

**INFLUENCES ON THE SITE -
Design Features and property styles.**

The surrounding estate is predominantly 2 and 3 bedroom semi-detached 2 storey houses with a mixture of finished material. Where render is applied, the colour scheme is generally of a pastel pallet with cream, beige, and light blue being the prominent colours.



View onto Heol Caradoc from junction with Cwm Nant Yr Hwch.

Within the immediate vicinity of the application site, the roof styles vary with hips being the dominant design with concrete/terracotta tiles as a finish.



These cottages are situated directly opposite the site entrance. They are of no mirit and reflect little of the original structures that were origal features of the village.



View of Heol Kier Hardie.

The style of property varies little in size throughout the estate, but as can be seen in the above photograph, the choice of materials varied. This is a view of Heol Kier Hardie, an adjacent street that was build predominantly of brickwork with concrete modern tiles.

There is very little evidance of original boundary treatments but over the years, sporadic garden wall and fence styles have been implemented by the owner occupiers.



Examples of gable walls along Heol Caradoc.

ACCESSIBILITY
Movement To, Around and Within the Development
Site Access

The proposed site entry point is located where the current, north western, access point to the field is located.

The proposed site access is located parallel to Heol Caradoc utilising the existing highways access and designed in accordance with the Local Authority highway departments standard details for residential developments. The proposed access road will include the provision of a 2.000m pavement footpath leading to Heol Caradoc and the widening of Cwm Nant Yr Hwch to a 5.5 meter carriageway. The New road layout, turning facilities and pavements etc will be designed and detailed by a highway/civil engineer in full compliance with 'Residential, Industrial & Commercial Estate Roads' design guide, as issued by Rhondda Cynon Taff County Borough Council.

Dropped curbs and disabled wheelchair access with rumble strips at the crossing point will also be provided as per local authority highway design guide. Details of which will be included within the engineers drawing package.

Dwelling Access and Grounds

The proposed development plots will be accessed via a 2 meter wide pavement to LA standards, with vehicular and separate pedestrian access to each dwelling. The vehicular access appoints will be detailed with a 2.4 x 2.4m pedestrian vision splay with nothing over 600mm being constructed within that splay.

All footpaths and pavements will be laid to 'up to a maximum' falls in conjunction with part K and M of the approved documents of the building regulations.

The steepness of any proposed ramp/pavement will not exceed 1:12 and the rise of any ramp will be below 600mm and therefore, will not require a handrail under the requirements of mart K of the approved documents of the building regulations.

It is proposed that the front door access to each dwelling will have a 'flush threshold' no higher than 15mm and have a 775mm clear opening as stated in Part M of approved documents of the building regulations.

Internal Circulation

The following information will apply to all proposed house types;
The internal corridors and doors have been designed in conjunction with Table 1 page 27 of Part M of the approved documents of the building regulations, along with the requirement for an entry storey toilet designed for ambulant disabled access with an outward opening door.

The entrance storey switches and sockets will be located in accordance with diagram 22 Heights of Switches, Sockets etc, page 28 of part M of the approved documents of the building regulations.

The staircases have been designed and set out for ambulant disabled compliance and arranged to receive a stair lift should a future occupier require this facility.

CHARACTER.

Dwellings.

The house types that have been designed for this site are to be predominantly of a rendered finish using Weber 'through Render' in a combination of colours - Azure Blue, Ivory & Earth. (please refer to site plan and street elevations for colour patern.) It is proposed to embellish the heads and cills of the windows with Reconstituted sandstone products as detailed on the elevation drawings. The choice of render will help create a fresh and vibrant development and not be too far removed from the colour patterns used on the original estate.

It is proposed that the dwellings will be constructed using traditional methods with grey concrete, 'Marley Modern' roof coverings and white uPVC windows and doors in a style as shown on the elevation drawings.

There is no proposal for garages to be attached to the properties and all car-parking is accounted for off street. Each garden will be provided with a garden shed, the size of which is indicated on the site plan, and used for the storage of bicycles.

Grounds

It is proposed that the gardens to the dwellings will be individually landscaped in style suitable to the locale and to the satisfaction of the local authority.

It is proposed that the highway and adjacent pavements will be constructed with 'tarmacadam' surface to Local Authority adoptable highway standards.

Domestic drives will in natural loose stone to assist with drainage and the rear patios will be finished with natural stone flags, dry pointed to assist with surface water drainage.

