



CEFNI ISAF

CEFNI COED Y CYMMER, MERTHYR TYDFIL, WALES

DESIGN AND ACCESS STATEMENT

MARCH 2024

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DOCUMENT CONTROL

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1.0 SUMMARY OF PROPOSAL

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PURPOSE OF THIS REPORT

This Report has been prepared by Coffey Architects on behalf of Merthyr Valleys Homes and forms the Design and Access Statement for the development of Cefn Isaf.

The proposed development site is located in Cefn-coed-y-cymmer on the north-western edge of Merthyr Tydfil County Borough in Wales.

The purpose of the document is to set out a detailed appraisal of the wider context and of the site itself and to describe proposals in accordance with Welsh Government guidelines as part of the submission for a full planning application.

SUMMARY OF PROPOSAL

Proposal is for the demolition of the existing apartment buildings on the Cefn Isaf site and the construction of two new apartment blocks providing a total of 40 new high quality dwellings. Proposals will also include associated car parking, landscaping, infrastructure and earthworks.

The apartments will be for social rent tenants of Merthyr Valleys Homes and comprise of 26 no. 1 bedroom apartments and 14 no. 2 Bedroom apartments with appropriate cycle provisions and car parking.

DRAWINGS

This Report is to be read in conjunction with the architectural drawings submitted.

PROJECT TEAM

Client:	Merthyr Valleys Homes
Architect:	Coffey Architects
Planning Consultant:	Asbri Planning
Cost Consultant:	RPA Group
Structures:	Simple Works
Civils:	Simple Woks
MEP:	Qoda
Landscape:	Coffey Architects
Transport:	Acstro
Heritage:	Holland Heritage
Ecology:	Just Mammals
Fire Consultant :	Eco-Fire

1.0 SUMMARY OF PROPOSAL PROJECT DESCRIPTION



BRIEF AND VISION

Merthyr Valley Homes is committed to building sustainable and affordable homes that meet the needs of the current and future generations within the local communities that they serve.

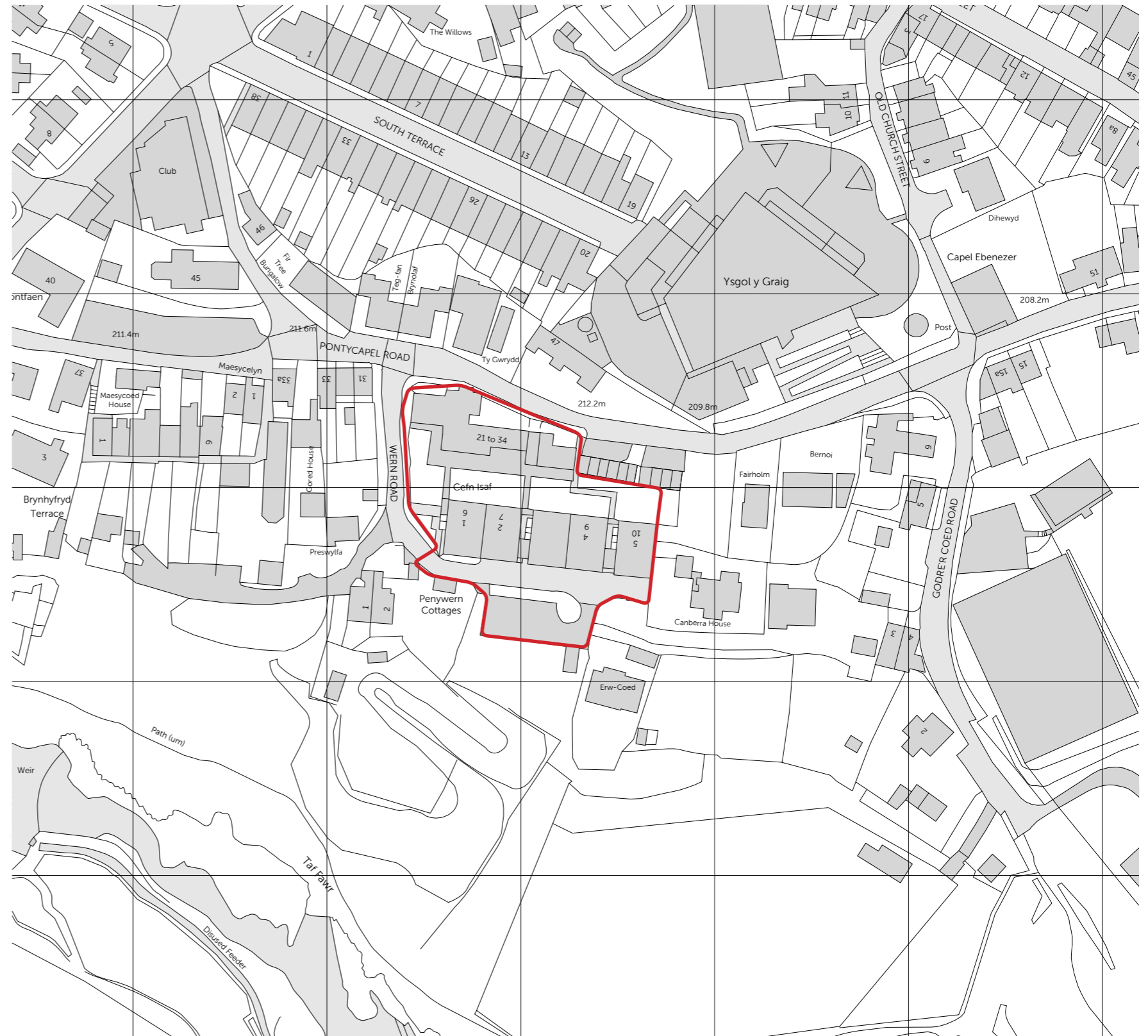
The site contains an existing building with flats that were built in the 1960's and due to structural issues identified it was determined a new scheme would be the most viable long term option. Following consultation with the existing tenants and leaseholders the decant of the building commenced in 2020 and completed in April 2021.

