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Design & Access Statement

The Former Coedmore Primary School, Cwmann

22nd Sept 2021

PROJECT SUMMARY

Description of development:

Proposed residential development of 22 units including the conversion of the existing school building into a 'private' single family dwelling; 3 no. LCHO properties and 18 no. Affordable homes for social rent

Location:

The former Coedmore Primary School, Cwmann, Lampeter

Date:

September 2021

Client:

Barcud

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INTRODUCTION

RLH Ltd has been instructed by Barcud, in respect of an application for full planning permission to Carmarthenshire County Council. The application seeks approval for:

The proposal includes the redevelopment of the former school site to provide a residential development of 22 no. units, including infrastructure, parking, landscaping improvements and associated works. The broader site mix includes the existing school building being converted into a ‘single family dwelling’ with associated amenity space; the provision of 3 no. LCHO properties and the remaining homes be ‘affordable’ for social rent.

The site is located within a highly residential context, being closely located to the existing residential development within Cwmann. The itself is naturally split into lower and upper sections, with the lower part of the site partially located within the settlement limits of Cwmann. The existing school and LCHO units are located here. The upper section being outside of the development boundary, means the ‘affordable’ units are treated as an ‘exception’.

This DAS should be read in conjunction with submitted plans, supporting documentation and planning application form which are appended to this DAS.

THE BRIEF AND VISION

The brief from the client was clearly set out. It is their intention to procure houses that are of a very good quality in terms of aesthetics, space standards and energy consumption, whilst providing an excellent sense of place across the site for the occupants and visitors alike.

The principle concept of the scheme is aimed at providing high quality, affordable residential housing which will meet the needs of local people, by recycling this redundant, former primary school site.

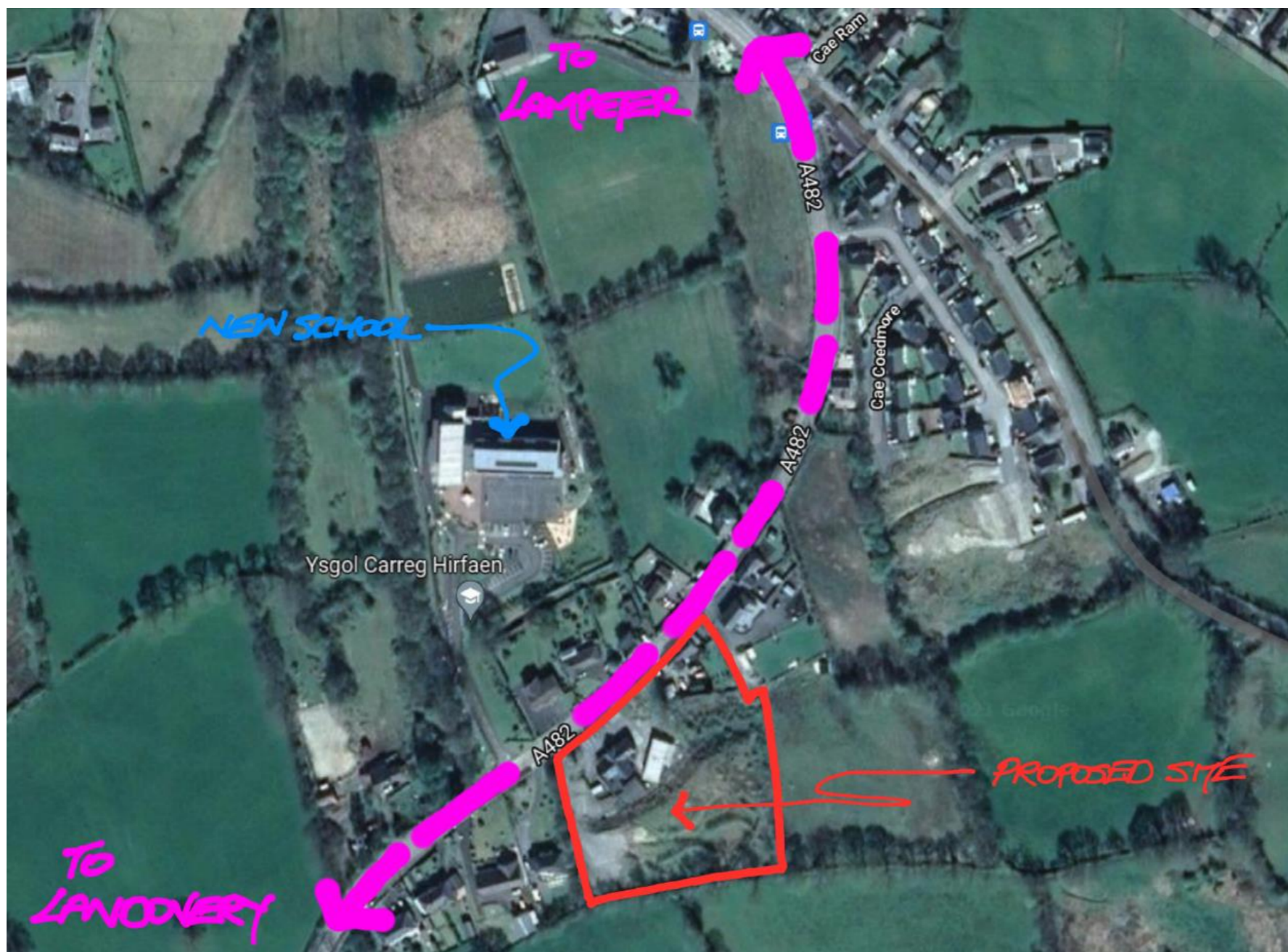
The aim of the development is to provide affordable housing units which meet the Welsh Government's criteria to draw Social Housing Grant (SHG) and ensure the scheme development costs can be met. The scheme has been designed in accordance with the Welsh Government's new 'Beautiful Homes and Spaces' guide.

“Barcud’s vision is to achieve strong, sustainable growth to make a difference to people’s lives, homes and communities.”

The vision of the land is to develop this site, primarily for the delivery of ‘affordable’ housing to assist in meeting the housing need within Cwmann and the surrounding areas.

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

SITE IN LOCAL CONTEXT



SITE CONTEXT AND ANALYSIS

General Location:

Cwmann is a typical Rural Carmarthenshire village, located to the south-west of the university town of Lampeter, on the Ceredigion and Carmarthenshire border. Cwmann is on the Carmarthenshire side of this border.

Cwmman village sits to the south of the river Teifi.

The village comprises a mixture of modern housing together with more traditional stone round buildings with sash windows, mixed with agricultural sheds, barns and conversions. The majority of the built form is represented in linear formation, along the main A485 and A482 roads.

The site and the former school is located to the south of the A482 where it curves around to the south-west. Part of the village is also located within a Special Landscape Area (SLA). However, the development site sits outside of this area.

The site is centred on grid co-ordinates SN 58910 46450.

