



- 001** - Front cover/aerial site image.
- 002** - Contents Page.
- 003** - Client/Applicant Details
 - Client Brief
 - Site Location
 - Site Location Plan
- 004** - Influences on the site
 - Environmental Assessment
 - Flooding
 - Ecology
 - Arboriculture
- 005** - Influences on the site
 - Surrounding Environment
 - Locale
- 006** - Surrounding Amenity Diagram
- 007** - Design Features and Property styles
- 008** - Accessibility
 - Site Access
 - Dwelling Access and Grounds
 - Internal Circulation
 - Character
 - Dwellings
 - Grounds
 - Boundary Treatment
- 009** - Community Safety
 - Environmental Sustainability
 - Code for Sustainable Homes Compliance
- 010** - Movement to, from and within the development.
 - Planning policy considerations
- 011** - Planning policy considerations

DESIGN AND ACCESS STATEMENT.

OUR REF: 11/2010

This statement has been prepared following guidance from the Planning Policy Wales Document TAN 12: Design, as issued by the Welsh Assembly Government.

CLIENT/APPLICANT:

Mr John Evans
c/o The Colliers Arms
Bronllys
Penywaun
Aberdare
CF44 9AS

CLIENT BRIEF:

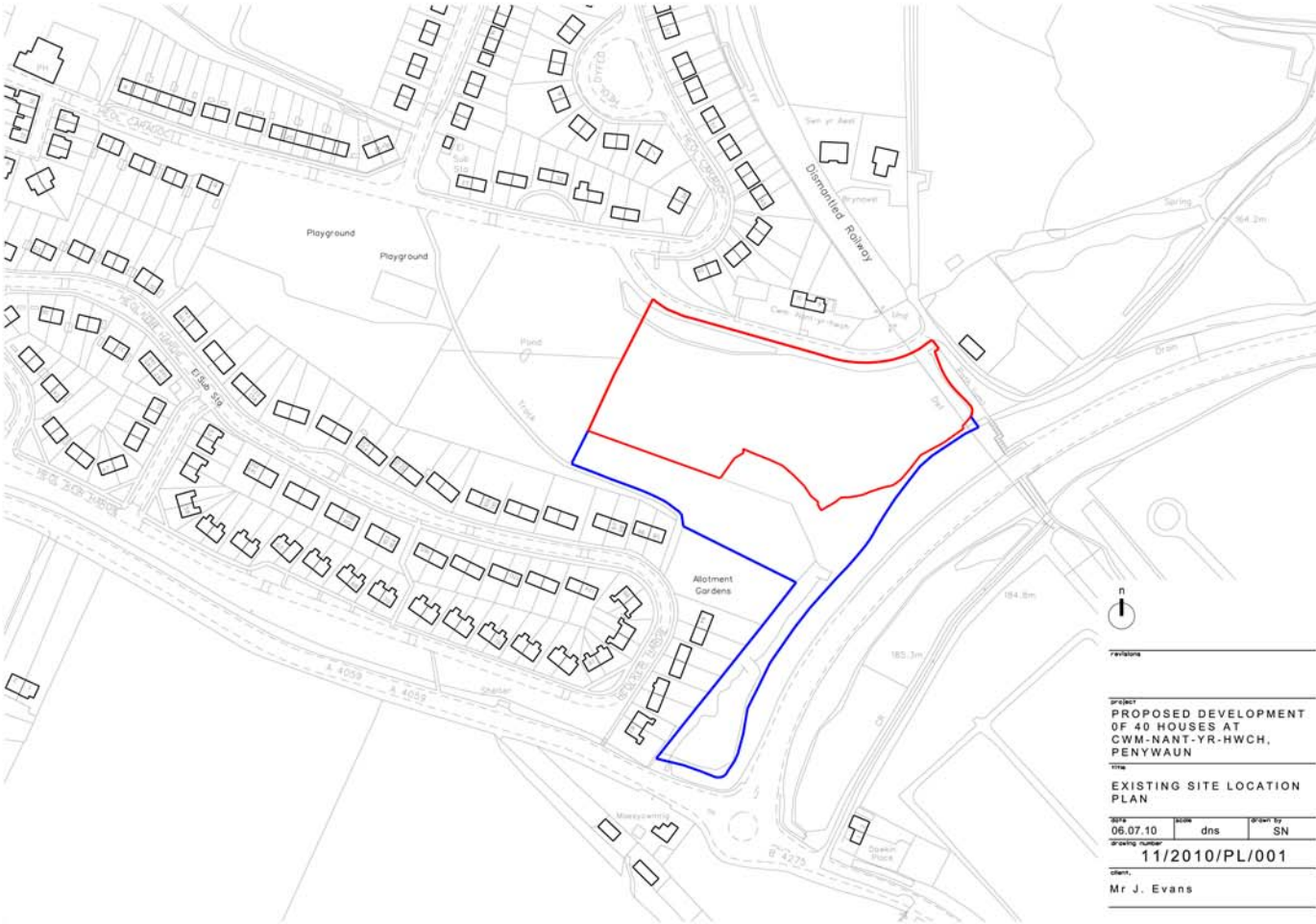
To submit an outline planning application for residential housing to satisfy a local need for 3 and 4 bedroom housing utilising the low lying areas of the site. Site density to be determined by site parameters.