Any areas that are not required for hard landscaping will be turfed.

Boundary treatment

The division between dwellings will be 2m high close boarded timber fences for the first 2 meters and then drop in height to 1.2m with a post and rail construction.

It is not proposed to build boundary walls at the front of the properties but to provide a concrete edging strip to define curtailage.

COMMUNITY SAFETY

Community safety has been considered within the overall site design by facing all the properties toward each other in a cul-de-sac arrangement. This is deemed to offer community safety by addressing issues such as neighbours being able to ‘look out’ onto adjoining properties frontages as a way of passive monitoring.

There are no proposed boundary walls on either side of the driveway access to provide acceptable pedestrian vision when pulling cars in and out of the property.

Secured by design standards were considered during the development of the proposed site plan and consideration was given to restricting dark and enclosed areas. The layout plan offers good vision of adjacent properties without restricting privacy and the new road layout with pavements offer a safe pedestrian access to all proposed dwellings.

Should the application be considered for approval, consultation with the local authority highway department will be required to finalise street lighting for the development.

A copy of the drawings has been issued to Mr Jonathan Brown of the South Wales Police Crime Prevention Partnership and we await his comments.

ENVIRONMENTAL SUSTAINABILITY

It is proposed to install a rain water harvesting unit under the patio to the rear of the proposed properties. This will allow water to be recycled to the toilet and washing facilities and for use in the irrigation of the garden within dry periods.

Surplus surface water will be directed to a local watercourse to reduce the level of discharge onto the mains system.

Heating and hot water will be provided by a low energy condensing boiler.

The dwellings are to be constructed using materials that have been guaranteed for period of 25 years or longer, thus taking advantage of a lower embodied energy factor.

The buildings are to be constructed in full compliance with building regulations documents relating to heat loss and sustainability, but should a future occupier wish to modify or improve the building to adapt to the changing climate, it is possible to include solar panels of photovoltaic arrays within the confines of the property/plot.

CODE FOR SUSTAINABLE HOMES COMPLIANCE

Energy

A minimum of 75% of each dwelling will have low energy light fittings and bulbs.
An external drying area will be provided to each property with a minimum of 10m of continuous line and an internal drying area will be located within ventilated space.

White goods within the dwellings will be A or A+ rated

External lighting within the confines of the plots will be fitted with low energy fittings with motion, daylight and time controls.
Security lighting will be fitted with low energy fittings and movement sensors and daylight cut off sensors.

There will be provision, in accordance with the code for sustainable homes, for a secure cycle store of a minimum of 2 bi-cycles.

There will be provisions, in accordance with the code for sustainable homes, for a home office.

Water

Mixer taps and water volume restrictors will be fitted to assist in the reduction of water volume usage to 105 Litres per day per person.

A rainwater butt will be fitted to the rainwater pipe at the rear of the property except in the case of the mid link properties which will not have any rainwater downpipes.

Materials

Construction elements for the roof, external walls, internal walls, floors and windows will achieve a minimum A rating using the MAT1 calculation tool issued by BRE.

Responsibly sources materials for basic construction and finishings spec will be used on the project in conjunction with MAT2 and MAT3 calculation tools issued by BRE.

Surface water

There will be no discharge of surface water to the mains drainage system and the surface water run-off from the site will be no greater than current levels. As per the environment agency web site, there is no probability of annual flooding.

Waste

A site waste management plan will be provided and include procedures and commitments for minimising waste generated on site in accordance with BRE guidelines. The plan will also include procedures and commitments to sort, re-use and recycle construction waste, whether on site or through a licensed external contractor.

A BS5906 compliant refuse container will be provided for each dwelling and accessible to disabled people by sitting on a hard, flat surface.

Dedicated external storage for recyclable materials will be provided for each dwelling consisting of 3no. Fixed bins with a total capacity of 180 litres and no individual bins less than 40 litres. To be located within 10m of the external door and A home composting facility will be provided with the garden of every dwelling.

Pollution

All insulants used in the construction process will have a GWP (Global Warming Potential) equal or less than 5. NOx emissions from the heating and hot water will be reduced by implementing a boiler that has a Dry NOx level of between 40 and 70mg/kWh

Health

The kitchens will be designed and orientated to have a daylight factor of at least 2%
The living rooms, dining rooms and home offices will receive direct light from the sky.
All dwellings will enjoy private outdoor space in the form of a rear garden.