Being a smaller, rural village it still does possess a number of community assets including a public house. There are also a number of recreational community provisions within the village including community use of the new school including the MUGA and the adjacent recreational field and associated community building. There is also a community building/facilities situated to the western part of the village.

SITE CONTEXT AND ANALYSIS

Site Description:

Approximate site area = 0.99 ha (9,900m²)

The site is crudely square in shape with its main frontage looking north (and being just south of the A482 Road).

There are four existing buildings on the site one of which being the attractive old school house building. The remaining buildings are temporary inform (Portakabins). These were used as additional classroom space.

The site itself is not level. The site rises 8-9m from the main access point to the southern boundary. It is generally split in half by an existing grass embankment, running east to west, which separates the lower and upper parts of the site. The lower part of the site has the existing buildings located on it. And primarily sits within the settlement boundary.

The LDP proposal map clearly identifies the settlement boundary line, dissecting the site.

The existing vehicular access is off the main road and leads to the front of the old School building where there is tarmacadam hardstanding and existing parking and turning provision.

Along the western boundary the site, a further hardstanding rises up to the upper portion of the site. Generally, the upper part is level and was used as amenity space for the existing school.

Attractive views from the higher part of the site are afforded, looking back across the valley, north towards Lampeter.

SITE CONTEXT AND ANALYSIS

Access:

The site has an existing vehicular access off the main A482 road and leads to the front of the old School building where there is tarmacadam hardstanding and existing parking and turning provision. This currently in use by the tenant business located within one of the temporary buildings.

Adjacent to the main vehicular access, is stepped pedestrian access in to the site. This leads on to a public footpath, running alongside the A482 road, providing good pedestrian links into the village centre, amenities and bus stop. The regular bus services passing through the villages give good access to Lampeter, Llandovery, Tregaron and Aberystwyth.

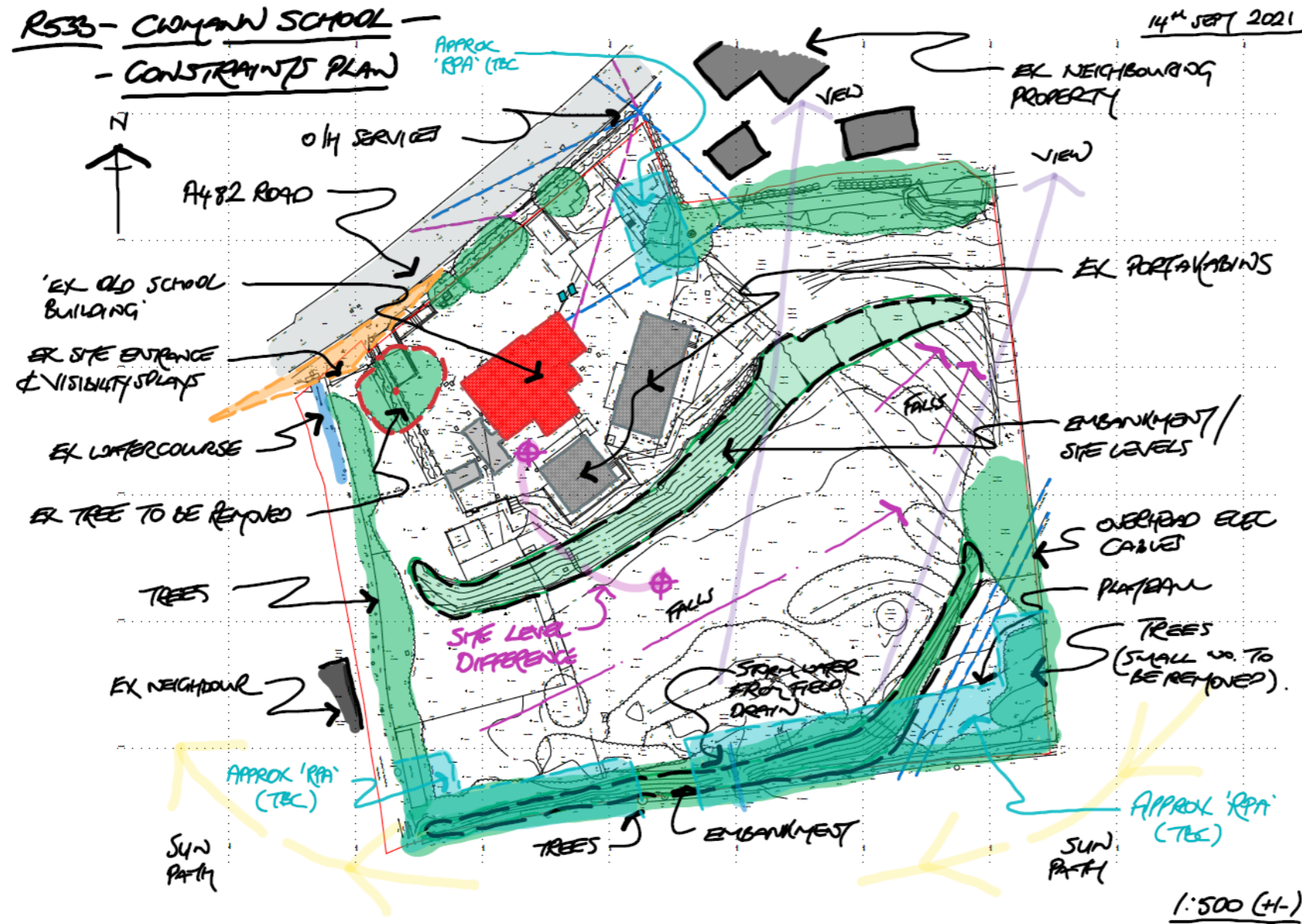
SITE CONTEXT AND ANALYSIS

Site Photographs:



SITE CONTEXT AND ANALYSIS

Site Constraints:



INTERPRETATION

Opportunities and Constraints:

The concept for the development has been derived from the following:

- Full site analysis including full desktop study of the site and the surrounding area
- Several site visits and general visual assessment of the surrounding area, including the built form
- Discussion with the client to fully understand the brief and vision for the project.

Opportunities -

Redevelopment site - The former school site now being obsolete with the construction of the new school (Ysgol Carreg Hirfean), opposite on the north side of the A482, offers a regeneration opportunity for this under-utilised space, adjacent to the urban form.

Settlement Boundary - Part of the site is situated within the settlement boundary, with the remaining part of the site, suitable for an 'affordable' housing, 'exception site'.

Existing residential context - the site is located with a high amount of residential development, either side.

Access/Services - New primary school is opposite the site; Lampeter town centre is approx. 1.5miles away with regular bus service between the two. Lampeter has good amenities, including shops, cafes & restaurants, leisure centre, etc

Site Layout - the site can be laid out to ensure there is no detrimental impact to the surrounding neighbours amenity or privacy.