The redevelopment of the Cefn Isaf flats scheme represents new opportunities for Merthyr Valley Homes to provide a new scale of development and deliver high quality, sustainable, low carbon homes for their tenants and future leaseholders.

These proposals seek to outline a design for the site that aligns with their ethos and vision for creating great places to live that enhance the feeling of community.

SITE ADDRESS

Cefn Isaf
Cefn-Coed Y Cymmer
Merthyr Tydfil
CF48 2RH



2.0 SITE AND CONTEXT ANALYSIS

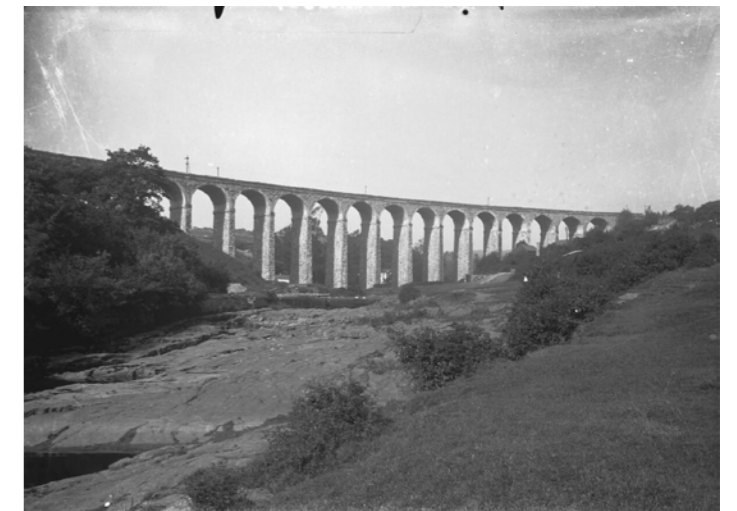
2.0 SITE ANALYSIS

SURROUNDING CONTEXT ANALYSIS



Cefn-coed-y-cymmer is a village on the north-western edge of Merthyr Tydfil County Borough in Wales.

Cefn-coed y cymmer'- The hill (Cefn) by the wood at the confluence (Coed y Cymer). Dense woodland felled in 1765 for fuel for Anthony Bacons ironworks.