SITE LOCATION:

The application site is situated approximately 2.3miles northwest of Aberdare town centre and is adjacent to the A4059 by-pass road that connects the northwest of the Cynon Valley with the southeast.

The proposed development is accessed via Heol Caradoc, a housing estate of approximately 70 houses off Gwladys Street, Penywaun, which links with the primary route of the A4059.

(please refer to drawing no. 11/2010/PL/001 for 1:1250 scale site location plan.)



Site Location Plan. - Do Not Scale.



Panorama of site taken from centre of road.

SITE DESCRIPTION:

The proposed site is vacant scrub land with a border of trees to the west, south and east. The application site rises gradually from the north eastern corner to the south western corner and boundary to the south and west rises away from the site dramatically.

The northern site boundary is 5 meter wide carriageway made up to adoptable standards with street lighting, drainage and a pavement on the adjacent side.

There are 2 old cottage style properties to the north of the site and the estate of Heol Caradog can be just seen from the north western corner.

The northern boundary of the site is enclosed with a fence with 2 designated, five bar gate, entry points.

There is a drainage culvert that runs along the eastern boundary that currently takes water from the higher levels around the site and the allotment to the rear.



Watercourse at western boundary.



Culvert at north eastern corner of the site.

INFLUENCES ON THE SITE - ENVIRONMENTAL ASSESSMENT:

Flooding

The Environment Agency maps available on the Environment Agency website indicated that the application site (Ref: X: 298,266; Y: 204,399) is outside the zone of influence for flooding.

Ecology

It is not anticipated that any issues will arise relating to ecological factors but a report can be provided should approval be granted.

Arboriculture

There are no trees on the site that have any preservation order.

**INFLUENCES ON THE SITE -
ENVIRONMENTAL ASSESSMENT:
Surrounding Environment**

The housing estate known as Heol Caradoc located adjacent to the site are predominantly 1950’s built semi-detached, 2 storey, 3 bedroom dwellings. The estate was formally council housing stock however it is believed that most of the current dwellings are in private ownership or under the control of local housing associations. The houses are of post war design and are finished in a colour coat of render mainly light blue or magnolia. As shown in the photograph the roofs are an assortment of hips and gables primarily finished in plain concrete tiles.



View into Heol Caradoc from site road entrance.

The majority of houses have clearly and well defined boundary edges in form of metal fencing. The general appearance of the estate and houses in its surrounding context is that of grey, dilapidated housing stock.

The remainder of the housing stock within the vicinity of the site are of a similar post-war design with varying styles of 2 storey semi-detached housing with a mixture of gables, hips and half-hips. Interspersed with the post war former council estate are occasional terrace housing streets, a remnant of the village prior to the addition of council housing estates in the 50's and 60's.

Traffic calming measures have been implemented throughout the area and a 20mph speed limit is employed at the entrance into Penywaun.

The overall appearance of the surrounding estate is that of rundown properties with a peppering of houses recently renovated, but the site as a whole, enjoys picturesque views and has a substantial amount of trees and green open space.

SITE USE:
Th application site is vacant and within the development boundary of the curent LDP.

Recent planning History
Application No. 06/0597 - Outline planning application for residential development.
This application was for one dwelling on part of the application site, submitted on 14th March 2006 and refused permission on 12th May 2006.

Application No. 09/0900/10 - Proposed engineering works to level a shale spoil tip.
This application was for retrospective approval to level a spoil tip created when the by-pass road was implemented. The application was submitted on 17th August 2009 and approved 18th December 2009.

Following lengthy historical research, there is no record of any previous use for the land other than ocassional tipping of spoil by the local authority.

