

COED DARCY Masterplan



Area 1 Design Statement
A4946 June 2006

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Urban Village Approach

Coed Darcy Urban Village is a proposed development of 4000 homes (phased), employment areas and open space covering 1,300 acres, which the emerging Neath Port Talbot UDP envisages to ‘...be a fine grained extension of the urban area (Urban Village), with an integrated land use pattern of residential and employment uses supported by a full range of community facilities and offering the opportunity to live and work in the same community’.

Robert Adam Architects has prepared the details of the scheme for Area 1 in accordance with the Coed Darcy Urban Village masterplan and with the approved Masterplan Guidelines and Town Code produced in consultation with the Welsh Assembly Government, British Petroleum (BP), The Prince’s Foundation and Neath Port Talbot Borough Council by Alan Baxter & Associates. The design also conforms to the Neath Port Talbot Borough Unitary Development Plan (UDP) that envisages Coed Darcy as “...a flagship project to underpin economic development and investment” that will “...help to raise the aspirations for development and regeneration across Wales”.

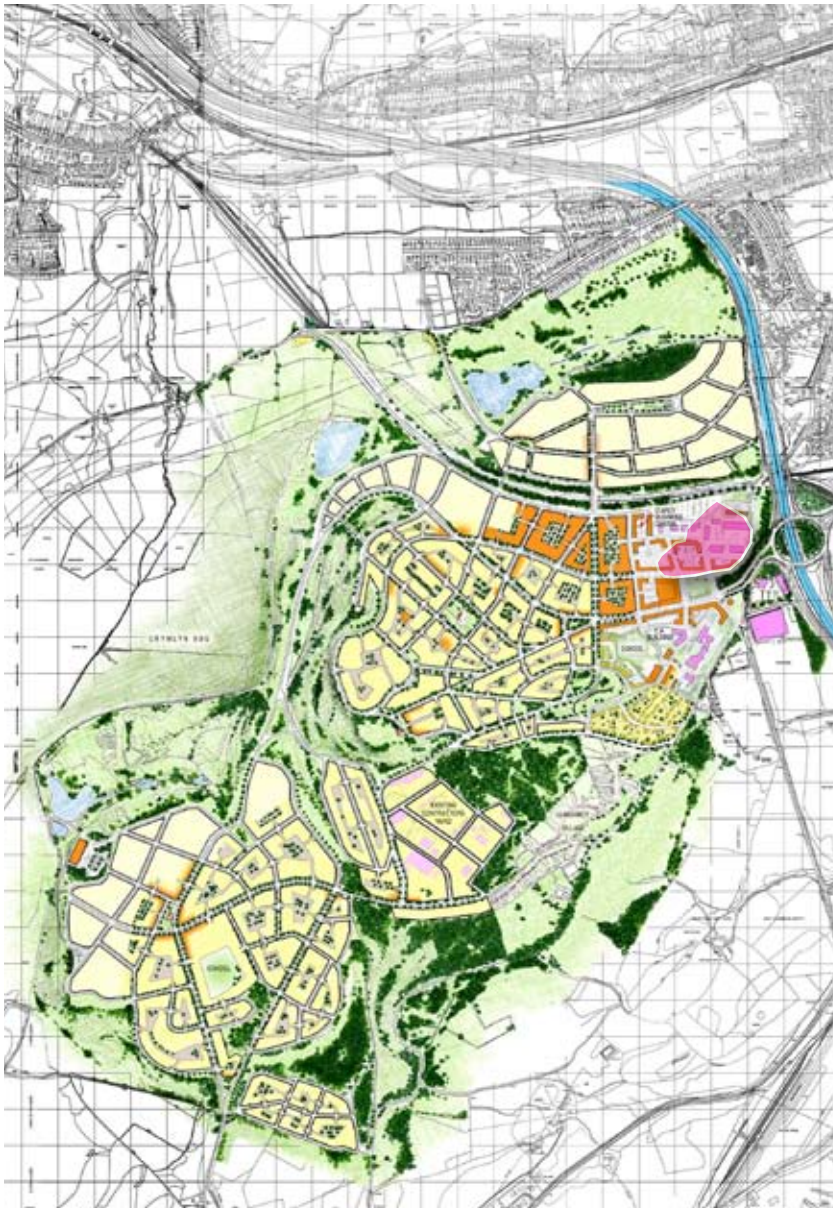
Local plan policy objectives are underpinned by broad urban design principles, established in Planning Policy Wales (2002), which seek to create a sense of place and community within legible movement frameworks. Detailed guidance is contained in Planning Policy Wales Technical Advice Note (TAN) 12: Design, where it is stated that ‘the design of housing layouts and built form should reflect local context, including topography and building fabric’ and that ‘responses to context should not be confined to architectural finishes’, recognizing ‘the important contribution that can be made to local character by contemporary design’ which is appropriate to its context.



Proposed development shown in pink



Proposed development shown in pink along South Street



Coed Darcy Urban Village

COED DARCY AREA 1

Coed Darcy Area 1 is within the Central Development Area of the Masterplan and is considered as being on the Neighbourhood Edge. The Town Code states that development in this area ‘...be less formal, but still with a characteristic urban quality, typical of many villages’. The design prepared by Robert Adam Architects emphasises the urban village character and, in accordance with the Masterplan Guidelines for Neighbourhood Edge, has street setbacks between 0 and 4 metres; incorporates a mix of terrace, semi-detached and detached dwellings; and has minimum massing of between 2 storeys and 3 storeys. The predominant use is residential and comprises 178 residential units, a ground floor retail unit on South Street and home office accommodation within 18% of houses. An additional 17 units are included on the north west side of the site (Application 4).

Central to the design will be a network of streets and lanes, green open spaces and pedestrian routes linking a series of identifiable character areas and key buildings. Concentrating on the design of streets and spaces avoids homogeneity across the site, where standardized elevations result in characterless areas or the alternative of an over emphasized individual hotchpotch of unit types. This approach corresponds with TAN 12 which states that there should be ‘varying elevational treatment, materials and building form so that smaller groups of buildings are developed to which people can relate’. The proposal also ensures that imitation of the existing 1920s model village of Llandarcy is avoided, thereby preserving its character and intimate scale.

TAN 12 recognizes that “the relationship of the perimeter of a development to its setting is important” and that ‘new developments should take account of the existing relationship of buildings...’ and ‘...every effort should be made to orientate dwellings so that they front existing roads and spaces’. Important consideration has therefore been given to the interface with the existing village, where the new accommodation will face on to the village green.

In essence, the architecture responds to the masterplan by using urban design to create interesting views and juxtapositions through out the site, enriching the pedestrian experience. The choice of materials and level of architectural detailing intend to ensure the consistency of the urban character as a whole, rather than the individual buildings.

Block massing key buildings and significant facades.

- Key Buildings
- Significant Facades



Streets, lanes and key open spaces.

- Open Space
- Streets
- Lanes
- Pedestrian Walkways



CHARACTER AREAS

Area 1 is divided into six character areas:

1. Llandarcy Village Road,
2. Middle Street,
3. The Lanes,
4. South Street
5. The Crescent and Cliff Side Green,
6. North Street and North Street Green.

These character areas, described in detail below, reflect design precedents and respond to the opportunities created by the masterplan layout. They establish a strong sense of place and local identity and link the street and pedestrian network to the existing village green.