1. Cefn-Coed Viaduct

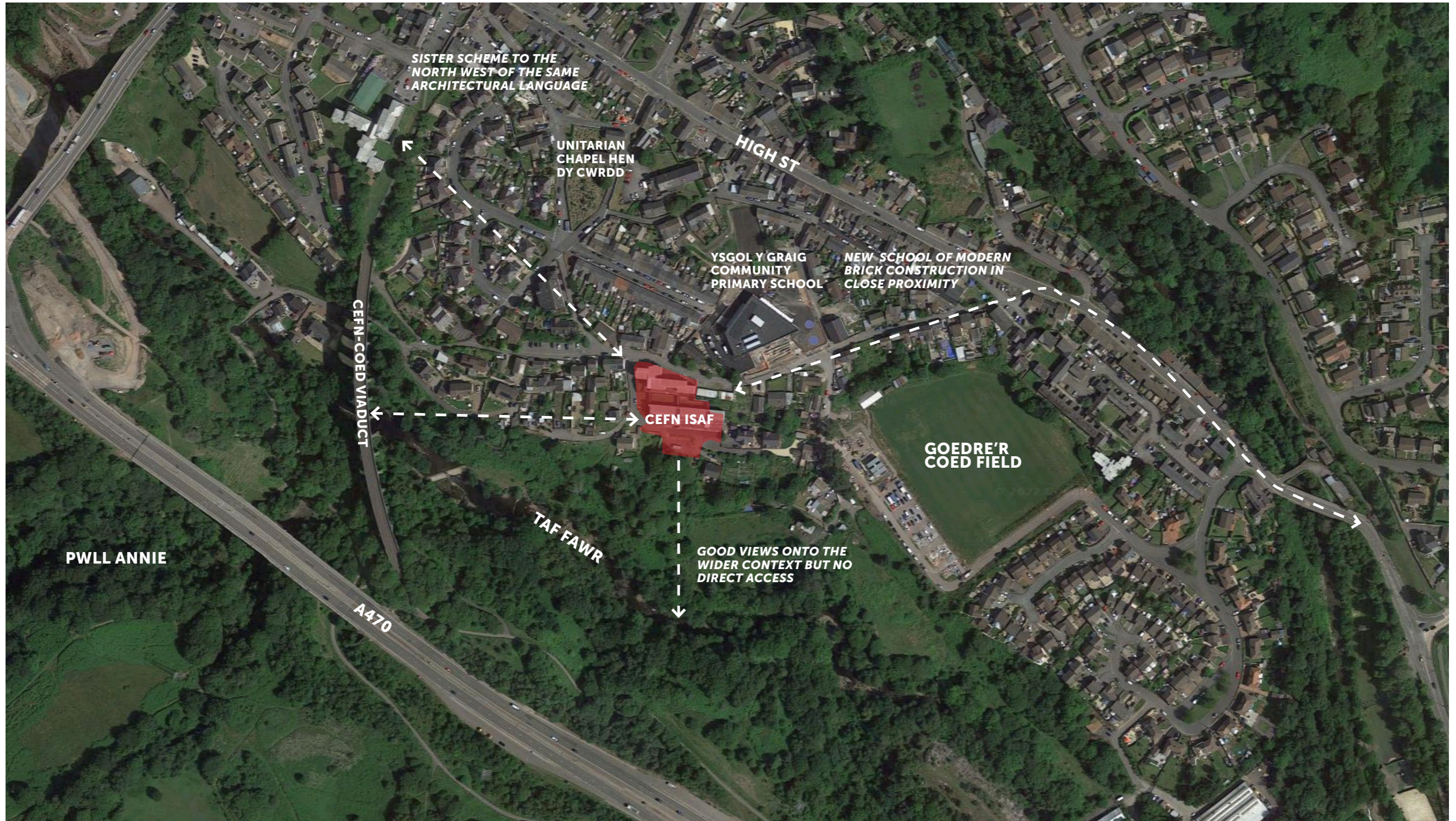


2. Cyfarthfa Ironworks



2.0 SITE ANALYSIS

SURROUNDING CONTEXT ANALYSIS



2.0 SITE ANALYSIS

VIEW OF THE WIDER CONTEXT



Panoramic view of the site and wider context from the Cefn-Coed viaduct

2.0 SITE ANALYSIS

THE EXISTING BUILDING

ANALYSIS AND LIMITATIONS OF THE EXISTING BUILDING

The current building is in a poor state of repair and is no longer suitable and fit for purpose. Re-use and retrofit of the building could be possible but would come at significant expense and would not resolve the fundamental design and layout issues that make it unsuitable for contemporary housing. As such, proposals seek to demolish and rebuild which is considered more viable long term.

The style and form of the building is not popular with local residents and neighbours generally. The existing structure is not in good condition and there is not potential to retain elements of the building within a new proposal. The current parking provision is limited and constrained by the building footprint with additional dependency on-street parking.

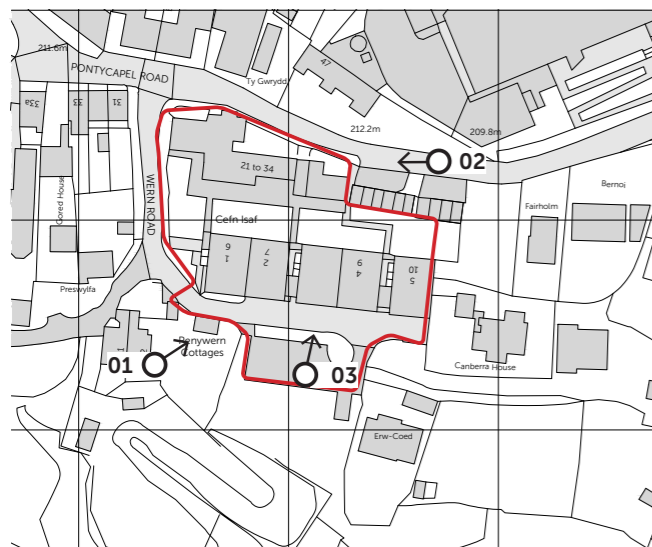
The northern massing sits very close to Pontycapel Road, overhanging in one location and limiting street visibility and road width. The nearby viaduct is listed and views will need to be considered. There is a lack of servicing space and the central amenity space is both overlooked and a place for anti-social behaviour; which affected former residents.