Cycle Route - The site is approx. 1.5miles away from the National Cycle Network Route 82, which runs from Bangor to Fishguard

INTERPRETATION

Opportunities and Constraints:

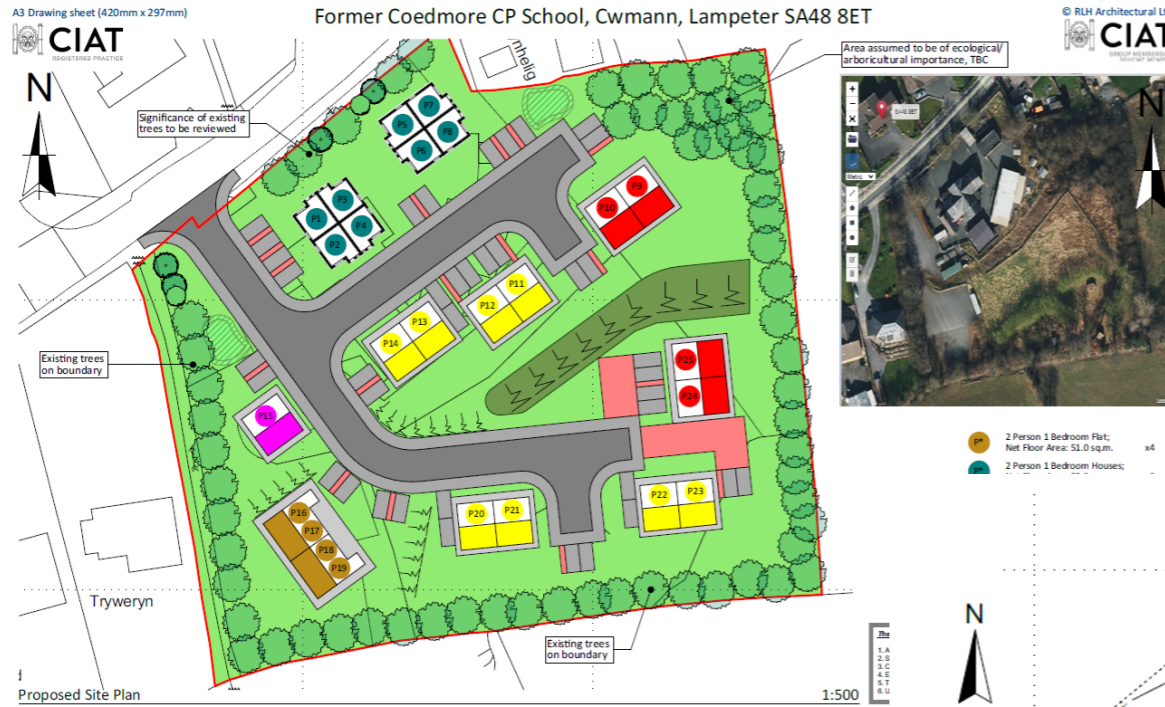
Constraints -

Topography - The site is split level with approx. 8-9m rise from site entrance to the southern boundary. We legislative guides on maximum road level, parking provisions, etc it means a level of retaining works are necessary to achieve the desired results.

Ecology - existing trees their root protection zones and buffer zones reduce the amount of site area which can be developed.

SUDS - SUDS feature required on-site again reduce the amount of site area which can be developed.

DESIGN EVOLUTION



Pre-Application Enquiry - Site Layout = 22 Units

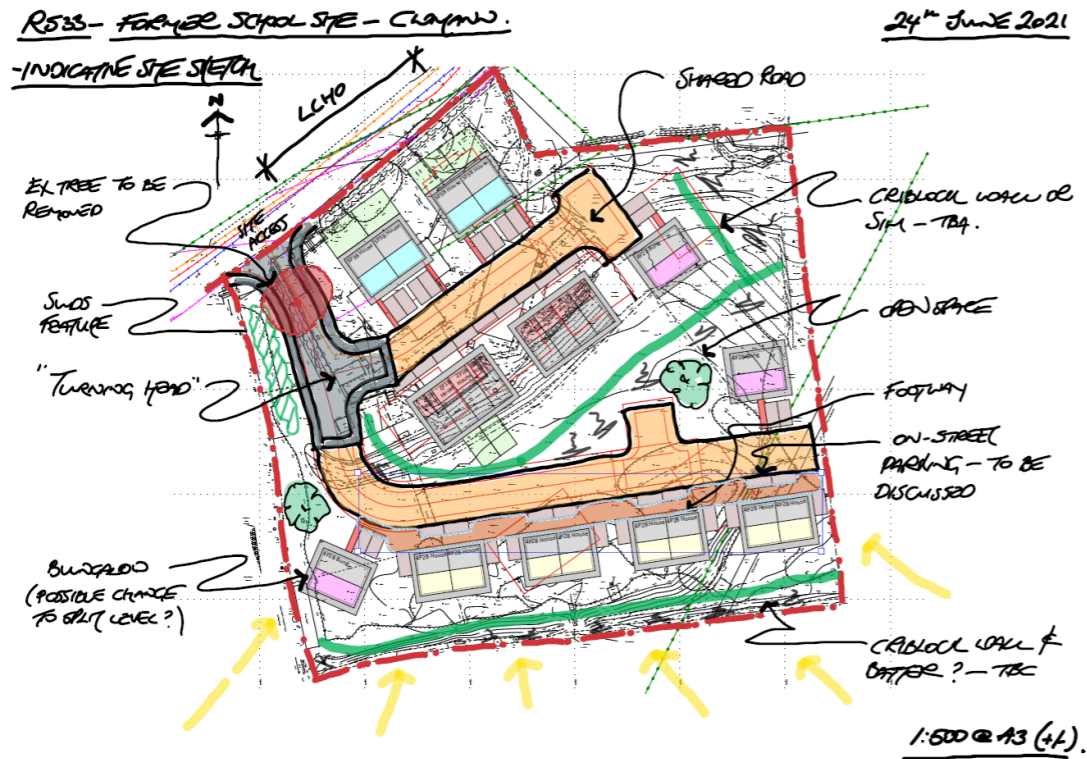
Initial Feasibility Layout = 25 Units

The Initial Feasibility Layout of 25 Units was based on OS map information and an early discussion regarding the possible demolition of the existing school building.

A revised brief with the retention of the existing school house, coupled with the benefit of topographic survey information, resulted in the proposal issued as part of the pre-application enquiry.