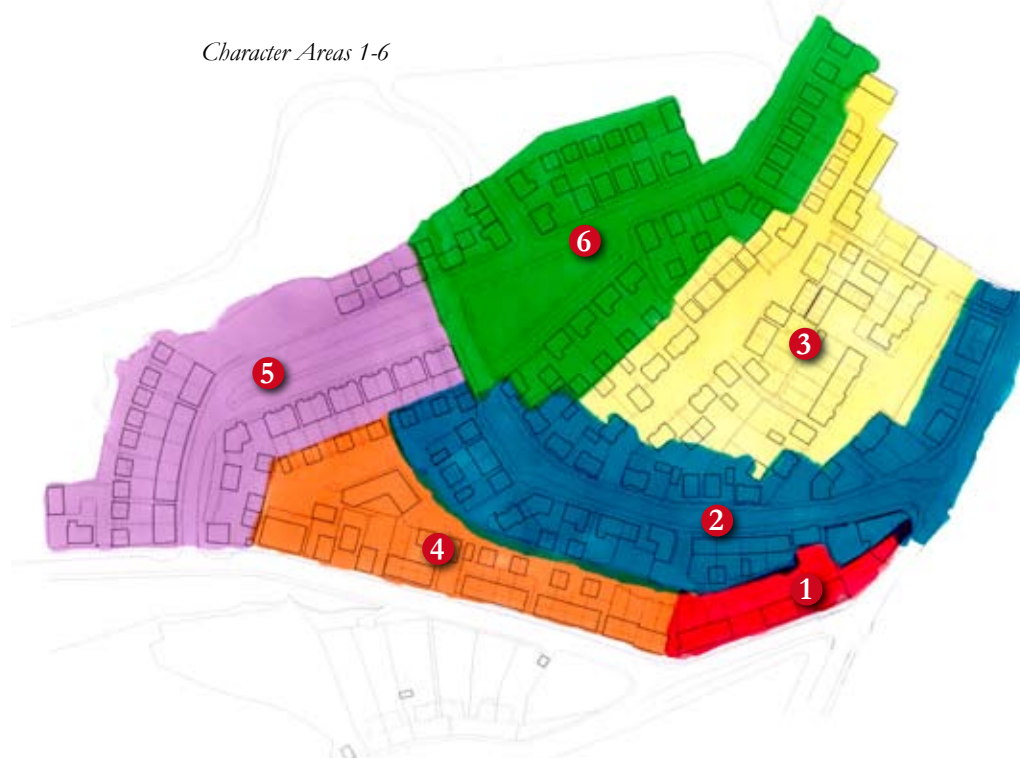
The site changes in level 10 metres from east to west across the site and rises in a northerly direction by some 18 metres. This emphasises the form and variety of the character areas. The sloping ground is occupied by lanes, smaller units and apartments, whilst the level ground and open space is enclosed by villas, semi-detached houses and formal terraces. The sloping nature of the site has been carefully utilised to create groups of houses with varied massing and complexity, giving emphasis to the creation of streets and spaces.

Terraces or groups of houses running along a gradient will be stepped – a common characteristic illustrated at Crickhowell – whilst houses across a slope will be split-level. This approach will be sustainable, reducing the amount of earth to be moved and will add a distinct individual character to the streets.

Stepped routes will provide pedestrian links through the site, emphasising the natural rise and fall across the site. These gradients and slopes also create visual incidents, with views both up and down the site allowing the opportunity for distinctive focal buildings on rising curving lanes. This is illustrated by the proposed view up Middle Street.

In order to facilitate ease of movement and disabled access from vehicles The Lanes are designed to be level, with any level changes being resolved through back gardens. Terracing within back gardens avoids high retaining walls by grading the slope out in 0.8 metre to 1.0 metre steps for the full length of the garden.

Character Areas 1-6



Coed Darcy
Phase 1
Masterplan



Crickhowell, Ponys



Middle Street, looking up the hill



Site Section from North Street to Village Road



Character Area 2 - View from Village Road looking up Middle Street



Character Area 4 - View of Key Building in South Street

CHARACTER AREAS



Character Area 5 - View of Cliffside Terrace from North Street

CHARACTER AREAS



Character Area 6 - View of North Street Green

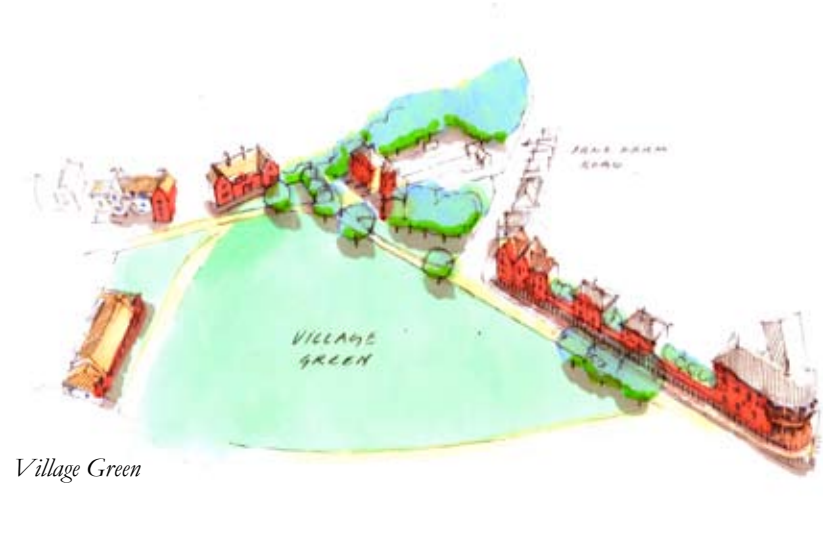
CHARACTER AREAS

1. Llandarcy Village Road

Although not a formal space, the junction of Middle Street with South Street will create a distinctive gateway to both the new development and the existing Village Green. The new houses that face onto South Street (numbered 114 to 120) will run in-line with the north edge of Llandarcy Village Green. These will be two-storey semi-detached/terraces similar in massing and scale to the existing houses and will form a visual continuity with Llandarcy village.

New steps will connect the existing village and Middle Street at the Tank Farm Road junction with Pretyma Drive (outside of plots 113-114); existing and proposed site levels will also meet at this point (47.00 AOD). The junction will become a 'nexus' – a significant interface in the link between the existing village and the new masterplan. The pedestrian link will be framed visually by a pair of significant gables on houses 113 and 114 and closed by plot 25 on Middle Street.

The raised footpath will ameliorate the different levels at this part of the site, ensuring the gardens are useable and the houses fully accessible to the disabled. Level access connects the new to the existing and ensures existing residents and the disabled have unrestricted access to the new retail unit in the ground floor of Flat Block 121.



Village Green



View of site from Pretyma Drive



Conservation Area



View of green and village hall



Context Elevation of South Street and existing houses on village green

CHARACTER AREAS

2. Middle Street

Middle Street will be the principal route through the site, linking South Street and Village Road to North Street. Carefully designed to rise at gradients of between 1 in 10 and 1 in 15, and to provide level access to The Lanes, this will be the most important street in the development. All the buildings have been designed to have a more formal status and architectural character than those on South Street. Predominantly red brick, there will be a mix of 2 and 3 storey detached, semi-detached and terraced houses unified with refined architectural details in stone, with stone dust render door surrounds, window surrounds, porches and bays as is seen in Aberaeron, Ceredigion and Llandeilo, Carmarthenshire. In accordance with the Llandarcy Town Code the buildings along Middle Street are set back by 2.0 metres, except at the entrances to The Lanes and on corners where the buildings are brought forward to the back-edge of the pavement. Low boundary walls, railings and gates will maintain continuity along the back edge of the pavement.

Individual buildings of similar design and materials (rubble stone bases and rendered upper storeys to plots 7, 121, and 54) will form distinctive bookends at each end of the street. A three-storey block, (plot 127) half-way up Middle Street will be a key building, its prominence accentuating the rising and curving lane.

The southern entrance to Middle Street will be via a new junction with the existing Village Road, forming a new incidental urban square at the approach to Phase 1. The approach will be emphasised by a prominent gateway building set in the new square, South Street Square. This building will have a stone turreted corner with a colonnaded ground floor for public use, for example as a café or Post Office. The rounded stone form takes its cue from the early industrial Welsh turreted towers and C18th estate follies found in this area, whilst the deep overhanging eaves, timber balconies and steep pitch turreted roof are reminiscent of Hen Domain Castle and Castell Coch. The flank walls will be built into the stone retaining walls and raised footways, a distinctive feature of this part of the site. Upper floor balconies on the south side will take advantage of both orientation and views. Steps will lead to an intimate public space outside of the local shop: a pedestrian refuge with a bench and stone obelisk.

Other buildings at the foot of South Street (plots 1, 2, 3, 4.) will be brick and sit atop of the stone faced retaining wall, a visual reference to characteristic town edges where defensive footings and retaining walls are re-used and built upon. Large bays and balconies on the brick south facing flats will take advantage of the spectacular South views and benefit from their orientation in terms of solar gain.



