

Design Statement



Proposed Development at Moss Place, Abernant.

On Behalf of:

ASD Build Ltd

Job No.: 2696

Date:

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4. Summary



1 Introduction

This design statement has been prepared by Spring Design Consultancy Ltd on behalf of ASD Build, to accompany a submission to Rhondda Cynon Taf Council for pre application advice in respect of a proposed development of 247 units.

The site lies on the outskirts of Abernant and extends for 15.41Ha. The site comprises of open pastureland and areas of dense tree and shrub planting. It was the former home of the Abernant Ironworks that occupied the site until 1875.

The site is, in part, allocated for residential development in the current adopted Rhondda Cynon Taf Local Plan. The allocation was for 150 units. The remainder of the site not covered by that allocation is designated as white land.

This statement will outline the proposed scheme and illustrate how the development of the site can come forward on such a way that it will be a valuable addition to the community.

1.2 Design Team

Applicants:

ASD Build

Planning Consultant & Agent

Asbri Planning

Architect & Urban Designer

Spring Design Consultancy Ltd

Civil Engineer

Spring Design Consultancy Ltd

Landscape Architect

To be appointed

2.0 Appraisal



2.1 Site Context

The site is located on the eastern edge of Abernant and is approximately 1kM from Aberdare town centre with all of its facilities.

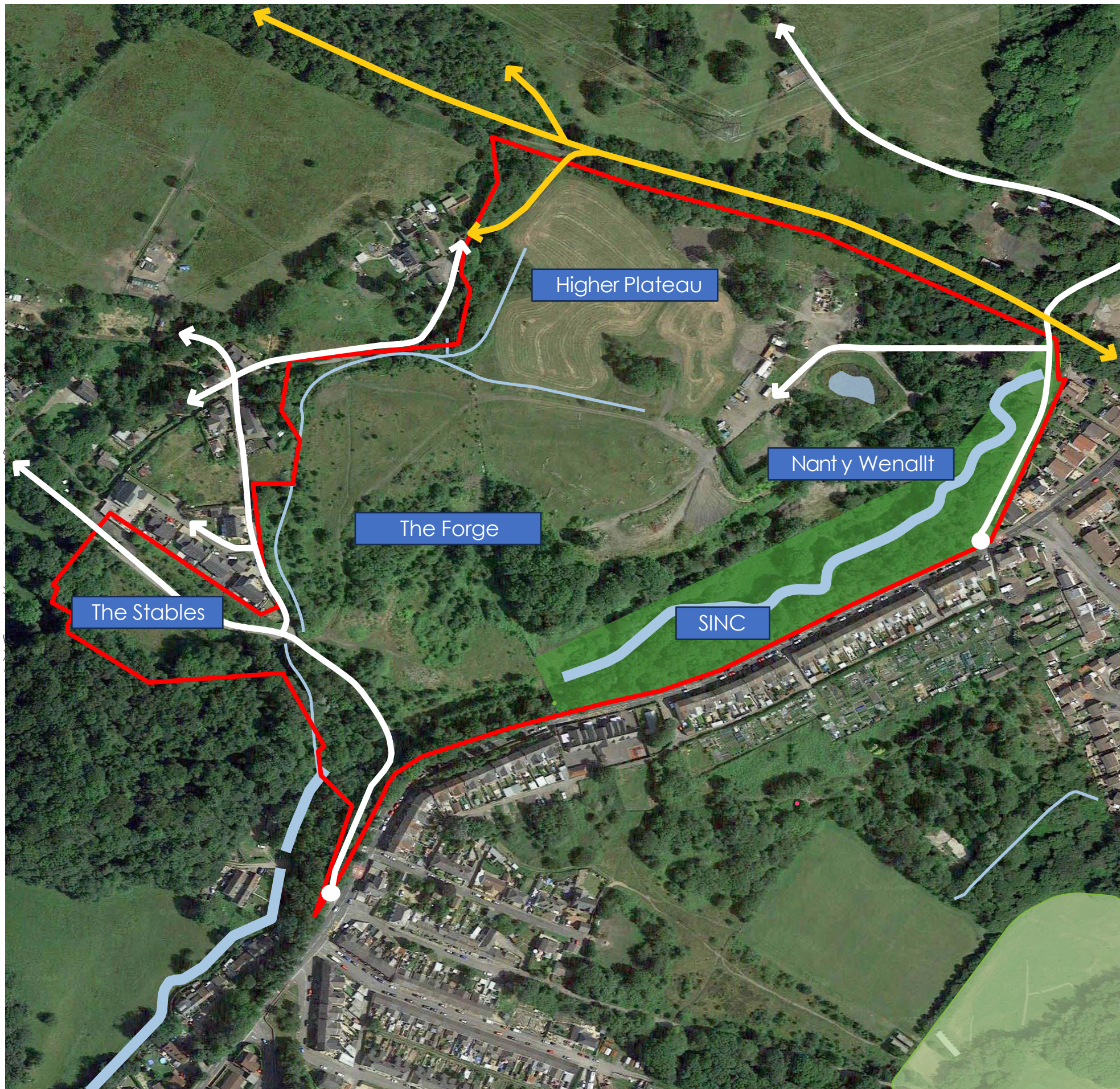
The site is well served for public transport with Aberdare Railway Station being located at the end of Abernant Road 740m away providing a regular train service to Cardiff.