DESIGN EVOLUTION



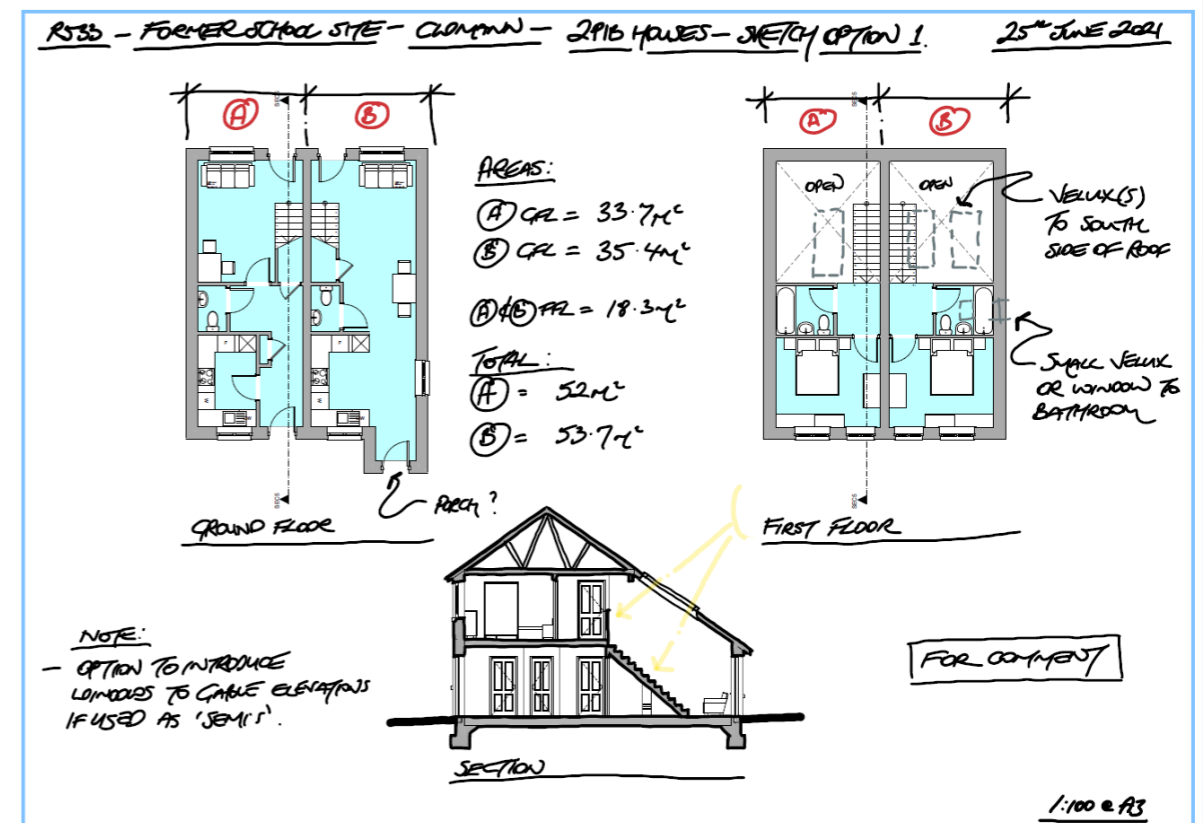
Following on from the historic Feasibility Plan, this sketch option was looked at. The LCHO units being placed toward the front of the site to give a good 'frontage'.

The 2P1B houses were positioned on the lower part of the site in two blocks of terraces.

Discussions with the client in relation to the 2P1B terraced units, resulted in a change of design for this house type.

The sketch opposite offered two variations for consideration.

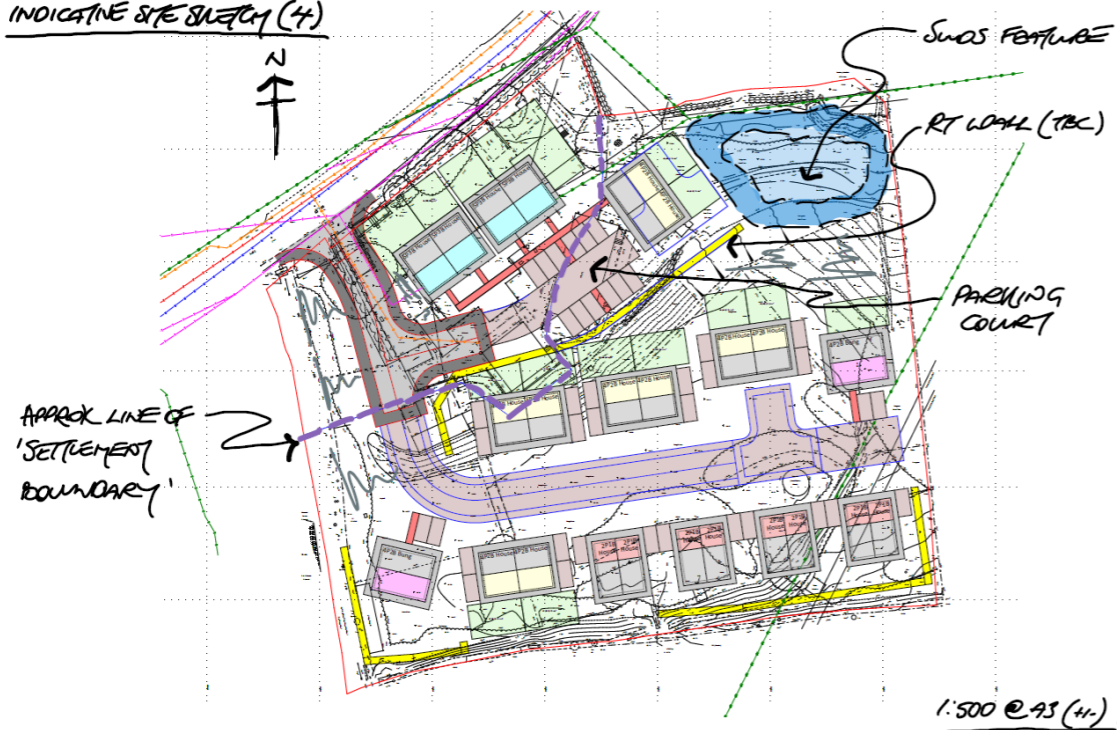
The low level roof and roof windows over the rear living space provides natural, which filters through the dwelling, especially when located to be south facing as on the subsequent site layouts



DESIGN EVOLUTION

R533 - FORMER SCHOOL SITE, CWMANN -
INDICATIVE SITE SKETCH (4)

29th JUNE 2021.



1:500 @ A3 (41).

Following on from discussions with the engineer, the road layout was updated and the retaining wall positions revised.