Existing cycle spaces = 0 spaces

Existing car parking spaces = 7 spaces



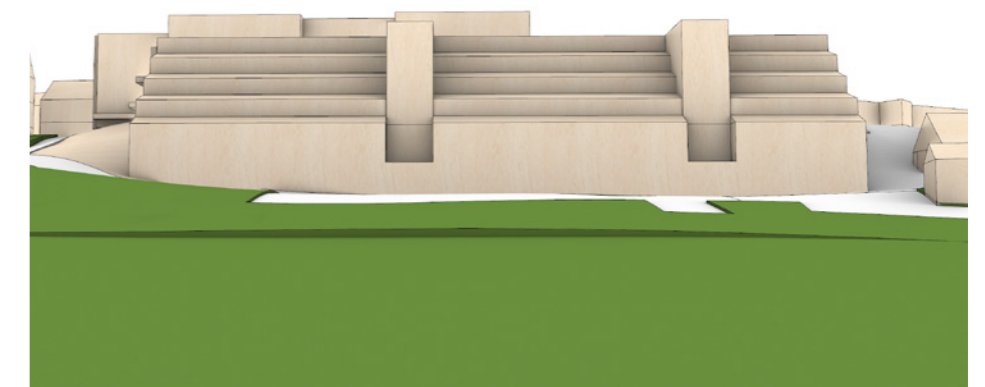
The existing building - massing view 01 - aerial



KEY PLAN



The existing building - massing view 02 approach



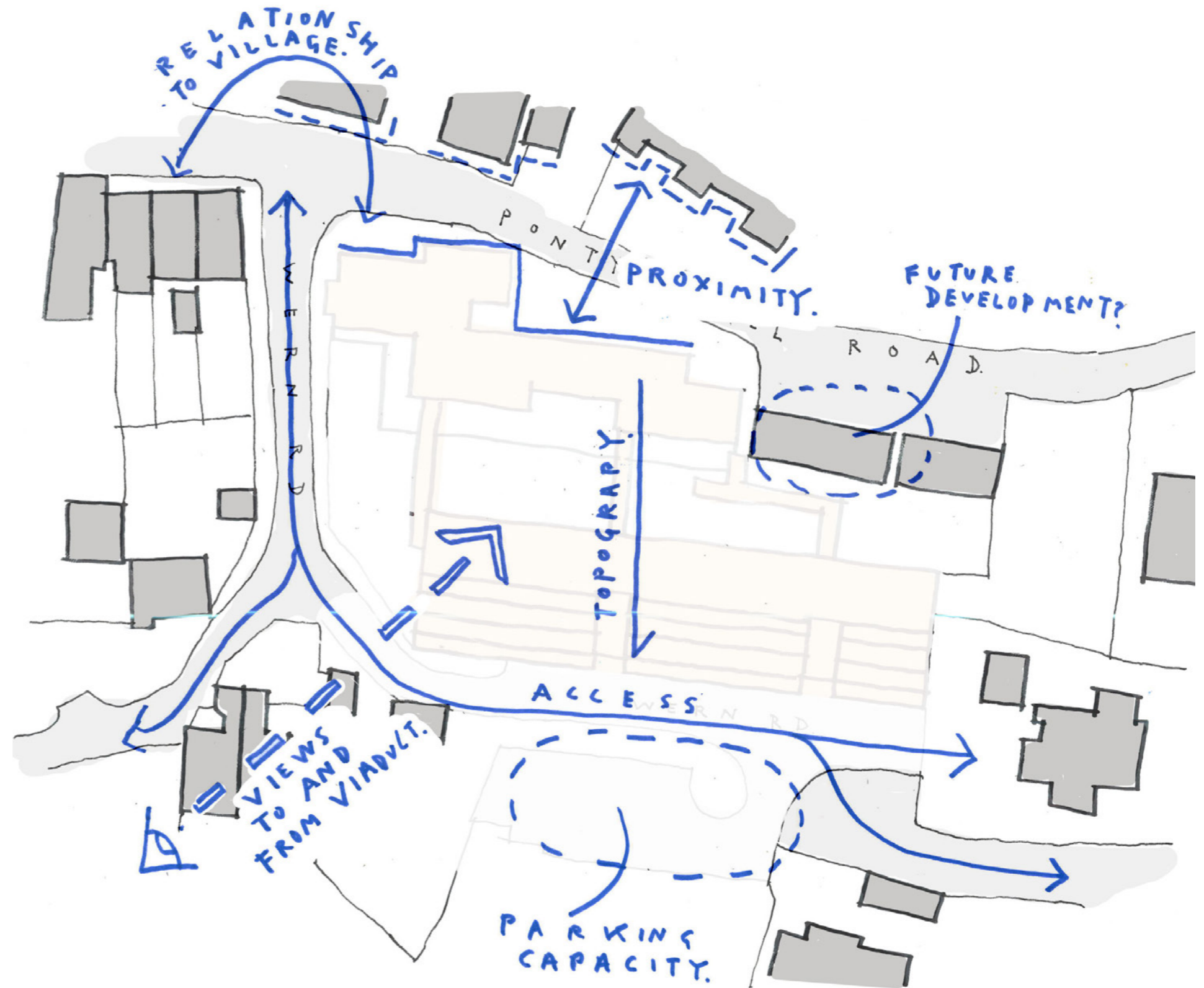
The existing building - massing view 03 from the south

2.0 SITE ANALYSIS

SITE CONSTRAINTS

KEY CONSTRAINTS

- The capacity for parking will be a challenge and the ambition will be to reduce dependency on-street parking.
- The proximity of the Northern massing and the relationship to Pontycapel Road needs to be addressed.
- The viaduct is Listed and views will need to be considered with AVR required on the site.
- Access to adjoining properties is to be retained during construction and inhabitation.
- The topography of the site provides challenges but these could be turned into opportunities for duplexes and half-floors.