The nearest bus stops are located on Abernant Road close to the proposed site entrance and there are regular services to Aberdare town centre

The site is well served by schools with Aberdare Primary School being located 150m from the proposed site entrance. Other facilities are the Aberdare College campus next to the railway station and Aberdare Community School.

There are also 2 cycleways, one running to the North of the site and the Cynon Trail running from the railway station. A schedule of local facilities highlighted on the illustration, is given below:-

- 1 Abernant Primary School
- 2 Playing fields
- 3 Cycleway
- 4 Cynon Trail, cycleway and footpath
- 5 Allotments
- 6 Abernant playground
- 7 College Campus
- 8 Aberdare Community School
- 9 Aberdare Railway Station



2.0 Site Analysis

The site is situated on the north-western side of Abernant and comprises open pastureland and tree and shrub planting. The site is bordered to the South by a SINC which contains the Nant y Wenallt watercourse. This SINC area contains dense woodland and provides a screen between the site and the rest of Abernant.

The site is comprised of three areas, the first of these is the site of the former iron works and forge, the second is the stables area where the horses serving the forge were housed and finally the Higher Plateau area which is significantly raised above the rest of the site.

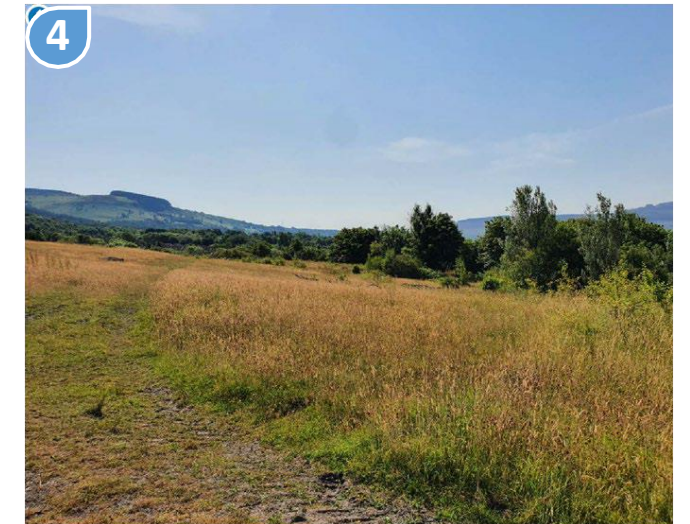
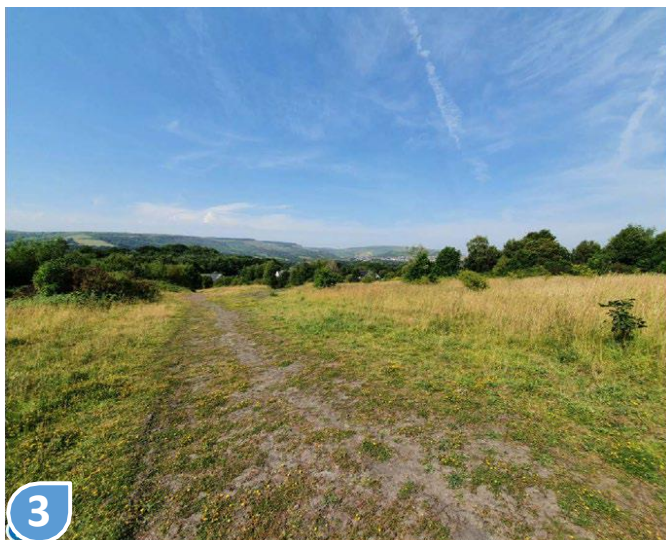
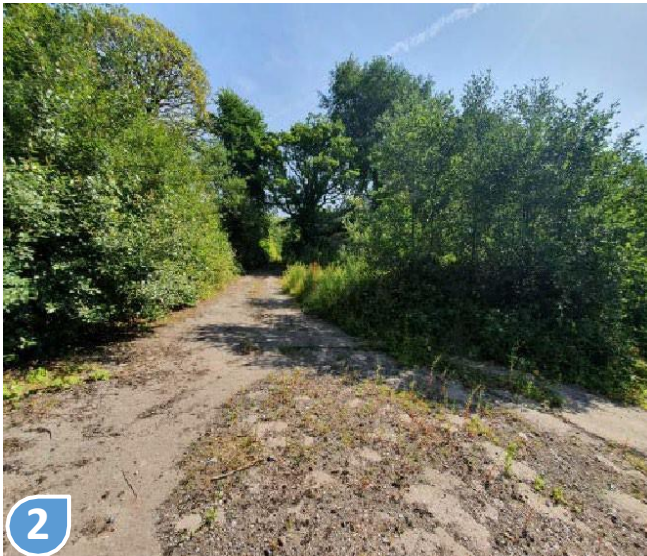
These different areas of the site are an excellent opportunity to create different character areas within the design solution.

Access to the site is currently taken from Moss Row, this is a small road that diverges from Abernant Road and when the site is developed it will no longer be used for access. The new access is proposed to come directly off Abernant Road and will serve both the new and existing houses alike.

It is intended that existing trees to the boundaries will be retained where possible to ensure that the site will not have an adverse effect on the surrounding countryside.

The site contains a number of mine shafts and these will be observed within the design solution for the site.

2.3 Site Photographs



2.4 Architectural Context

By nature of its location the site is visually and physically separated from the main part of the existing settlement. There are a small number of existing dwellings close to the site and these range from traditional terraced cottages to larger detached dwellings in Richmond Gardens.

In Richmond Gardens the elevations are clad in render and natural stone under slate roofs and have a modern contemporary appearance. Further afield along Moss Place the dwellings are more diverse in layout and design and visually, are more appropriate to their setting.

Moving further from the site towards the existing settlement the closest dwellings are a long-terraced line of houses in Abernant Road. These are set higher than the road behind a natural stone wall and mature trees. They are clad in render of various colours with painted stone detailing to all windows. The strongest elevation feature on all of these dwellings is a ground floor bay window.

Further along Abernant Road, towards the town the dwellings are larger in scale and have more ornate detailing to their elevations around window and door openings.