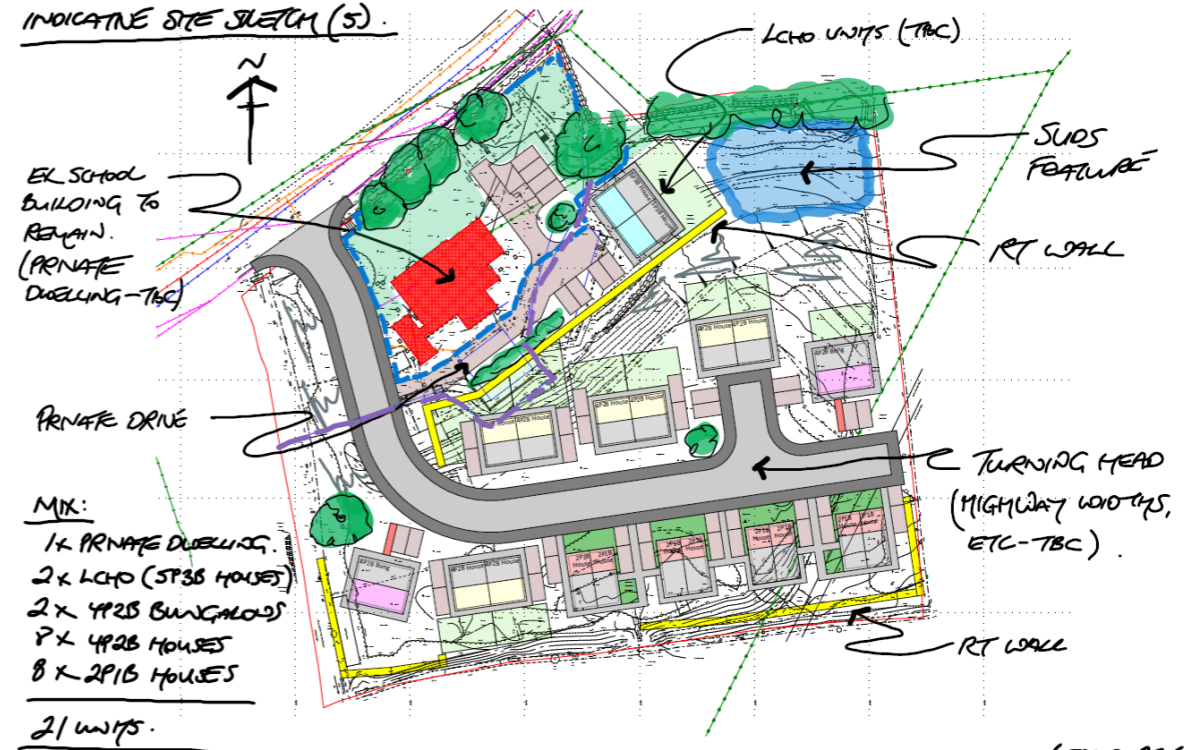
Scheme Option (4) - included the indicative SUDS basin as part of the drainage strategy for the site.

The 2P1B terrace houses were changed to pairs of semis and moved to the upper part of the site. This was in part due to the 'settlement boundary' line being indicated

Scheme Option (5) - The existing school building now came back into the scheme proposals

R533 - FORMER SCHOOL SITE, CWMANN -
INDICATIVE SITE SKETCH (5)

6th JULY 2021.



- MIX:
- 1x PRIVATE DWELLING
 - 2x LCHO (SP38 HOUSES)
 - 2x 4P2B BUNGALOWS
 - 7x 4P2B HOUSES
 - 8x 2P1B HOUSES
- 21 UNITS.

1:500 @ A3 (41)

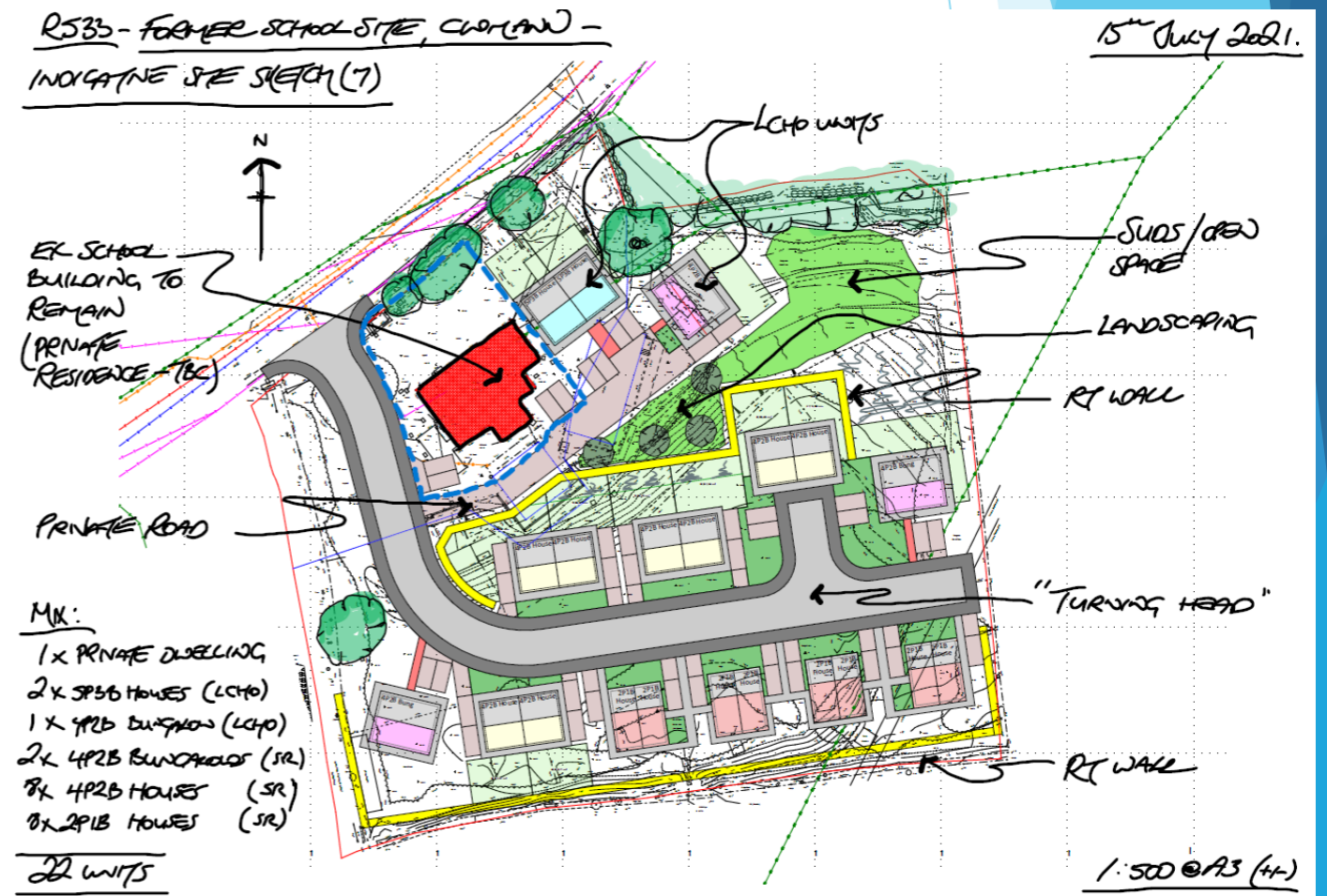
DESIGN EVOLUTION

A Pre-Application Enquiry was submitted by Barcud on the 4th August 2021. The pre-app enquiry (Ref. No: PRE/00516) was accompanied by an indicative site layout which is largely similar to the plan submitted as part of the Pre-App Consultation (PAC) submission, which demonstrated how the site could be sympathetically redeveloped to accommodate 21 new homes in addition to the conversion of the existing school building into a 'single family dwelling', whilst acknowledging the on-site constraints.