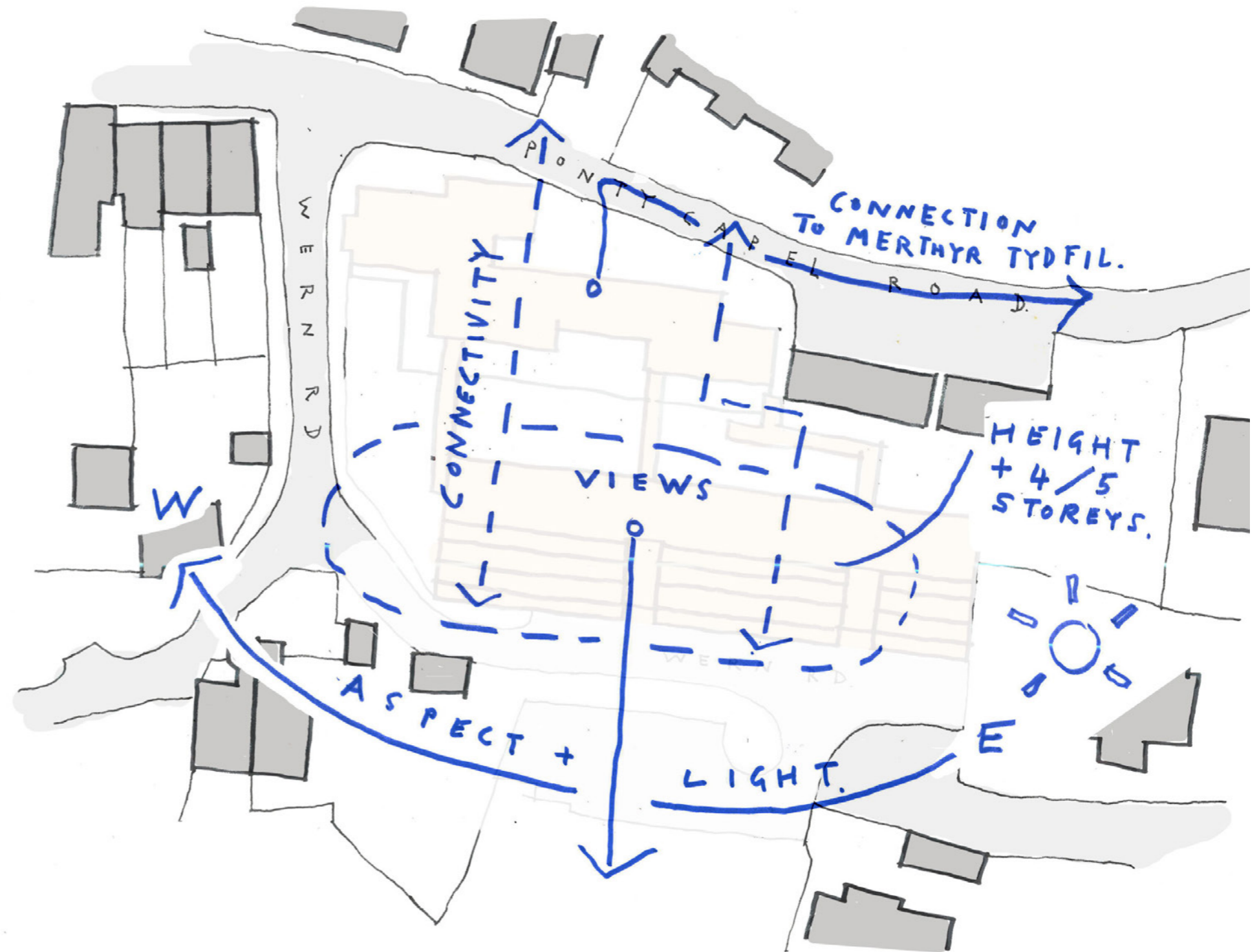


2.0 SITE ANALYSIS

SITE OPPORTUNITIES

KEY OPPORTUNITIES

- Excellent views onto the landscape beyond.
- The site has good aspect to the south and space to include many dual aspect homes.
- The slope and fall in the site allows for height to the South without having imposing massing onto neighbours.
- The site is well connected back to the local area and is an opportunity to develop a community that is integrated back into the surrounding context.
- The demolition of the existing building provides opportunities to make the site more porous and connected.