Castell Coch, Glamorgan



View from the bottom of Middle Street



Hen Domain Castle



Aberaeron, Ceredigion



Llandeilo, Carmarthenshire



View along Middle Street



Ruabon North, Wrexham



Ruabon North, Wrexham

CHARACTER AREAS

3. The Lanes

The Lanes are the lowest category streets in the public street network and will run perpendicular to Middle Street. They are designed as shared surface homezones without pavements and are the location for a mix of houses, cottages, mews style homes, casual parking, garages and carports. An irregular alignment of the building line and street narrowing creates an informal, organic character, such as the example from Caernarfon shown. This alignment allows for slow speed larger vehicles (e.g. delivery and removal lorries) but are primarily for access and parking.

The layout of the masterplan will be enhanced by a number of eye-catching juxtapositions produced by the informal layout of the buildings on The Lanes; some jut out into the street, whilst others deflect at different angles and create closed vistas. Architecturally, The Lanes change in character along their length with individual detached houses nearest to Middle Street, smaller terraces and semi-detached at the centre, culminating with apartments-over-garage mews style properties at the end. Where the boundaries create more generous plots, larger houses will create the opportunity for focal-point buildings at key locations, such as the crossing points with the stepped pedestrian passages (plots 36, 40, 29 and 21).

In accordance with the Llandarcy Town Code there are no setbacks, although a 0.6 metre private planting strip is provided to allow for utilities such as water meters and drainage gullies.

The large detached double fronted and gabled dwellings of The Lanes, nearest to the junctions with Middle Street will be similar to those on Middle Street, but with less formal architectural modelling of timber bay windows and door canopies. 1.8 metre high boundary walls and timber gates will enclose the gaps between the buildings.

The smaller terraced and semi-detached houses in the middle part of The Lanes are designed as cottages, with low eaves, roughcast walls, stone quoins, stone porches or simple timber canopies. Low railings between the porches will enclose small areas of private planting, as illustrated in the short terrace (plots 16-20).

The narrowest end of The Lanes is a garage mews courtyard, with apartments over garages enhancing the mews character and providing natural surveillance.

The lanes will run perpendicular to the natural gradient of 49.0m AOD to 56.0m AOD. To ensure that retaining walls between gardens do not exceed 2.0 metres in height, the gardens will be terraced and graded with boundary fences of close boarding or trellis between properties.

The surface finish is dressed gravel with informal planting and stone setts marking out parking bays. Informal planting of lime trees will be in accordance with the landscape plan and street lamps are either wall mounted on buildings, pedestal lights mounted on boundary walls or lighted bollards.



Field Farm, Shepton Mallet - Robert Adam Architects



Field Farm, Shepton Mallet - Robert Adam Architects



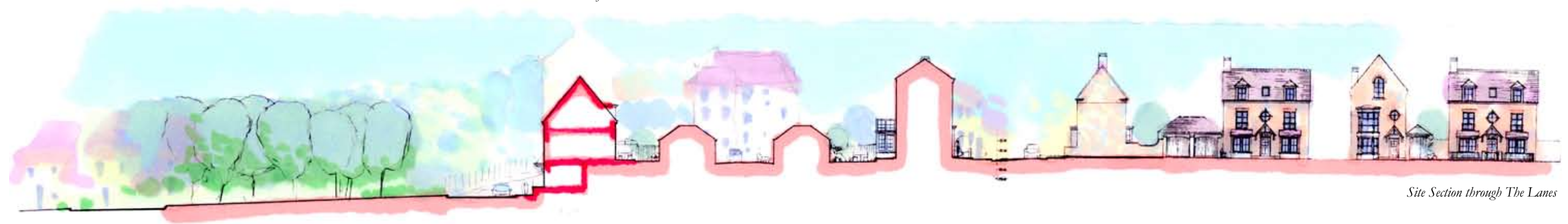
Caernarfon



Terraced Houses, Brecon



Elevation and Section
Lane Terraces



Site Section through The Lanes

CHARACTER AREAS

4. South Street

South Street will be on the outer edge of the masterplan and has a distinctly different character to Middle Street. The masterplan calls for a continuous built edge right down to Village Road. As a result of this and the topographical constraints of the site, the design incorporates a raised pavement reminiscent of an old town wall or castle defence. This wall will be punctuated by alleyways, providing permeability into the development from the existing village.

Horizontal in emphasis, the roofline of South Street will be visible through the existing established tree belt from Llandarcy Village and Village Green to the South; therefore advantage is taken of the sloping ground to create a stepped roofline of eaves and groups of gables, reflecting the Welsh character of Crickhowell, Powys and New Castle Hill, Neath.

South Street, between the secondary access point and Pretyma Drive, will be upgraded to include a 7.3 metre wide carriageway with a two metre wide footway provided on the northern side of the carriageway. Traffic calming features will be provided to restrain vehicular speeds as appropriate.

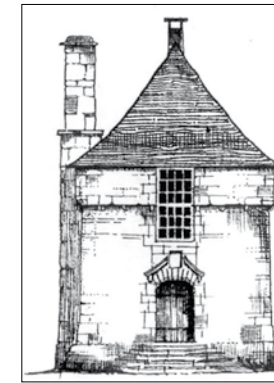
South Street is composed of terraced groups of 2 and 2.5 storey houses and a larger single block of flats with facades of roughcast render. These buildings will sit on top of a base of coursed stone, reminiscent of the use made in medieval towns of residual stone town walls as footings. The stone wall will level-off to form a raised private walkway to dwellings, ensuring level wheelchair and disabled access to the front doors of houses, with railings providing safe and secure private access from front doors to the adopted footpath. Breaks in the facades lead to stepped pedestrian



Crickhowell, Powys



New Castle Hill, Neath



*St Frothen's Hall, Llanfrothen
by Clough Williams Ellis*



Half House, Gnoll Estate

footpaths giving access to the inner street network. In accordance with the Town Code the buildings along South Street will all be positioned on the back edge of the pavement.

A distinctive key building will be located at the western end of South Street and will comprise a group of 3 houses in a formal arrangement around a small courtyard garden (plots 95, 96 and 97). This is designed with reference to the lodges, follies and gatehouses which made up part of the large Gnoll Estate that once overlooked Neath.

Designed as an architectural set piece, the stonewalled lodges will comprise part of the stone retaining wall that vanishes then reappears along South Street. The set back central Tower House with a large double height south facing window, stone front door arch, steps and distinctive overhanging eaves is reminiscent of the design for St. Frothens Hall, Llanfrothen Merioneth by Clough William Ellis.



Context Elevation, South Street

5. The Crescent and Cliff Side Green

Located on high ground at the western end of the site and next to the cliff, The Crescent and Cliff Side Green are deliberately designed as part of a three part formal sequence of small, medium and large spaces on the main route leading to later proposed phases of the Urban Village.

The Crescent, a small elliptical shape is the first, this opens out into Cliff Side Green, a linear park that leads into North Street Green: the principal open space. The massing and scale of the buildings will be consistent with the formal character of the spaces and is achieved by grouping individual houses together into a single unified composition.

The Crescent is a continuous façade of distinctive gables comprised of individual semi-detached houses with a 1.0 metre set back and low metal railings on the back edge of the footpath. The three detached dwellings opposite (plot 93, 149 and 148) are set out in a shallow curve that mirrors The Crescent, and together they form a landscaped elliptical urban space. The two houses at the South end of the ellipse have matching South elevations forming a matching pair and a distinctive gateway from South Street.

Cliffside Terrace will be composed of semi-detached houses unified into a single composition of dramatic gables of brick with timber bays. This creates a large scale, grand terrace facing onto the Green. Screen walls at ground level between the houses maintain the continuity of the built edge and properly enclose the green space. As each house faces end-on and has a narrow frontage, the timber bays maximise the natural light into the deep plan footprint, taking full advantage of the views across the Green, making this a recognisable key urban space in the masterplan.

All the buildings on the The Crescent and Cliffside Green are finished in brick, with brick detailing and tiled roofs

A sequence of spaces from small to medium to large



Cliffside Terraces, Coed Darcy



The North Green



Llandrindod Wells



The Promenade, Porthcawl



The Crescent., Coed Darcy



Terraces, Mumbles

CHARACTER AREAS

6. North Street and North Street Green.

North Street Green will be the largest of the three formal spaces located on North Street at the top of the site, and in accordance with the approved masterplan is a green open space. It comprises 3 storey detached villas arranged in a formal composition around a space simply landscaped with grass, timber posts, gravel paths and horse chestnut trees skirting the perimeter. In accordance with the approved masterplan, the buildings have no set back and a 0.3 metre planting strip onto the back edge of the pavement.