An historic Feasibility Plan was put together. This was based on OS map information along with searches undertaken with the Utilities companies. Also, the initial brief looked to develop the site with the existing school building being demolished. The general layout, including the new access roads for this scheme were governed by the existing access point and the sites topography. Future layout versions, didn't vary too much from this.

As part of the revised brief from the client and specific housing mix was provided. This included the conversion of the existing school; the provision of 3 no. disabled person bungalows, 5P3B LCHO units; 4P2B affordable houses, along with 2P1B, affordable houses.

Penultimate Sketch Layout (22 Units), prior to minor adjustments before the PAC issue layout was complete.



DESIGN EVOLUTION

The written response to the pre-application enquiry was dated the 13th September 2021. The following key points were highlighted:

- Housing
- Public Protection
- Built Heritage
- Drainage
- Highways
- Ecology
- Phosphates
- Design
- Topography
- Private Amenity Space
- Section 106's

ALL the above points have/will be addressed within the formal FULL plan application submission.

Key points to address:

- Housing - The site mix reflects that suggested
- Public Protection - A dust mitigation scheme will be put forward as part of the full plans application
- Built Heritage - The existing school building is now an integral part of the scheme
- Drainage - a SAB application will run alongside this full plans application. The drainage strategy has been incorporated into the scheme.
- Highways - Additional parking provision to some units and the inclusion of visitor parking will be addressed.
- Ecology - ALL surveys and reports have been undertaken.
- **Phosphates - DCWW have written stating that their current treatment works are capable of dealing with the proposed development.**
- Design - Supported by the LPA
- Topography - As mentioned the existing site is split into upper and lower levels (plateaus). The new access road levels mean that the existing levels need to be lowered in parts to work with the highway levels. This results in the use of retaining structures. The main retain feature crossing the site is in a similar location to the existing grass embankment. A timber 'criblock' retaining wall, well landscaped, will provide an attractive & practical solution to the revised level issue.
- Private Amenity Space - Garden spaces have been increased. The rear of the properties on the southern boundary, now benefiting from a 'terrace' garden approach.
- Section 106's - To be agreed with client

PLANNING POLICY

The written response to the pre-application Enquiry noted key planning policies to be considered. They are:

- SP1 - Sustainable Places and Spaces
- SP5 - Housing
- SP6 - Affordable Housing
- SP13 - Protection and Enhancement of the Built and Historic Environment
- SP14 - Protection and Enhancement of the Natural Environment
- SP17 - Infrastructure
- GP1 - Sustainability and High Quality Design
- GP2 - Development Limits
- H2 - Housing within Development Limits
- AH2 - Affordable Housing - Exception Sites
- EQ1 - Protection of Buildings, Landscapes and feature of Historic Importance
- EQ4 - Biodiversity
- TR3 - Highways in Development - Design Considerations
- EP3 - Sustainable Drainage

THE PROPOSAL

Indicative Street View (Road 2)

The proposed development looks to utilise the former school site, to provide modern, energy efficient, affordable homes for the local and surrounding communities



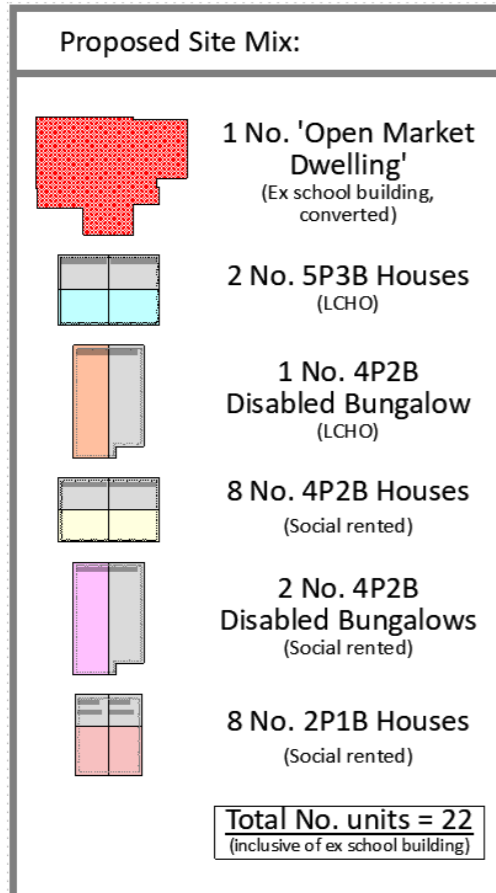
THE PROPOSAL

Proposed Site Layout



THE PROPOSAL

Proposed Site Mix:



Access & Movement:

The proposed vehicular access to the site is as per the existing arrangement, all-be-it, with an improved junction and better visibility splays offering good line of sight in both directions up and down the A482.

The internal highway arrangement is based on CCC Highways guidance, with the adoptable road having a 5.5m wide carriageway, with 2m wide footpaths to both sides.

The 'private' road will serve the lower part of the site where there are less than 5 dwellings.

Pedestrian access is achievable via the existing footpath running along the south side of the A482. As above, new footpaths will flow into the development either side of the access highway.

Amount:

The proposal includes the conversion of the existing school building into a 'private, single family dwelling', with 21 number 'affordable' homes being provided.

The density has been influenced by the site constraints.

Scale:

The proposed new units are predominantly two storeys in the form of semi-detached blocks, with three number, single storey bungalows. The 2P1B houses are a smaller scale property. Generally, the scale and form of the new units is very much in-keeping with the surrounding residential developments.

Layout:

The general layout of the site has been governed by the sites access point; the topography and location of the existing school building, which is a 'focal' point for the proposed scheme. Also, the LDP settlement boundary, naturally falls along the east-west, split in level across the site. Therefore, meaning the 'affordable units' sit at the upper part of the site, adjacent to the settlement boundary.

The layout respects the privacy and amenity of the surrounding, neighbours properties.

Areas of open space have been incorporated into the SUDS design.

Materials:

See new page - The proposed material palette offer a contemporary aesthetic, which complements the surrounding area. Materials have been chosen to offer good longevity in terms of the 'life cycle' of the dwellings; low maintenance and from responsibly sourced manufacturers.

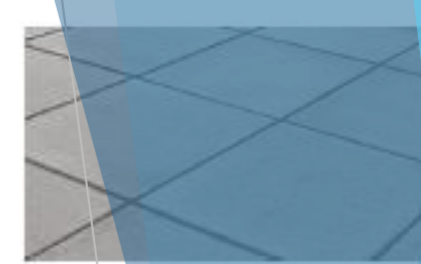
Landscaping & Biodiversity:

A landscaping plan, planting schedule and maintenance guide will accompany the full plans application. A site sensitive scheme, will help soften the development and overtime, imbed it well within its surroundings. The SUDS design, including individual 'rain gardens', will offer improved, site wide biodiversity and enhance 'green' infrastructure. The streetscapes and home occupiers will benefit from the natural world being brought close to their front doors.