2.0 SITE ANALYSIS

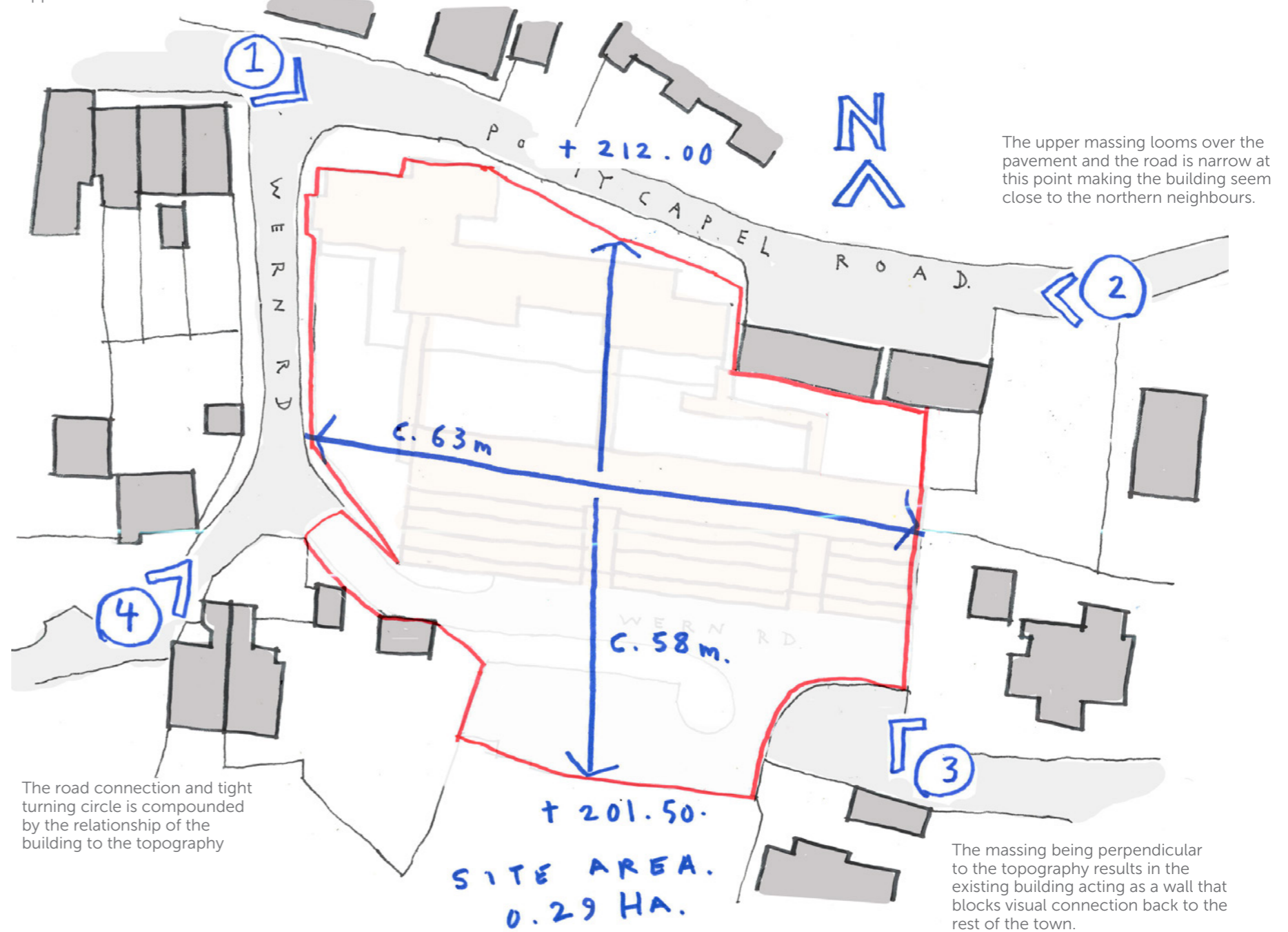
SITE & BOUNDARY

SITE AREA AND ANALYSIS OF APPROACH TO THE SITE

The current building does not respond well to the site constraints nor does the building relate well to the topography. The current site coverage is high and inversely the site density is moderate.

SITE SIZE: Circa 0.29 ha

The view of the building is prominent along the road as approached from the wider context.



The upper massing looms over the pavement and the road is narrow at this point making the building seem close to the northern neighbours.

The road connection and tight turning circle is compounded by the relationship of the building to the topography

The massing being perpendicular to the topography results in the existing building acting as a wall that blocks visual connection back to the rest of the town.