Prominent buildings are located at key positions around North Green. ‘The Tower House’ is a gateway on the approach from Middle Street and ‘The Pediment House’ is a focal point at the narrow end of the green, being reminiscent of the Welsh Chapel illustrated. The flank wall of the Dutch Gabled Terrace (plot 136) that faces onto the west end of North Green has a feature bay and chimney giving views across the green. A significant outdoor room is created by the villas and plots 75-82, anchored by the Gabled Terrace and the Pediment House.

The detached villas that surround the green will all be symmetrical, double fronted with a central front door and will have consistent external wall materials of smooth stone render with stone detailing and stone render door surrounds.

Plots 55-58 on the south side will be 3 storeys with prominent eaves lines and corbel brackets, making reference to the relaxed Italianate formality of The Arches and Harbour Side houses at Portmeirion and Eldon Square, Dolgellau

Plots 75-82 on the north side will be 2.5 storeys and also double fronted but with more restrained architectural treatment and will be linked by walls and gates. The two houses (plots 75 and 78) that stand both sides of the new

road to Phase 2 will be given visually prominent end elevations of paired and matching chimney stacks whilst framing the route to the proposed school from the green.

A narrow lane in front of the villas will accommodate informal visitor parking and access to private drives. Timber gates and screen walls 1.8 metres high link the villas into a continuous composition and ensure a continuous built edge on the back edge of the pavement (plots 54 to 59).

Alignment of the stepped pedestrian route onto a widened footpath adjacent to plot 59 ensures a direct pedestrian connection between South Street and North Street, enhancing permeability and access across the masterplan.

The buildings that face directly onto North Street (plots 60 to 69 and 70 to 74) will be of a more informal arts and crafts character and predominately face end-on to the street in groups of asymmetric bay-ends. These have facades of roughcast render with painted timber cornices and bays. The prominent stone bay on the north east corner of plot 62 will be aligned to be clearly visible along the approach down North Street, acting as an opening beacon into the site from this direction.



North Green, Coed Darcy



Eldon Square, Dolgellau



Chapel near Neath



Port Meirion by Clough Williams Ellis



Context Elevation, North Street

USES AND RESIDENTIAL MIX

In line with the requirements of the masterplan, Area 1 will be predominantly residential with home office elements.

There are a total of 195 residences, composed in the following way:

2 Bed Houses: 18

3 Bed Houses: 33

4 Bed Houses: 62

5 Bed Houses: 25

Total Houses: 137

18% of the houses include provision for a home office within the main body of the house.

The apartments are a mix of 1 and 2 Bedrooms apportioned in the following ratio across the site:

Studio Apartments: 4

1 Bed Apartments: 16

2 Bed Apartments: 31

Total Apartments: 51

Apartments-over-garages are provided in The Lanes overlooking the parking courts providing natural surveillance and augmenting their traditional mews character.

1 Bed Apartment-over-Garages: 2

2 Bed Apartment-over-Garages: 5

Total Apartment-over-Garages: 7

A ground level retail unit is included on the junction of Middle Street and South Street with an area of 558ft².



PARKING, CYCLES AND DISABLED ACCESS

Parking and Cycles

There are three categories of parking across the site:

1. Allocated parking will be provided within the curtilage or in close proximity to the curtilage of individual dwellings with one space for 4 bedroom units and two spaces for 5 bedroom units. Most houses will have a single garage or carport, whilst the larger 5 bedroom houses will have a double garage. Most spaces will be accessible from the back lanes; however some do have direct access onto Middle or North Street in which case gates are provided. The garages are carefully designed to be part of the boundary and, if directly accessed from The Lanes, will be on the same building line as the main property. Smaller units and flats will have an allocated car space located in an open parking court.

2. Allocated spaces for visitors will be provided within or close to the curtilage of the majority of houses with one space per unit, whilst apartments will be provided with one visitor space for every 3-5 flats. 70% of houses (92 houses) have designated parking and visitors' spaces. The remaining 30% of houses (45 houses), plus the 58 flats, fall within the ratio of 2 spaces/dwelling required.

3. Overall, a total of 390 car parking spaces are proposed as part of the development. This figure excludes parking on Middle Street and South Street.

Each apartment block is provided with a communal cycle store capable of storing one bike per bed space or unit. Residents of houses are able to store bicycles securely within their curtilage.

Disabled Access

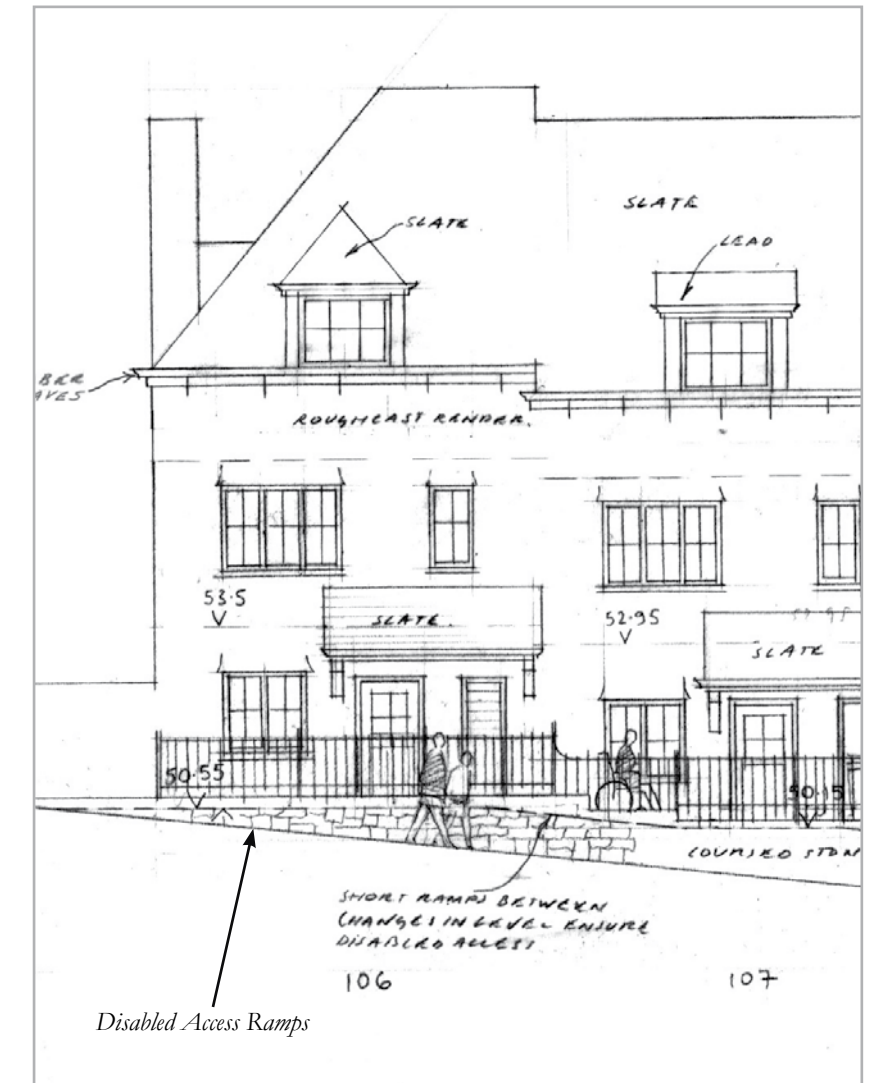
The Masterplan Guide for Area 1 states 'it is unlikely that universal wheel-chair access will be accomplished across the site due to the exceptional topography. However, all public buildings and buildings in centres and employment should achieve compliance with Part M of the Building Regulation. Elsewhere the presumption is that it is maximized'.

In order to satisfy the Welsh Assembly Government's aim of achieving the requirements of Technical Advice Note 12 which states 'the Assembly

Government expects all those involved in the design process to foster a culture of inclusion whereby design solutions provide access to the widest range of people possible', the finished levels have been calculated to reduce the impact of the site's topography ensuring that all houses have a front door that is Part M compliant and can be accessed from the public realm.

The site topography is a terrain of slopes and steep banks and Middle Street is designed to rise at gradients between 1 in 10 and 1 in 15, providing level access to The Lanes that remain relatively flat and will therefore have a ramped and level access to all plots. The Lanes, perpendicular to Middle Street, will have graded pedestrian passages (at 1:18, 1:20) to allow disabled access from Lane to Lane.