THE PROPOSAL



Product :- UPVC Casement Window
Colour:- Anthracite Grey



Product :- Paving
Colour:- Textured Grey

Proposed Materials:

Roofs - Tiled Roofs; colour: anthracite grey
Rainwater goods - Upvc; colour: light grey
Soffits/Fascia's/barges - Upvc; colour: light grey
Walls - Painted, textured render; colour: white
Walls - Timber cladding; colour; natural (TBC) OR
fibre-cement board; colour: natural
Walls - Brickwork to DPC and features; colour: 'Gormley Grey'
Windows - Upvc casement; colour: sage green (TBC)

Paths & patios - Concrete slabs; colour: grey
Boundaries - Close boarded timber fence with concrete posts
Rear gardens - Turfed grass
Highways - Tarmacadam
Parking bays - Hydropave Tegual (Tobermore); colour: cedar

ALL materials are to be confirmed prior to the formal Full plans application submission

See drawing number R533-SK03

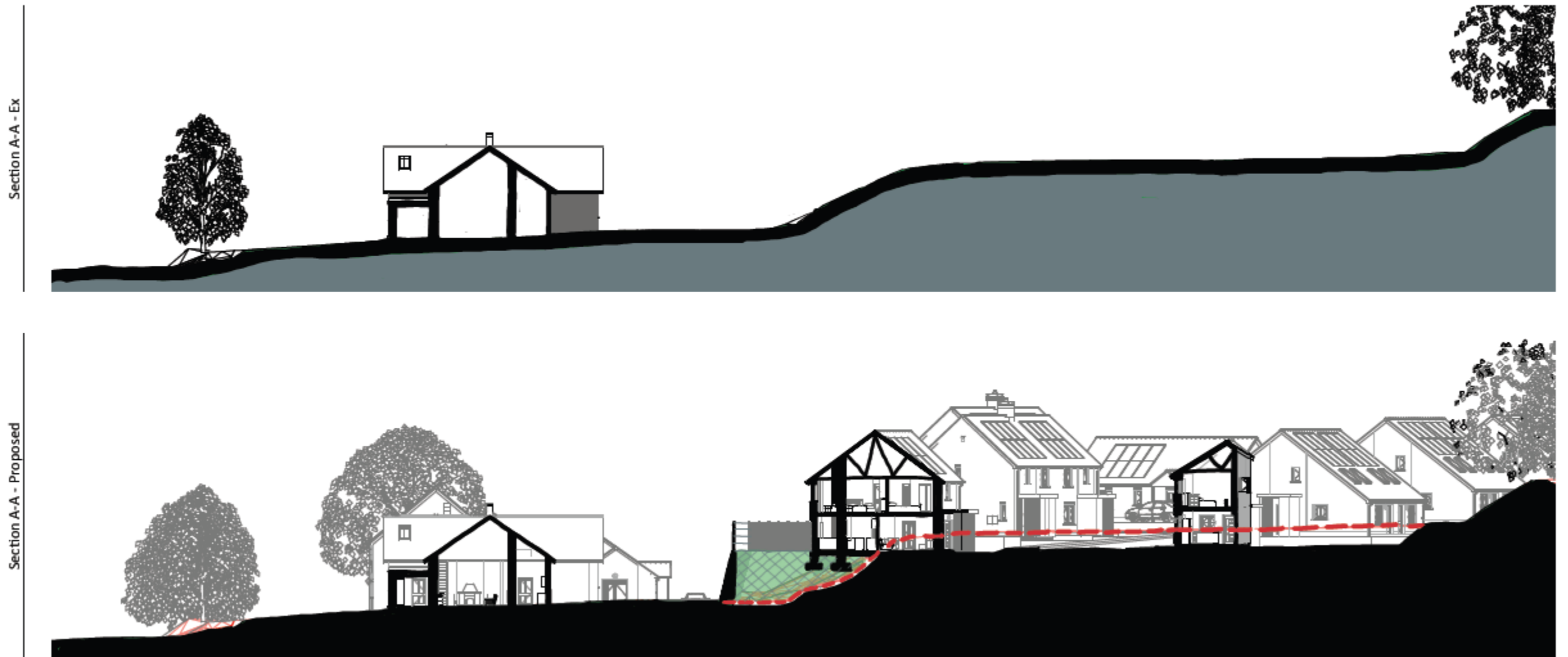


Product :- Composite PAS 24 Front Door
Colour:- Refer to house type elevations for individual colours