2.0 SITE ANALYSIS

RELATIONSHIP TO CONTEXT

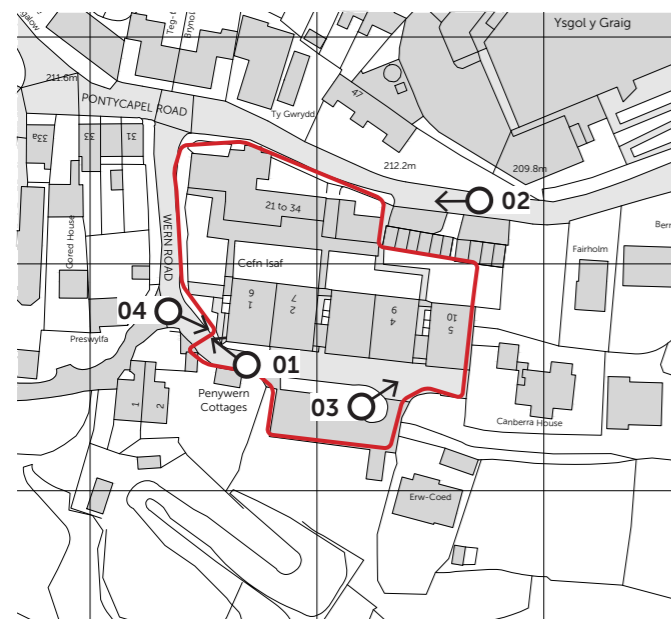
BUILDING RELATIONSHIPS TO THE SURROUNDING CONTEXT

01) The profile and footprint of the existing building creates a blind cornering when turning up the hill when leaving the site and doesn't respond well to the narrow roads surrounding the building.

02) At Pontycapel Rd the building overhangs the pavement and is very close to the road, providing a low quality outlook for the residents of those homes, plus making the massing feel imposing.

03) The building is surrounded by neighbours with different access points and driveways, these will have to be retained and updated parking / design proposals will need to respond positively to these constraints.

04) The existing building has a very high percentage of site coverage and the whole southern flank of the building obscures views back to the top of the hill, making the form feel disconnected from the context.



KEY PLAN



01) Steep blind turning up to pontycapel road



02) Close proximity to the highway



03) Driveway to neighbouring homes



04) Linear garages and access road

2.0 SITE ANALYSIS

THE BUILDING AND COURTYARD

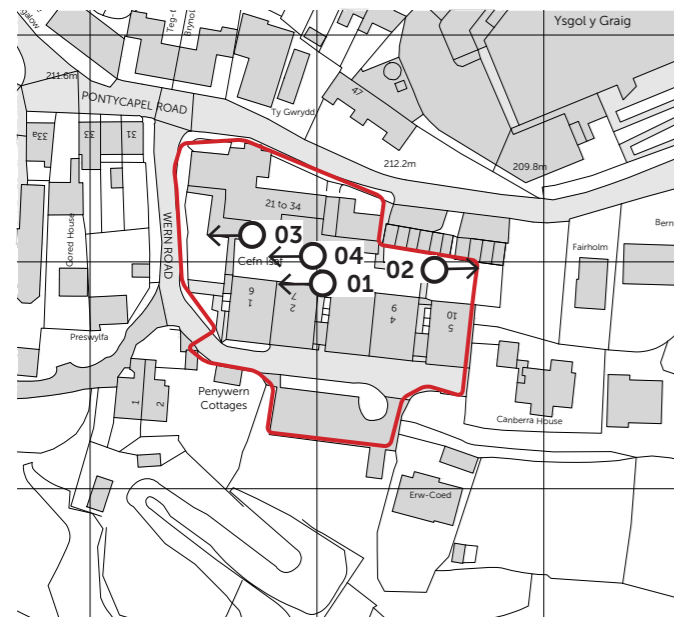
COURTYARD AND THE RELATIONSHIP OF BLOCKS + WALKWAYS

01) The waste management strategy within the existing building was poor, with local bin-stores being located onto the amenity spaces. The narrow amenity area is isolated and unresponsive to the terrain or modes of access, with the walkways compensating against the gradient.

02) The garages to the North-East are outside the red-line and could be subject to future development. The land to the rear of them is within the red-line.

03) The building has views towards the Grade II* Listed viaduct which could be better framed and expressed.

04) The long monotonous walkways do not provide the best solution to access and a sense of defensible space within the open central spaces.