South Street will be at a consistent gradient of 1:16 along its entire length with a large proportion of split-level units (Plot 98 – 118) cut into the bank. Where this occurs disabled access is possible from raised level private walkways at the front and in addition from the rear at first floor level through the terraced and ramped back gardens. This is to enable a wheel-chair user to get direct access from their allocated parking space.



South Street Plots 106-109

INTERNAL TRANSPORTATION INFRASTRUCTURE

1.The internal roads within the development site will provide efficient access and traffic circulation, whilst providing a friendly and integrated environment for pedestrians and cyclists.

Edge Streets – North Street, South Street and Middle Street

2.The development proposals will generally provide ‘Edge Streets’ 5.5 metres in width with 2 metre wide footways located on both sides. These roads will generally not exceed a gradient of 1 in 10.

4.Junctions between two ‘Edge Streets’ will generally provide minimum junction visibility splays of 2.4 metres by 33 metres and minimum junction radii of 4 metres. The management of vegetation within the junction visibility splays will be kept to a maximum height of 0.6 metres.

Lanes

The development proposals will generally provide shared surface ‘Lanes’, 4.8 metres in width (6 metres opposite garages or parking bays) with 1.2 metres wide delineated private strips in front of buildings. The Lanes are designed to be level, with any level changes being resolved through back gardens.

5.Junctions between a ‘Lane’ and an ‘Edge Street’ will generally provide minimum junction visibility splays of 2.4 metres by 23 metres. The management of vegetation within the junction visibility splays will be kept to a maximum height of 0.6 metres.

6.The internal lanes are not proposed to be offered for adoption and will be maintained by a management company.

Servicing

7. The internal access roads within the development will provide access for servicing, delivery and emergency vehicles access, with appropriate areas to manoeuvre and turn and exit in a forward gear.



View along Middle Street



View along South Street



View across North Green

Masterplan - Streets and Lanes



MATERIALS

The use of materials reflects the local palette of Llandarcy and the wider South Wales area. They are also in accordance with the Llandarcy Town Code.

The selection of wall and roof materials has been made to emphasise the creation of streetscapes and open spaces and the urban design concept of the character areas. The materials for each area are therefore described in turn.

Llandarcy Village Road (Plot 114 to 120)

Walls: Roughcast render finish, painted white.

Roofs: Plain tile, colour brindle brown

Wood: Windows and doors, painted white.



Local Precedent - Llandarcy Village



Terraced Houses, South Street

Middle Street Plot 1 to 53 and 121 to 135.

Walls: Brick, colour Red Multi, stone dust render and cast stone flat arches and door surrounds.

Roofs: Plain tile, colour Brindle Brown or slate, dark blue/grey.

Wood: White painted timber bays.



View along Middle Street



The Eastern end of South Street

Key buildings (Plot 121, 7 and 127 and 54)

Coursed rubble stonewalls; natural roughcast render upper storeys; stone dust render surrounds and details. Windows and doors wood painted white; wood balconies with a natural finish; roofs: dark green grey stone slate roof.

The Lanes

Walls: Brick, colour Red Multi; brick gauged flat arches. Roughcast render painted white with stone arches.

Roofs: Plain tile, colour Brindle Brown; stone porches with dark blue grey slate.

Wood: Painted timber door surrounds and canopies; white painted timber bays.



Local Precedent

South Street (Plot 113 to 94)

Walls: Roughcast Render. self coloured or painted cream colour.

Roofs: Slate, colour dark blue grey.

Wood: Timber windows and doors painted white.

Key buildings (Plot 95, 96 and 97)

Coursed rubble stonewalls; natural roughcast render upper storeys and with stone dust render surrounds and details. Windows and doors wood painted white; feature bay window frames painted dark grey.

The Crescent and Cliff Side Green

Walls: Brick, colour Red Multi; brick gauged flat arches. Red Multi tile hanging to bays.

Roofs: Plain tile, colour brindle brown.

Wood: White painted timber bays and porch canopies; green front doors.

North Street and North Street Green

Walls: Self coloured stone dust smooth render.

Roofs: Slate, colour dark blue grey.

Wood: Timber windows, painted white; timber front doors painted black.

Key buildings (Plot 54, 59 and 62)

Coursed rubble stonewalls; natural roughcast render upper storeys with stone dust render surrounds and details. Windows and doors timber, painted black; roofs: dark green grey stone slate roof.

For Plot-by-Plot materials schedule that includes additional information on front door colours and other special features see appendices.



Cliffside Terrace from North Street



View along South Street



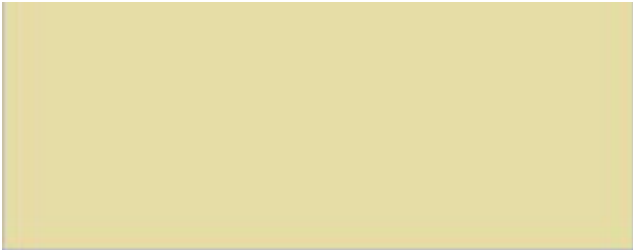
Local Precedent - Llandarcy Village



MATERIALS

Plot Number	Wall Material	Wall Colour	Roof Materials	Roof Colour	Door Colour	Details and Features
1	Brick	Red Multi	Slate	Dark Blue Grey	Natural Timber	Coursed Rubble Stone Base with stone capping, brick arches to windows.
2	Brick	Red Multi	Slate	Dark Blue Grey	Natural Timber	Coursed Rubble Stone Base with stone capping, brick arches to windows.
3	Brick	Red Multi	Slate	Dark Blue Grey	Natural Timber	Coursed Rubble Stone Base with stone capping, brick arches to windows.
4	Brick	Red Multi	Slate	Dark Blue Grey	Natural Timber	Coursed Rubble Stone Base with stone capping, brick arches to windows.
5	Coursed Stone Painted	Painted White	Slate	Dark Blue Grey	Minster Green	White painted timber canopy
6	Coursed Stone Painted	Painted White	Slate	Dark Blue Grey	Minster Green	White panted timber canopy
7	Render	Painted White	Slate	Dark Blue Grey	Minster Green	Coursed rubble stone base. White painted timber bays
8	Brick	Red Multi	Slate	Dark Blue Grey	Minster Green	Coursed brickwork parapet. Brick arches over windows. Brick plinth wall to bay window.
9	Brick	Red Multi	Slate	Dark Blue Grey	Minster Green	Coursed brickwork parapet. Brick arches over windows. Brick plinth wall to bay window.
10	Brick	Red Multi	Slate	Dark Blue Grey	Rectory Red	Slate hung 1st Floor, timber canopy over door
11	Roughcast Render	Painted or self coloured render	Slate	Dark Blue Grey	Minster Green	Stone quoins and stone arches over windows. Coursed stone porch.
12	Roughcast Render	Painted or self coloured render	Slate	Dark Blue Grey	Minster Green	Stone quoins and stone arches over windows. Coursed stone porch.
13	Roughcast Render	Painted or self coloured render	Slate	Dark Blue Grey	Minster Green	Stone quoins and stone arches over windows. Coursed stone porch.
14	Roughcast Render	Painted or self coloured render	Slate	Dark Blue Grey	Minster Green	Stone quoins and stone arches over windows. Coursed stone porch.
15	Brick with Timber Cladding	Red Multi	Slate	Dark Blue Grey	Minster Green	Weather boarding. Medium Brown natural timber colour
16	Roughcast Render	Painted or self coloured render	Slate	Dark Blue Grey	Minster Green	Stone detailing and stone arches over windows. Coursed stone porch
17	Roughcast Render	Painted or self coloured render	Slate	Dark Blue Grey	Minster Green	Stone Detailing and stone arches over windows. Coursed stone porch
18	Roughcast Render	Painted or self coloured render	Slate	Dark Blue Grey	Minster Green	Stone Detailing and stone arches over windows. Coursed stone porch
19	Roughcast Render	Painted or self coloured render	Slate	Dark Blue Grey	Minster Green	Stone detailing and stone arches over windows. Coursed stone porch
20	Roughcast Render	Painted or self coloured render	Slate	Dark Blue Grey	Minster Green	Stone detailing and stone arches over windows. Coursed stone porch

