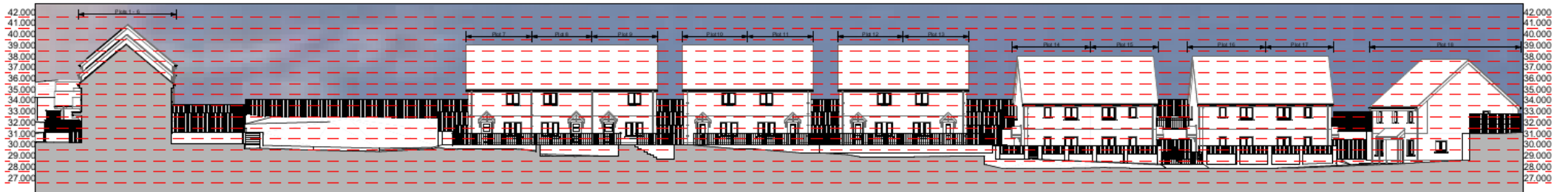
Street Section/Elevation A-A

1:200



Street Section/Elevation B-B

1:200



Street Section/Elevation C-C

1:200

## THE PROPOSAL & PLANNING APPRAISAL

with the natural topography of the site. Within the site a 5.5m wide adopted carriageway with a 2m wide footway along its southern side will be provided. A turning head is located at the western end of the development to accommodate refuse vehicle movements. A 2m wide strip along the northern side of the development's street accommodates sustainable urban drainage features. The highway layout and geometry has been the subject of discussions with the Highway Authority and will be constructed to an adoptable standard.

7.11 At the western end of the proposed estate road, a shared private driveway provides access to Gwynfa and Talardd; two care properties operated by Barcud. The proposed layout ensures that the legal rights to access both properties have been retained. The internal road is proposed to be adopted for the initial part with a parking court provided towards the end of the road to serve properties 14-18.

7.12 The development is considered to be an appropriate density proportionate to the site area. Accordingly, the scheme presents a medium density of 33dph which is considered to be a positive utilisation of the site, considering the difficult topography and the need to retain the access road in its current position. The residential units are appropriately located throughout the site area, with sufficient landscaping proposed to provide amenity benefits and to soften the built nature of the development. This layout has been carefully considered to ensure it utilises the existing natural topography of the existing site, creating a sympathetic development.

7.13 The dwellings are all to be built to two-storeys to assimilate in with the existing residential context and to ensure that it reflects the character of the area.

### **Appearance and Design**

7.14 The appearance and design of the proposed development has been considered with national and local

planning policy, in addition to other design guidance documents. The design and layout of the proposed development has been shaped in accordance with the surrounding built environment, and to maximise opportunities for green infrastructure where possible.

7.15 the proposed pallet contains the following:

- Walls: Grey Brick Plinths with painted textured sand/cement render and Grey slate horizontal fibre cement cladding
- Roof: Edgemere interlocking concrete slates
- Windows: Light grey uPVC casement windows
- Doors: Composite PAS front doors
- Fascias, Barges and Soffits: Grey uPVC
- Guttering and Downpipes: Black uPVC

7.16 The material palette utilised within the scheme clearly recognises the vernacular of the local area. It is intended to create a development that acknowledges its context whilst enhancing the wider area through distinct design choices to create a contemporary aesthetic. Materials will offer good longevity in terms of the life-cycle of the dwellings; low maintenance and from responsibly sourced manufacturers.

### **Landscaping**

7.17 The underlying principles of the landscape design for the site are to create an attractive setting for the new development for the benefit of all users. This will be achieved by retaining and enhancing existing landscape features where possible and introducing new native tree and shrub planting as well as areas of wildflower meadow.

7.18 The planting scheme includes a large number of native species and species noted for wildlife value. These features include trees, hedges, shrubs, wildflower meadows and wetland habitats across the site. The existing planting infrastructure surrounding the site will be retained where possible and enhanced to ensure a healthy biodiverse site in



## PROPOSED STREET SCENES



## THE PROPOSAL & PLANNING APPRAISAL

he long term, which in turn will benefit local ecosystems and the wellbeing of people. In addition to the habitats created through the planting design, the site will also include other ecological measures. Bat and bird boxes will be installed on the new building.

7.19 The landscape proposals have been designed to contain a range of measures to ensure GI is maintained and enhanced as part of the development. Key measures include:

- Native tree planting around the site. This provides an attractive setting for the development and adds to the existing landscape infrastructure.
- Native hedge planting to boundaries provides a food source and nesting opportunities for birds.
- Shrub planting including species known for wildlife value. This softens building frontages and enhances biodiversity.
- The inclusion of wildflower meadow area to the SUDS features and around the site generally provides further ecological benefits and enhances the external environment.

### Community Safety

7.20 TAN 12 suggests community safety can be achieved via design solutions that can aid crime prevention. These include providing natural surveillance, improving safety by reducing conflicts in uses, and promoting a sense of ownership and responsibility.

7.21 The provision of the dwellings in their current location and orientation enables enhanced natural surveillance of the wider surroundings which will be beneficial for the safety and welfare of the prospective residents as well as the neighbours. Each plot is capable of incorporating private parking and amenity space thus creating a strong sense of space for future occupiers. The layout and each property has been designed to comply with Secure by Design Standards and will make use of a vacant, open site which could be used for anti -social behaviour.

Given that the site is currently vacant, there are concerns regarding the attraction of anti-social behaviour. As such, the redevelopment of the site is considered to enable a safe environment for local residents and the local community.

7.22 Taking into account all of the above, it is in no doubt that the future development of the site can be designed to ensure a high level of personal and community safety.

### Environmental Sustainability

7.23 As identified within Technical Advice Note 12, the objectives that developers need to respond to in respect of Environmental Sustainability include that of achieving efficient use and protection of natural resources, enhancing biodiversity and designing for change.

7.24 The site will be developed to accord with the latest Building Regulations standards, therefore, the overall sustainability principles of the development are considered to be high. The solar PV panels on the roofs of the properties will also ensure the development is as sustainable as possible.

## PROPOSED CGI'S



## CONCLUSION

8.1 This Design and Access Statement has been prepared by Asbri Planning on behalf of Wales and West Housing in respect of the full planning application or the proposed demolition of the existing residential properties and redevelopment for residential development and associated works.

8.2 The application site comprises previously developed 'brownfield' land, situated within the defined settlement boundary for Abersytwyth, As such, the principle of development is established.

8.3 It is considered that this Design and Access Statement considers the material planning considerations in terms of design and access and together with the accompanying drawings and documents, it is concluded that the proposal represents an acceptable and sustainable form of development which is appropriate for the location. The proposals therefore comply with the relevant national and development plan planning policies and supplementary planning guidance.

8.4 It is for these reasons that it is respectfully requested that Powys County Council grant full planning permission for the development.