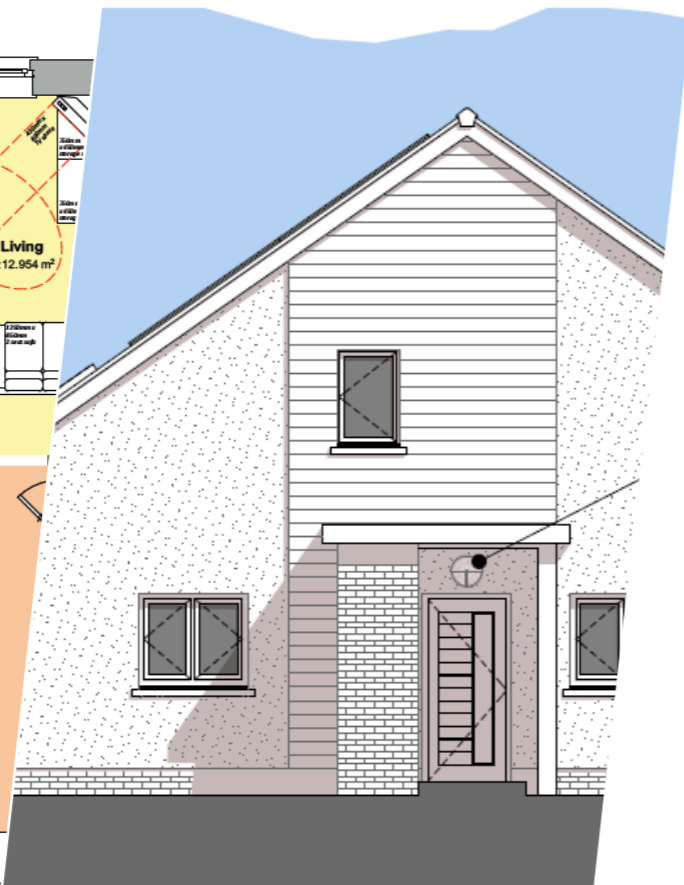
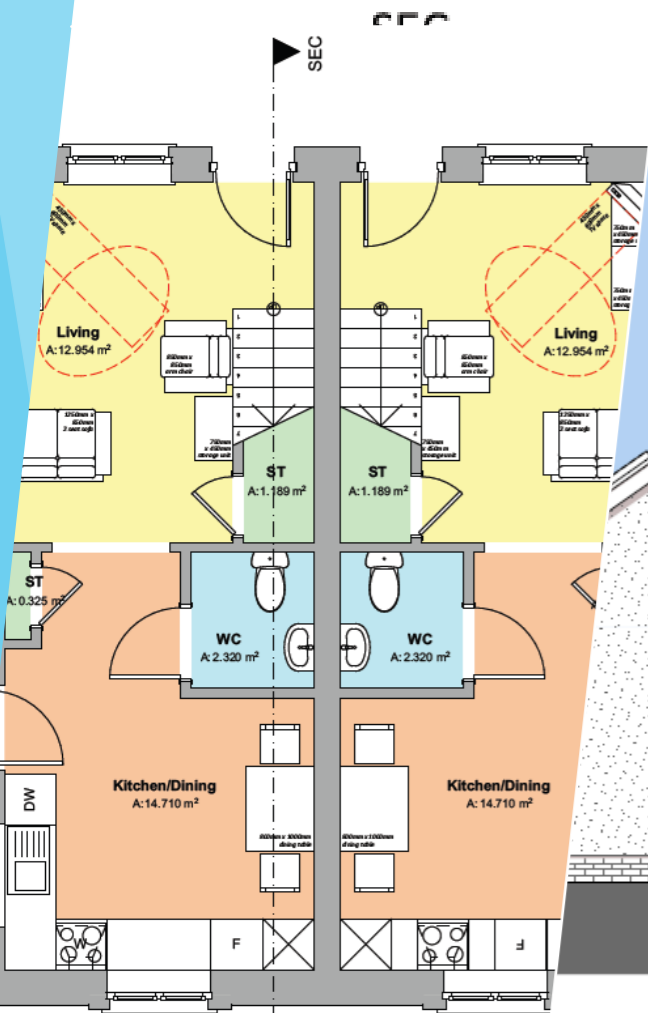
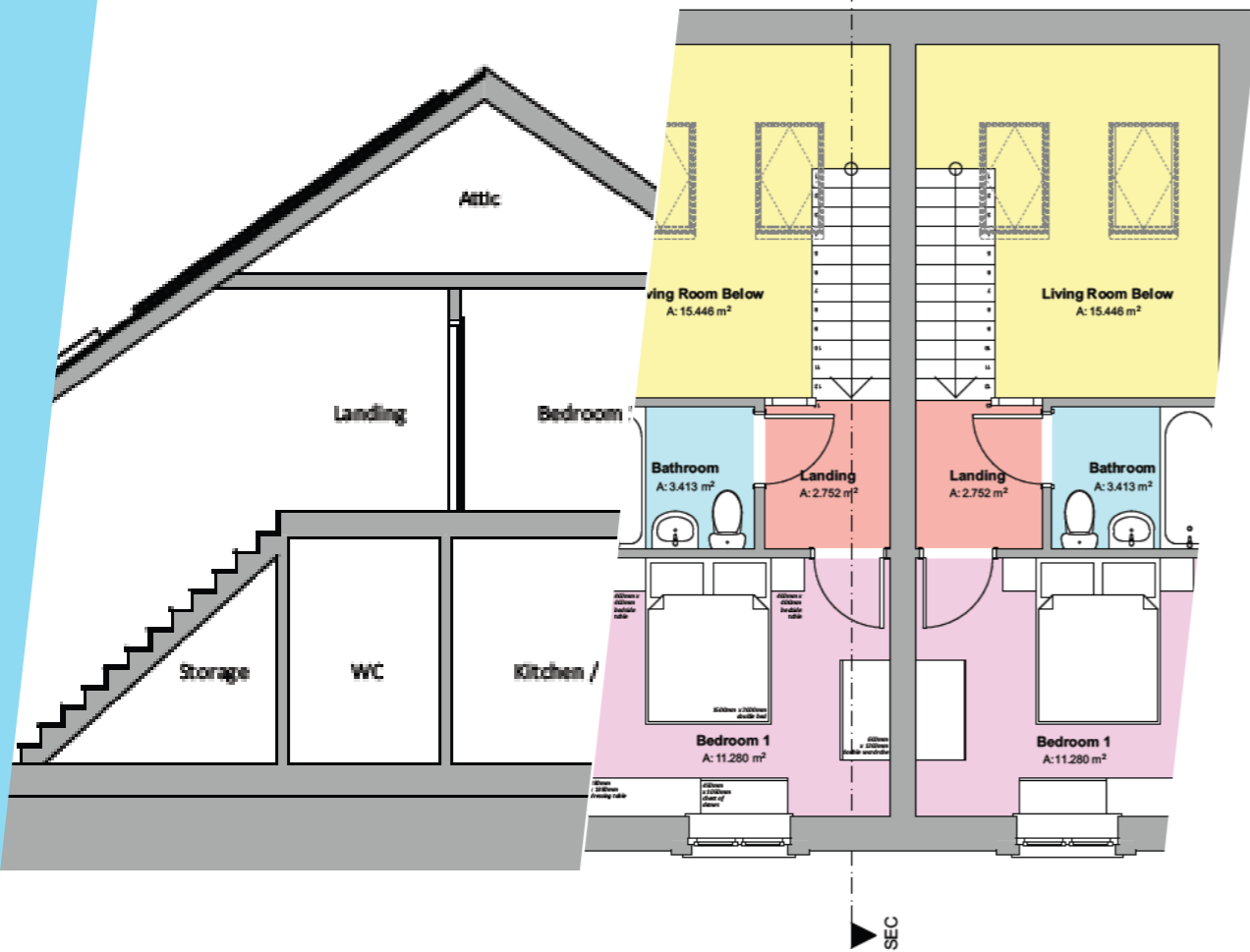
Product :- Vertical/Horizontal Cladding

THE PROPOSAL



Site Sections:

The existing and proposed site sections, help demonstrate the topography of the site and how the proposed development works as closely as possible to these existing levels.



THE PROPOSAL

House Types:

For the proposed house types,
please see drawings number
R533-SK06 to SK13 (inclusive)

Conclusion

- ▶ The amount, scale, layout and appearance of the proposal have been discussed throughout this document and are considered to be within keeping of the surrounding context. The proposal is considered to make full use of the site which has a number of constraints to contend with. The layout protects the private amenity of existing residential dwellings surrounding the site and replicates the form and scale of the neighbouring developments.
- ▶ The site looks to utilise this unused space within the settlement limit of Cwmann. The location being considered sustainable due to the accessibility of local facilities including the new primary school opposite the site and the nearby market town of Lampeter and the high-quality amenities on offer there.
- ▶ It is hoped that the retention of the existing school building, being a 'focal point' within the scheme is seen as a positive.
- ▶ There was a desire by the client for new houses which went beyond typical, 'pattern book' layouts as well as 'future proofing' against thermal performance standards, set out in the building regulations. These directives were met and exceeded. It is hoped that the subtle, contemporary look and spacious feel of the new development will be a welcomed addition to the village of Cwmann and for local families to enjoy.