Management

A home user guide (HUG) to CSH guidelines will be provided to all residents covering all operating issues for the house, site and surroundings.

Ecology

A suitably qualified Ecologist will be appointed to recommend appropriate ecological features that positively enhance the ecology of the site.

Compliance with the above specifications and the attached CSH pre assessment estimators, will achieve the required points for compliance with code 3 of Code for Sustainable Homes including all mandatory sections within the code document at set out by BRE. Further details of how the above is to be achieved will be issued by a code assessor should approval for the application be granted.

MOVEMENT TO, FROM AND WITHIN THE DEVELOPMENT.

Most of the information relevant to this section has been covered in previous chapters.

The development will offer provision of storage of bicycles within the confines of each plot in compliance with the code for sustainable homes.

The site has been designed with a 2m footpath adjacent to the front of each dwelling, allowing safe pedestrian access toward the bus stop adjacent to the entrance to the proposed site.

The site is situated 3km of Aberdare train station offering services to Pontypridd, Cardiff and beyond.

Local amenity such as shops, port office, pubs and transport services are within a short walk of the proposed site.

Consideration of Local Development Plan Policies

The scheme has been design to consider the following planning policies as itemised in Rhondda Cynon Taff Local Development Plan up to 2021: Adopted March 2011. (for clarity, I have only included comment on relevant policy issues.)

Policy CS 1 – Development in the North

In the Northern Strategy Area the emphasis will be on building strong, sustainable communities. This will be achieved by:-

1. Promoting residential and commercial development in locations which will support and reinforce the roles of Principal Towns and Key Settlements;

This application is for residential development of 6 new dwellings to support the role of the residential area of Trecynon.

2. Providing high quality, affordable accommodation that promotes diversity in the residential market;

The proposed dwellings will be of a 4 bedroom layout suitable for larger families who choose to remain within the traditional valley communities but have a need for larger accommodation that the traditional terraced property cannot satisfy.

Policy AW 1 – Supply of New Housing

In order to meet the housing land requirement of 14,385 provision will be made for the development of between 14,936-15,386 new dwellings in Rhondda Cynon Taf during the period 2006 – 2021. This will be met by:-

1. The allocations of this plan;

The land included within the application site is included within the development boundaries Penywaun as defined by the current Local Development Plan.

2. The development of sites in Rhondda Cynon Taf where planning permission for housing has been granted since 1st June 2006;

The application site is a designated residential development site

3. The development of unallocated land within the defined settlement boundaries of the Principal Towns, Key Settlements and Smaller Settlements;

N/A.

4. The provision of affordable housing;

This application is for outline approval. Consideration of Affordable housing will be discussed with the local authority should permission be granted.

5. The conversion of suitable structures to provide housing; and
N/A.

6. The development of land at density levels which accord with the requirements of Policies NSA 10 and SSA 11.

N/A.

Residential development proposals will be expected to contribute to meeting local housing needs. Where a community housing need has been established, the local planning authority will seek the provision of affordable housing in accordance with policies NSA 11 and SSA 12

Policy AW 5 – New Development

Development proposals will be supported where:-

1. Amenity

a) The scale, form and design of the development would have no unacceptable effect on the character and appearance of the site and the surrounding area;

The proposal has been considered in its design and layout to be appropriate to the site and to be suitable to its surrounding.

b) Where appropriate, existing site features of built and natural environment value would be retained;

N/A

c) There would be no significant impact upon the amenities of neighbouring occupiers;

As an application for only 6 dwellings, there will be no impact on the surrounding amenities.

d) The development would be compatible with other uses in the locality;

The application site is adjacent to an existing housing site.

e) The development would include the use of multi-functional buildings where appropriate;

There is no requirement for multifunctional buildings.

f) The development designs out the opportunity for crime and anti-social behaviour.

Refer to section on Community Safety

2. Accessibility

a) The development would be accessible to the local and wider community by a range of sustainable modes of transport;

The occupiers of the site will have the opportunity to access the local and wider community on a wide range of sustainable modes of transport including pogo stick, skateboard or bicycle, or utilise their cars like everyone else. There is also a bus stop at the entrance to the site.

b) The site layout and mix of uses maximises opportunities to reduce dependence on cars;

Each dwelling will be equipped with a home office as part of the requirement for code for sustainable homes.

c) The development would have safe access to the highway network and would not cause traffic congestion or exacerbate existing traffic congestion;

The proposed highway has been presented to the local authority highway department as part of a previous application and it was considered that the layout was acceptable.

d) Car parking would be provided in accordance with the Council’s Supplementary Planning Guidance on Access, Parking and Circulation.