LOCALE:

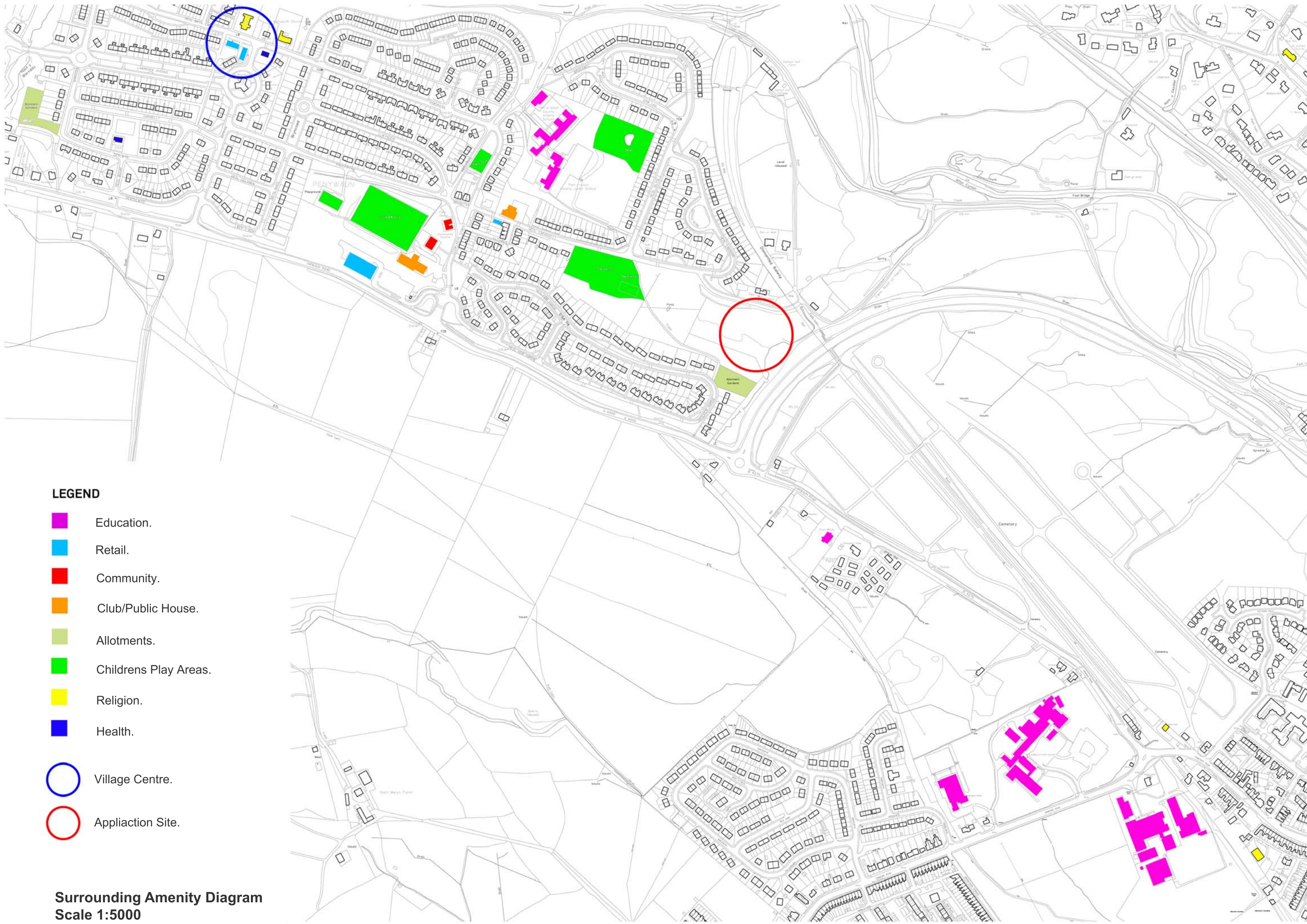
The application site is situated within the electoral boundary of Penywaun, a village located between Hirwaun and Aberdare. Penywaun’s urban grain consists of many 1950’s prefabricated housing and social property. Located 0.7 miles northwest of the site is the village centre of Penywaun offering a number of local shops and churches.

Within a short walk from the site are a small number of local amenities consisting of the local newsagents and general store, the Penywaun Workingmens club & institute, the Colliers Arms public house and the ‘Cana’ community centre. In addition to this Penywaun also enjoys a number of public green spaces which are situated close to the site including a football field and a number of playgrounds.

The local primary/junior school, approximately 400m northwest of the site entrance are situated behind houses, which front Heol Caradoc and it is accessed via Gwladys Street. The local college and a variety of local comprehensive schools are within a walking distance or a short bus ride away. Heol Caradoc Street leads to the main site entrance and is also a primary bus route.

Future residents of the proposed development will have easy access to the taff trail offering extensive cycling, running, walking and horse riding trails.

There is a small provision of land for allotment use behind the proposed site, which can be accessed via Heol Kier Hardie.



LEGEND

-  Education.
-  Retail.
-  Community.
-  Club/Public House.
-  Allotments.
-  Childrens Play Areas.
-  Religion.
-  Health.
-  Village Centre.
-  Appliacion Site.

Surrounding Amenity Diagram
Scale 1:5000