Plot Number	Wall Material	Wall Colour	Roof Materials	Roof Colour	Door Colour	Details and Features
21	Brick	Red Multi	Tile	Brindle Brown	Stone Blue	Brick window arches. White
22	Brick	Red Multi	Tile	Brindle Brown	Stone Blue	Farrow cream render. Flat arches over windows and to
23	Brick	Red Multi	Tile	Brindle Brown	Stone Blue	Farrow cream render. Flat arches over windows and to
24	Brick	Red Multi	Slate	Dark Blue Grey	Stone Blue	Upper roofs to bays farrow cream render surrounds to windows. Cool green cop-
25	Brick	Red Multi	Slate	Dark Blue Grey	Stone Blue	Upper roofs to bays Farrow Cream render surrounds to windows. Cool green cop-
26	Brick	Red Multi	Tile	Brindle Brown	Stone Blue	Stone and render detailing
27	Brick	Red Multi	Tile	Brindle Brown	Stone Blue	Stone and render detailing
28	Brick	Red Multi	Tile	Brindle Brown	Stone Blue	Stone and render detailing
29	Roughcast Render	Fowler Pink	Slate	Dark Blue Grey	White	White painted timber bay
30	Coursed Rubble Stone		Tile	Brindle Brown	White	Soilder course arches
31	Roughcast Render	Painted or self col- oured render	Slate	Dark Blue Grey	White	White timber bay
32	Roughcast Render	Painted or self col- oured render	Slate	Dark Blue Grey	White	White timber bay
33	Roughcast Render	Fowler Pink	Slate	Dark Blue Grey	White	White timber bay
34	Roughcast Render	Painted White	Slate	Dark Blue Grey	White	Slate hung to first floor ,
35	Brick	Red Multi	Slate	Dark Blue Grey	White	Brick arches white painted.
36	Brick	Red Multi	Slate	Dark Blue Grey	Black	White painted timber bay
37	Weather Boarding, Brick Base	Weathered Silver Grey, Red Multi	Slate	Dark Blue Grey	Minster Green	White painted timber bay
38	Weather Boarding, Brick Base	Weathered Silver Grey, Red Multi,	Slate	Dark Blue Grey	Minster Green	White painted timber bay
39	Weather Boarding, Brick Base	Weathered Silver Grey, Red Multi,	Slate	Dark Blue Grey	Minster Green	White painted timber bay
40	Brick	Red Multi	Tile	Brindle Brown	White	Brick arches, white timber



Cream Wall Colour

All printed colour samples are for illustrative purposes only and intended only to give an impression of the selected materials.



Thicket Mead - Robert Adam Architects

Plot Number	Wall Material	Wall Colour	Roof Materials	Roof Colour	Door Colour	Details and Features
41	Roughcast Render	Painted or self	Slate	Dark Blue Grey	Minster Green	White painted timber
42	Roughcast Render	Painted or self	Slate	Dark Blue Grey	Minster Green	White painted timber
43	Roughcast Render	Painted or self	Slate	Dark Blue Grey	Minster Green	White painted timber
44	Roughcast Render	Painted or self	Slate	Dark Blue Grey	Minster Green	White painted timber
45	Roughcast Render	Painted or self	Slate	Dark Blue Grey	Minster Green	White painted timber
46	Roughcast Render	Painted or self coloured render	Slate	Dark Blue Grey	Minster Green	White painted timber canopy over front door
47	Brick	Red Multi	Tile	Brindle Brown	White	Farrow Cream colour stone arches, bay plinths and door surrounds. White timber bays
48	Brick	Red Multi	Tile	Brindle Brown	White	Farrow Cream colour stone arches, bay plinths and door surrounds. White timber bays
49	Brick	Red Multi	Tile	Brindle Brown	White	Farrow Cream colour stone arches, bay plinths and door surrounds. White timber bays
50	Brick	Red Multi	Tile	Brindle Brown	White	Farrow Cream colour stone arches, bay plinths and door surrounds. White timber bays
51	Brick	Red Multi	Tile	Brindle Brown	White	Farrow Cream colour stone arches, bay plinths and door surrounds. White timber bays
52	Brick	Red Multi	Tile	Brindle Brown	White	Farrow Cream colour stone arches, bay plinths and door surrounds. White timber bays
53	Brick	Red Multi	Tile	Brindle Brown	White	Farrow Cream colour stone arches, bay plinths and door surrounds. White timber bays
54	Smooth Render	Painted or self	Slate	Dark Blue Grey	Black	Coursed rubble stone base
55	Smooth Render	Painted or self	Slate	Dark Blue Grey	Black	Coursed rubble stone base
56	Smooth Render	Painted or self	Slate	Dark Blue Grey	Black	Coursed rubble stone base
57	Smooth Render	Painted or self	Slate	Dark Blue Grey	Black	Coursed rubble stone base
58	Smooth Render	Painted or self	Slate	Dark Blue Grey	Black	Coursed rubble stone base
59	Smooth Render	Painted or self coloured render	Slate	Dark Blue Grey	Black	Coursed rubble stone base and stone moulding
60	Roughcast Render	Painted or self coloured render	Slate	Dark Blue Grey	Black	Cream surround and details - white timber bay with lead roof.

Plot Number	Wall Material	Wall Colour	Roof Materials	Roof Colour	Door Colour	Details and Features
61	Roughcast Render	Painted or self coloured render	Slate	Dark Blue Grey	Black	Cream surround and details - white timber bay with lead roof.
62	Roughcast Render	Painted or self coloured render	Slate	Dark Blue Grey	Black	Coursed rubble stone base and two storey bay
65	Roughcast Render	Painted White	Slate	Dark Blue Grey	Stone Blue	White painted timber bay and door bracket with lead roof, white render surround
66	Roughcast Render	Painted White	Slate	Dark Blue Grey	Stone Blue	White painted timber bay and door bracket with lead roof, white render surround
67	Roughcast Render	Painted White	Slate	Dark Blue Grey	Stone Blue	White painted timber bay and door bracket with lead roof, white render
68	Roughcast Render	Painted White	Slate	Dark Blue Grey	Stone Blue	White painted timber bay and door bracket with lead roof, white render surround
69	Roughcast Render	Painted White	Slate	Dark Blue Grey	Stone Blue	White painted timber bay and door bracket with lead roof, white render surround
70	Roughcast Render	Painted White	Slate	Dark Blue Grey	Black	Stone arches over windows
71	Roughcast Render	Painted White	Tile	Brindle Brown	Rectory Red	Smooth stone colour detailing. Smooth stone door surround. Rusticated
72	Roughcast Render	Painted White	Tile	Brindle Brown	Rectory Red	Smooth stone colour detailing. Smooth stone door surround. Rusticated
73	Roughcast Render	Painted White	Tile	Brindle Brown	Rectory Red	Smooth stone colour detailing. Smooth stone door surround. Rusticated
74	Roughcast Render	Painted White	Tile	Brindle Brown	Rectory Red	Smooth stone colour detailing. Smooth stone door surround. Rusticated
75	Smooth Render	Painted or self coloured render	Slate	Dark Blue Grey	Black	Stone arches over windows. Cast stone portico lead roof
76	Smooth Render	Painted or self coloured render	Slate	Dark Blue Grey	Black	Stone arches over windows. Cast stone portico lead roof
77	Roughcast Render	Painted or Self Coloured Render	Slate	Dark Blue Grey	Black	Stone arches over windows. Stone detailing.
78	Smooth Render	Painted or Self Coloured Render	Slate	Dark Blue Grey	Black	Cast stone portico
79	Roughcast Render	Painted or Self Coloured Render	Slate	Dark Blue Grey	Black	Rusticated Farrow Cream smooth render base
80	Roughcast Render	Painted or Self Coloured Render	Slate	Dark Blue Grey	Black	Smooth Farrow Cream render detailing