Car parking has been considered using local authority design guides.

Policy AW 6 – Design and Placemaking

Development Proposals will be supported where:-

1. They are of a high standard of design, which reinforces attractive qualities and local distinctiveness and improves areas of poor design and layout;

In the absence of a definition of ‘high standards of design’ and attractive qualities’, both of which are highly subjective, I would suggest, as chartered architects, that the proposal meets this criteria. The style of the properties will site appropriately within the locale and meet the standards set by historical residential developments within the area.

2. They are appropriate to the local context in terms of siting, appearance, scale, height, massing, elevational treatment, materials and detailing;

As can be viewed from the application drawings, the outline proposal is for a development appropriate to the surrounding dwelling density.

The materiality, elevational treatment and detailing along with the mass and height of the proposal matches the style of adjacent properties while still retaining a sense of unique appearance.

3. In the case of extensions to buildings, they reflect, complement or enhance the form, siting, materials, details and character of the original building, its curtilage and the wider area;

N/A.

4. In the case of proposals for new and replacement shop fronts and signage, they make a positive contribution to the streetscene;

N/A.

5. In the public realm and key locations such as town centres, major routes, junctions and public spaces, the character and quality of the built form is to a high standard of design;

N/A.

6. They include public art;

N/A.

7. Landscaping and planting are integral to the scheme and enhance the site and the wider context;

The landscaping and planting for the proposal has been reserved for future consideration.

8. They include an integrated mixture of uses appropriate to the scale of the development;

The site is within the heart of a residential settlement and is appropriately detailed.

9. They include the efficient use of land, especially higher-density residential development on sites in proximity to local amenities and public transport;

The site has been designed to match the dwelling density of the adjacent fabric.

10. Open space is provided in accordance with the Fields in Trust Standards;

N/A.

11. A high level of connectivity and accessibility to existing centres, by a wide range of modes of sustainable transport;

The site is accessible via the road structure which can be utilised by bi-cycles and is also part of a bus route which connects with the centre of Aberdare and beyond.

12. Schemes incorporate a flexibility in design to allow changes in use of buildings and spaces as requirements and circumstances change;

N/A

13. The development reflects and enhances the cultural heritage of Rhondda Cynon Taf;

The scheme as proposed, offers residential stock of high quality within a deprived area. It would be hoped that the proposal would be seen as an improvement to the surroundings.

14. The design protects and enhances the landscape and biodiversity;

There isn’t any.

15. The development promotes energy efficiency and the use of renewable energy; and

The proposal will incorporate combination boilers with alternative heating provided with a log burner within the lounges. The white goods will be A+ rated and there will be provision for grey water reuse as per the Code compliance statement above.

16. The design promotes good water management, including rainwater storage, sustainable urban drainage, porous paving etc.

Drainage will be appropriate to the dwelling size and be designed and calculated by specialist engineers.

Developers will be required to submit comprehensive masterplans for residential proposals of 50 dwellings and over; for commercial developments of 10,000m2 and over; and for schemes where the Council considers the issue of place making can only be fully considered through the submission of a masterplan. Masterplans must have regard to the need to create high quality, sustainable and locally distinct places.

Policy NSA 12 – Development within and adjacent to Settlement Boundaries

Development in the Northern Strategy Area will be permitted within the defined settlement boundaries where it can be demonstrated that:

1. The proposed development does not adversely effect the provision of open space;

The application is for development of private land and will not adversely affect open space. The make up of the existing tram road will assist with access to the open fields beyond the site and ensure access for future generations along the public right of way.

2. The proposed development does not adversely affect the highway network and is accessible to local services by a range of modes of transport, on foot or by cycle;

I do not believe that this application will be detrimental to this statement.

3. The proposed development does not adversely affect the provision of car parking in the surrounding area; and

I do not believe that this application will be detrimental to this statement.

4. Where sites are contaminated or subject to land instability, adequate remediation can be achieved;

We are not aware of any contamination to the site and therefore this statement is non-applicable.

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