KEY PLAN



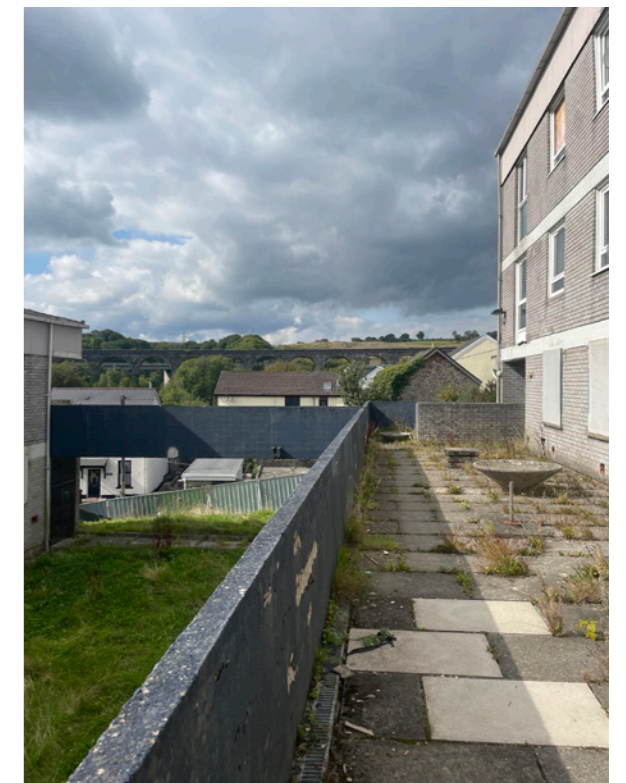
01) Central amenity space



02) Rear of the garages



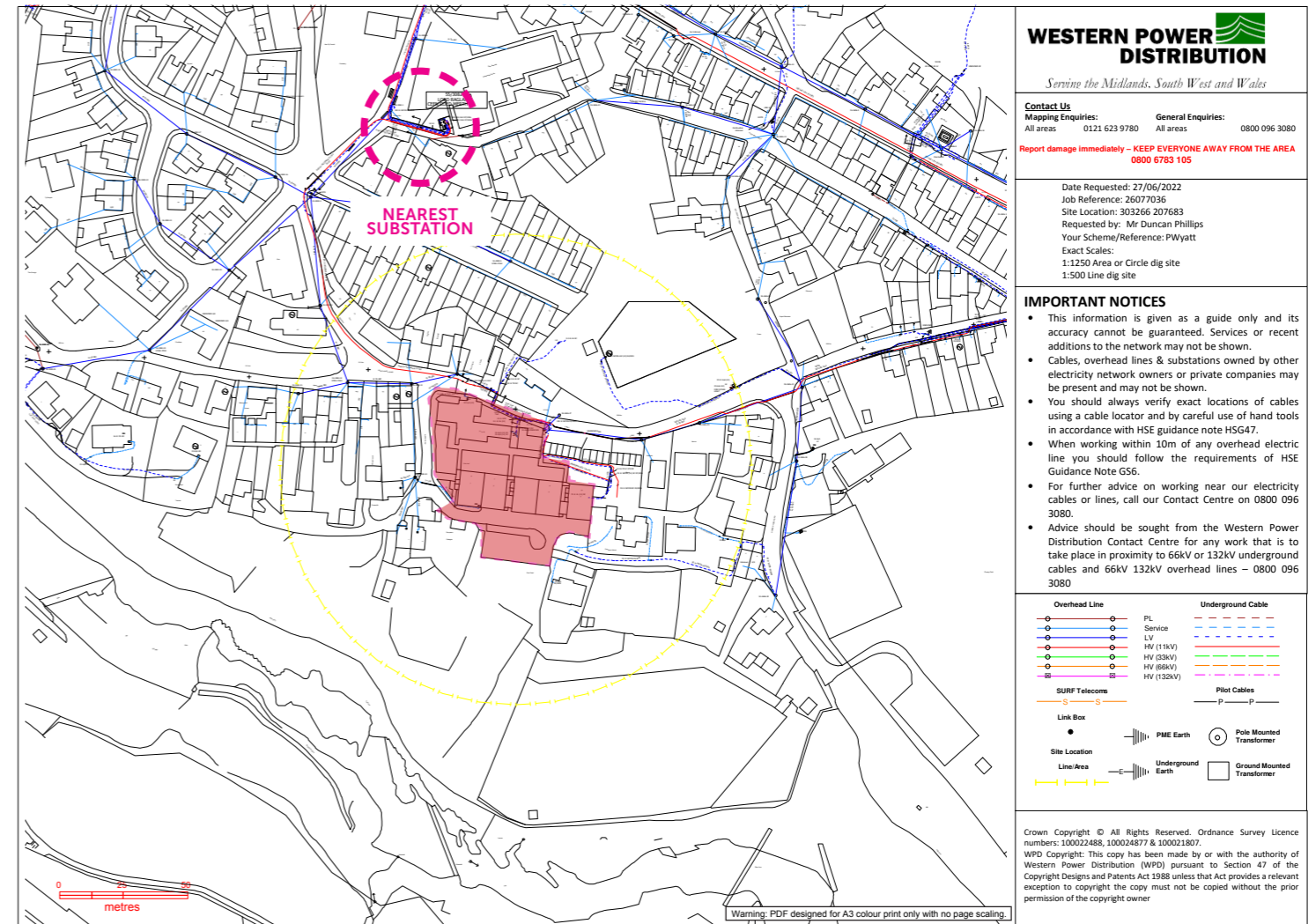
03) View towards the viaduct



04) Linear blocks and walkways

2.0 SITE ANALYSIS

SITE PLANNING HISTORY AND SERVICING



PREVIOUS PRE-APPLICATION PROPOSAL (by others)

58 UNITS (33 1B2P + 15 2B4P)

31 PARKING SPACES (50% PARKING PROVISION)

- Development is strongly welcomed
- Parking and transport is limited and may impact on-street parking provisions.
- Views and relationship to the viaduct need to be considered.
- Sustainability and enhancement of the local area is important to the LA.
- Site connectivity and relationship to contextual movement patterns to be enhanced.

SITE SERVICING AND UTILITIES

- There is not currently a sub-station on the site and the existing power supply is provided via overhead electrical cabling. Any additional load placed on the grid may need confirmation and acceptance from Western Power Distribution.
- SuDS design and calculations have been submitted to the SAB
- CCTV of the drains along with Ecology surveys have been undertaken