MATERIALS

Plot Number	Wall Material	Wall Colour	Roof Materials	Roof Colour	Door Colour	Details and Features
81	Roughcast Render	Painted or Self Coloured Render	Slate	Dark Blue Grey	Black	Rusticated Farrow Cream smooth render base
82	Roughcast Render	Painted or Self Coloured Render	Slate	Dark Blue Grey	Black	Farrow Cream smooth render detailing
83	Brick	Red Multi	Tile	Brindle Brown	Minster Green	Rusitcated brickwork between gables, white painted timber bays and porch canopies. Brick soldier course parapet detail to
84	Brick	Red Multi	Tile	Brindle Brown	Minster Green	Rusitcated brickwork between gables, white painted timber bays and porch canopies. Brick soldier course parapet detail to
85	Brick	Red Multi	Tile	Brindle Brown	Minster Green	Rusitcated brickwork between gables, white painted timber bays and porch canopies. Brick soldier course parapet detail to
86	Brick	Red Multi	Tile	Brindle Brown	Minster Green	Rusitcated brickwork between gables, white painted timber bays and porch canopies. Brick soldier course parapet detail to
87	Brick	Red Multi	Tile	Brindle Brown	Minster Green	Rusitcated brickwork between gables, white painted timber bays and porch canopies. Brick soldier course parapet detail to
88	Brick	Red Multi	Tile	Brindle Brown	Minster Green	Rusitcated brickwork between gables, white painted timber bays and porch canopies. Brick soldier course parapet detail to
89	Brick	Red Multi	Tile	Brindle Brown	Minster Green	Rusitcated brickwork between gables, white painted timber bays and porch canopies. Brick soldier course parapet detail to
90	Brick	Red Multi	Tile	Brindle Brown	Minster Green	Rusitcated brickwork between gables, white painted timber bays and porch canopies. Brick soldier course parapet detail to

Plot Number	Wall Material	Wall Colour	Roof Materials	Roof Colour	Door Colour	Details and Features
91	Brick	Red Multi	Tile	Brindle Brown	Minster Green	Rusitcated brickwork between gables, white painted timber bays and porch canopies. Brick soldier course parapet detail to gables
92	Brick	Red Multi	Slate	Dark Blue Grey	Minster Green	Brick baseline, Farrow Cream painted timber details
93	Brick	Red Multi	Tile	Brindle Brown	Black	White painted timber bay
94	Roughcast Render	Fowler Pink	Slate	Dark Blue Grey	Minster Green	
95	Coursed Rubble Stone		Slate	Dark Blue Grey	Minster Green	
96	Coursed Rubble Stone		Slate	Dark Blue Grey	Minster Green	Roughcast render at 2nd storey, Farrow Cream. Large window has grey frames (Hardwick White)
97	Coursed Rubble Stone		Slate	Dark Blue Grey	Minster Green	
98	Roughcast Render	Painted or self	Slate	Dark Blue Grey	Minster Green	
99	Roughcast Render	Painted or self	Slate	Dark Blue Grey	Minster Green	
100	Roughcast Render	Painted or self	Slate	Dark Blue Grey	Minster Green	

DOOR COLOURS

Stone Blue

Minster Green

All Black

Off White

Rectory Red



Stone for lintels, walls and cills

MATERIALS

Plot Number	Wall Material	Wall Colour	Roof Materials	Roof Colour	Door Colour	Details and Features
101	Roughcast Render	Fowler Pink	Slate	Dark Blue Grey	Stone Blue	Stone arches, part stone
102	Roughcast Render	Painted or self	Slate	Dark Blue Grey	White	Coursed rubble base and
103	Roughcast Render	Painted or self	Slate	Dark Blue Grey	White	
104	Roughcast Render	Painted or self	Slate	Dark Blue Grey	White	
105	Roughcast Render	Painted or self	Slate	Dark Blue Grey	White	
106	Roughcast Render	Painted or self	Slate	Dark Blue Grey	White	
107	Roughcast Render	Painted or self	Slate	Dark Blue Grey	White	
108	Roughcast Render	Painted or self	Slate	Dark Blue Grey	White	
109	Roughcast Render	Painted or self coloured render	Slate	Dark Blue Grey	White	Coursed rubble base and stone coping
110	Roughcast Render	Painted or self coloured render	Slate	Dark Blue Grey	White	Stone base, stone coping, white porch, stone arches over windows
111	Roughcast Render	Painted or self coloured render	Slate	Dark Blue Grey	White	Stone base, stone coping, White porch, stone arches over windows
112	Roughcast Render	Painted or self coloured render	Slate	Dark Blue Grey	White	White porch, stone arches over windows
113	Roughcast Render	Painted or self coloured render	Slate	Dark Blue Grey	White	White porch, stone arches over windows
114	Roughcast Render	Painted White	Tile	Brindle Brown	Minster Green	
115	Roughcast Render	Painted White	Tile	Brindle Brown	Minster Green	
116	Roughcast Render	Painted White	Tile	Brindle Brown	Minster Green	
117	Roughcast Render	Painted White	Tile	Brindle Brown	Minster Green	
118	Roughcast Render	Painted White	Tile	Brindle Brown	Minster Green	
119	Roughcast Render	Painted White	Tile	Brindle Brown	Minster Green	
120	Roughcast Render	Painted White	Tile	Brindle Brown	Minster Green	Stone colour eaves band



Red multi handmade clay bricks



Stone wall

Plot Number	Wall Material	Wall Colour	Roof Materials	Roof Colour	Door Colour	Details and Features
121	Coursed Rubble Stone	-	Slate	Dark Blue Grey	Minster Green	Roughcast render 2nd storey, colour white. Shopfronts columns and
122	Brick	Red Multi	Slate	Dark Blue	Minster	Course rubble
123	Brick	Red Multi	Slate	Dark Blue	Stone Blue	Stone quoins
124	Brick	Red Multi	Slate	Dark Blue	Stone Blue	Stone quoins
125	Brick	Red Multi	Slate	Dark Blue	Stone Blue	Stone quoins
126	Brick	Red Multi	Slate	Dark Blue	Stone Blue	Stone quoins
127	Coursed	Painted or	Slate	Dark Blue	Rectory Red	Medium brown
129	Brick	Red Multi	Slate	Dark Blue	Black	Stone detailing
130	Render	Fowler Pink	Slate	Dark Blue	Black	Black timber
131	Brick	Red Multi	Slate	Dark Blue	Black	Black timber
132	Brick	Red Multi	Slate	Dark Blue Grey	Black	Rendered window surround (Farrow Cream)
133	Brick	Red Multi	Slate	Dark Blue	Black	Coursed rubble
134	Brick	Red Multi	Slate	Dark Blue	Black	Coursed rubble
135	Brick	Red Multi	Slate	Dark Blue Grey	Black	Render window surrounds (Farrow Cream) - black painted timber doorcase
136	Brick	Red Multi	Tile	Brindle	Minster	White timber
137	Brick	Red Multi	Tile	Brindle	Minster	White timber
138	Brick	Red Multi	Tile	Brindle	Minster	White timber
139	Brick	Red Multi	Tile	Brindle	Minster	White timber

MATERIALS

Plot Number	Wall Material	Wall Colour	Roof Materials	Roof Colour	Door Colour	Details and Features
77	Roughcast Render	Painted or Self Coloured Render	Slate	Dark Blue Grey	Black	Stone arches over windows. Stone detailing,
78	Smooth Render	Painted or Self Coloured Render	Slate	Dark Blue Grey	Black	Cast stone portico
79	Roughcast Render	Painted or Self Coloured Render	Slate	Dark Blue Grey	Black	Rusticated Farrow Cream smooth render base
80	Roughcast Render	Painted or Self Coloured Render	Slate	Dark Blue Grey	Black	Smooth Farrow Cream render detailing
81	Roughcast Render	Painted or Self Coloured Render	Slate	Dark Blue Grey	Black	Rusticated Farrow Cream smooth render base
82	Roughcast Render	Painted or Self Coloured Render	Slate	Dark Blue Grey	Black	Farrow Cream smooth render detailing



Coursed rubble stone - Thicket Mead,
Robert Adam Architects

Plot Number	Wall Material	Wall Colour	Roof Materials	Roof Colour	Door Colour	Details and Features
83	Brick	Red Multi	Tile	Brindle Brown	Minster Green	Rusticated brickwork between gables, white painted timber bays and porch canopies. Brick soldier course parapet detail to gables
84	Brick	Red Multi	Tile	Brindle Brown	Minster Green	Rusticated brickwork between gables, white painted timber bays and porch canopies. Brick soldier course parapet detail to gables
85	Brick	Red Multi	Tile	Brindle Brown	Minster Green	Rusticated brickwork between gables, white painted timber bays and porch canopies. Brick soldier course parapet detail to gables

MATERIALS

Plot Number	Wall Material	Wall Colour	Roof Materials	Roof Colour	Door Colour	Details and Features
140	Brick	Red Multi	Tile	Brindle	Minster	White Timber bay
141	Brick	Red Multi	Tile	Brindle	Minster	White Timber bay
142	Brick	Red Multi	Tile	Brindle	Minster	White timber bay
143	Brick	Red Multi	Tile	Brindle	Minster	White timber bay
144	Brick	Red Multi	Tile	Brindle	Minster	White timber bay
145	Brick	Red Multi	Tile	Brindle	Minster	White timber bay
146	Brick	Red Multi	Tile	Brindle	Minster	White timber bay
147	Brick	Red Multi	Tile	Brindle	Minster	White timber bay
148	Brick	Red Multi	Slate	Dark Blue	Black	
149	Brick	Red Multi	Slate	Dark Blue Grey	Black	Stone bay. White painted timber bay with lead roof
150	Roughcast Render with Rubble Stone Base	Fowler Pink	Pantiles	Brindle Brown	Stone Blue	Dark brown concrete lintels (match rubble stone colour) - lead roof dormers grey metal framed bay
151	Brick	Red Multi	Slate	Dark Blue Grey	Minster Green	Brick baseline, Minster Green
152	Brick	Red Multi	Slate	Dark Blue Grey	Minster Green	Brick baseline, Minster Green garage door, Farrow Cream painted timber wood details



Brindle brown roof tiles

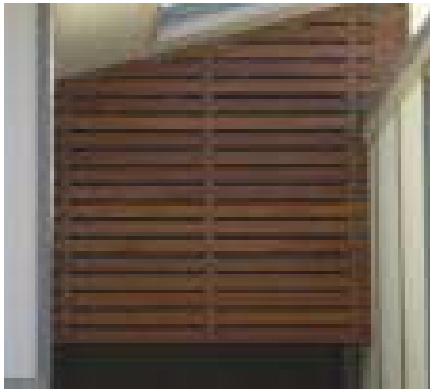
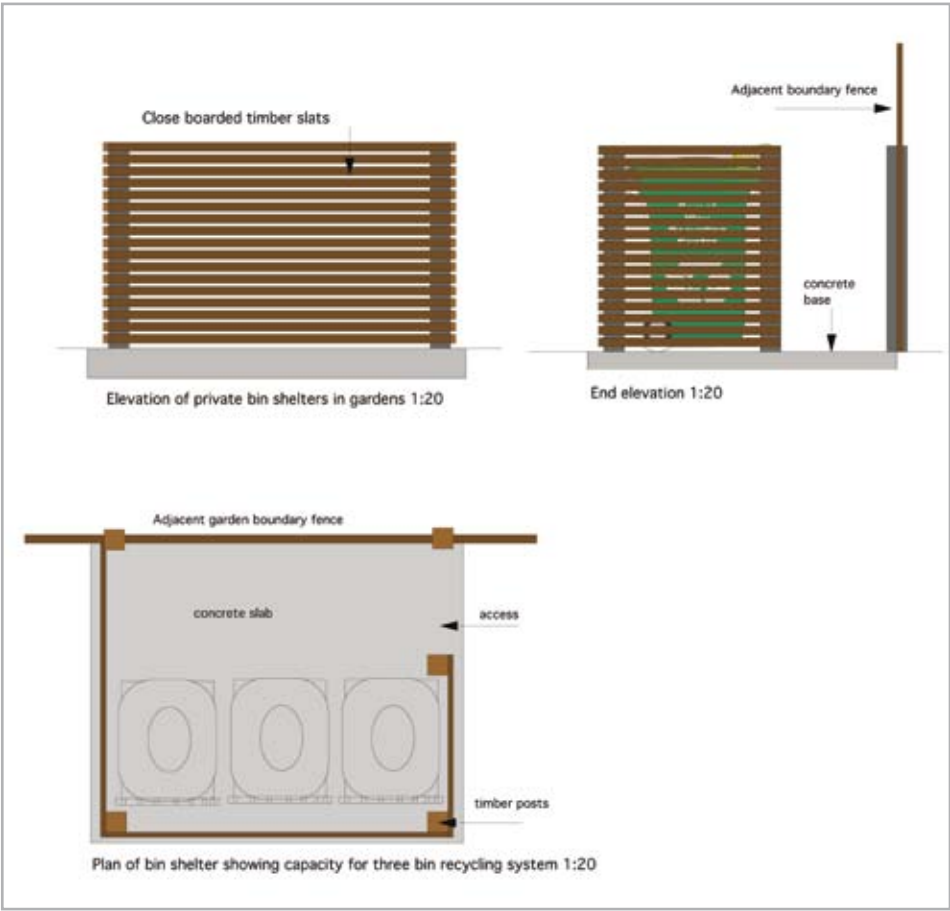
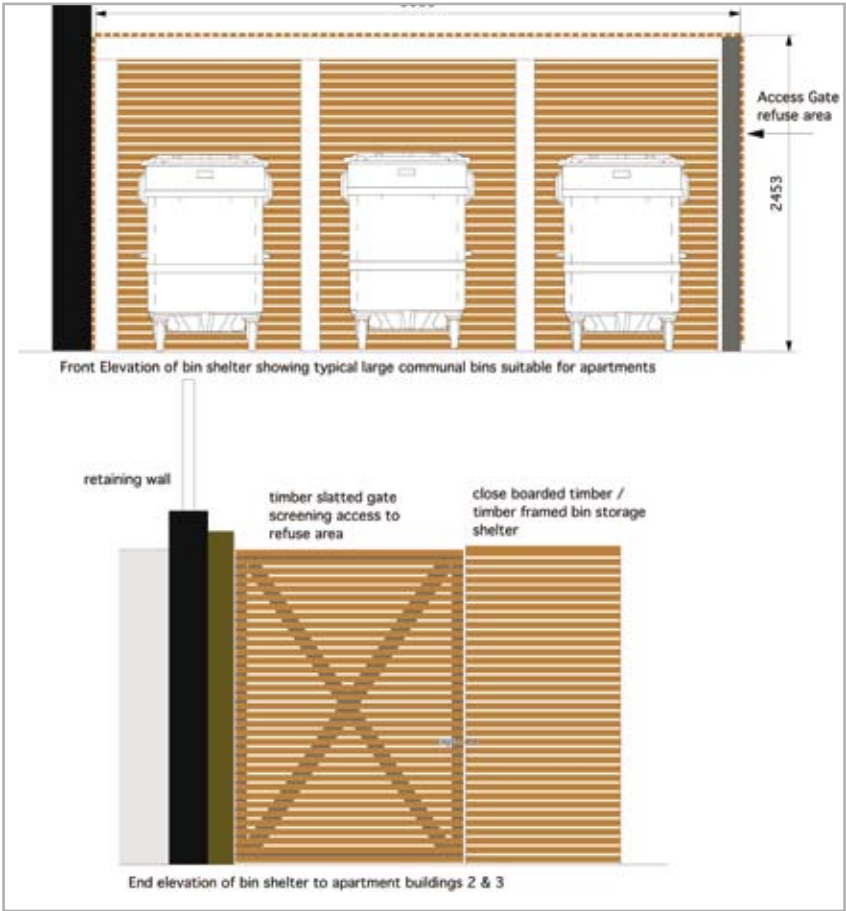


All white render

REFUSE STORAGE AND RECYCLING

Since the advent of wheelie bins and the proliferation of different types of bins for different types of refuse, problems over lack of adequate storage space have manifested themselves in existing residential areas. In the Neath Port Talbot Borough every household has one wheelie bin for general waste, whilst recycled material is collected in 4 different plastic sacks: for glass/metal, plastic, newspapers and magazines, and hedge cuttings and grass. Collection is from kerbside.

Bin storage is provided in four ways across the site, depending on the dwelling size. Detached houses will generally have bin stores located in rear gardens with access provided to the front. The houses facing South Street will have bin storage enclosed within discreet covered stores on the front elevation. Further dwellings will have bin stores located in back gardens with rear external access provided so that bins can be brought to the street-front on collection day. Flatted buildings will have communal covered bin stores with large wheeled containers. Rear property access has been designed from a security as well as aesthetic point of view. As a result, there will be no long alleyways: rear access paths will be short, wide and well lit.



Wooden slatted bin screen



Wooden wheelie bin store



Timber look bin store



Booster pump enclosure

SUSTAINABILITY

Sustainability copy to run here