Older dwellings in Moss Place

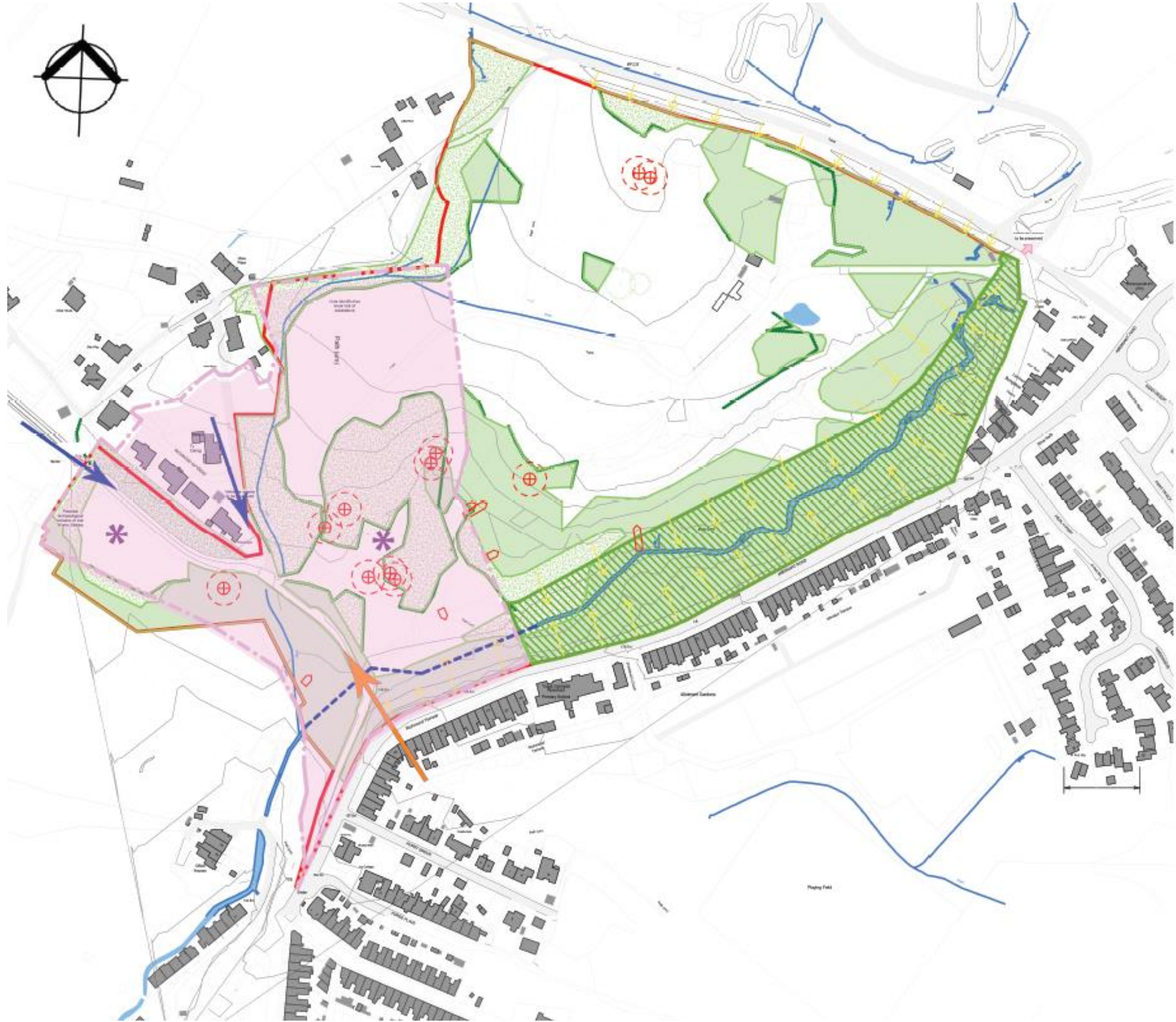


Dwellings in Richmond Gardens

Larger ornate dwellings in Abernant Road

3.0 The Proposed Development

3.1 Constraints Plan.



- Site Constraints Key**
-  Mine adit - exclusion zone to be confirmed
 -  Mine shaft nominal 20m exclusion zone required, this to be confirmed, dependant on depth of shaft.
 -  Watercourse / Feature
 -  Approximate location of culvert, to be confirmed
 -  Broad-leaved woodland
 -  Dense Scrub
 -  SINC
 -  Location of site access with levels constraints
 -  Existing access points to be retained
 -  Steep Slope
 -  Areas of potential archaeology from iron works
 -  Area of site covered by Site Investigation



3.2 Character

The location of the site, being divorced visually and physically from the main settlement area will ensure that the site will have its own character and sense of place. The site can be divided into three distinct character areas.

Character Area 1 is the former stables serving the Ironworks. This is a self-contained area of land to the West of the site. That will contain a more standard, small scale residential development.

Character Area 2 is the lower plateau to the south of the site. This is the location of the former iron works and forge. In this area a larger scale building is proposed with smaller scale dwellings set around it. The design and built form of this area will reflect the previous use of the site.

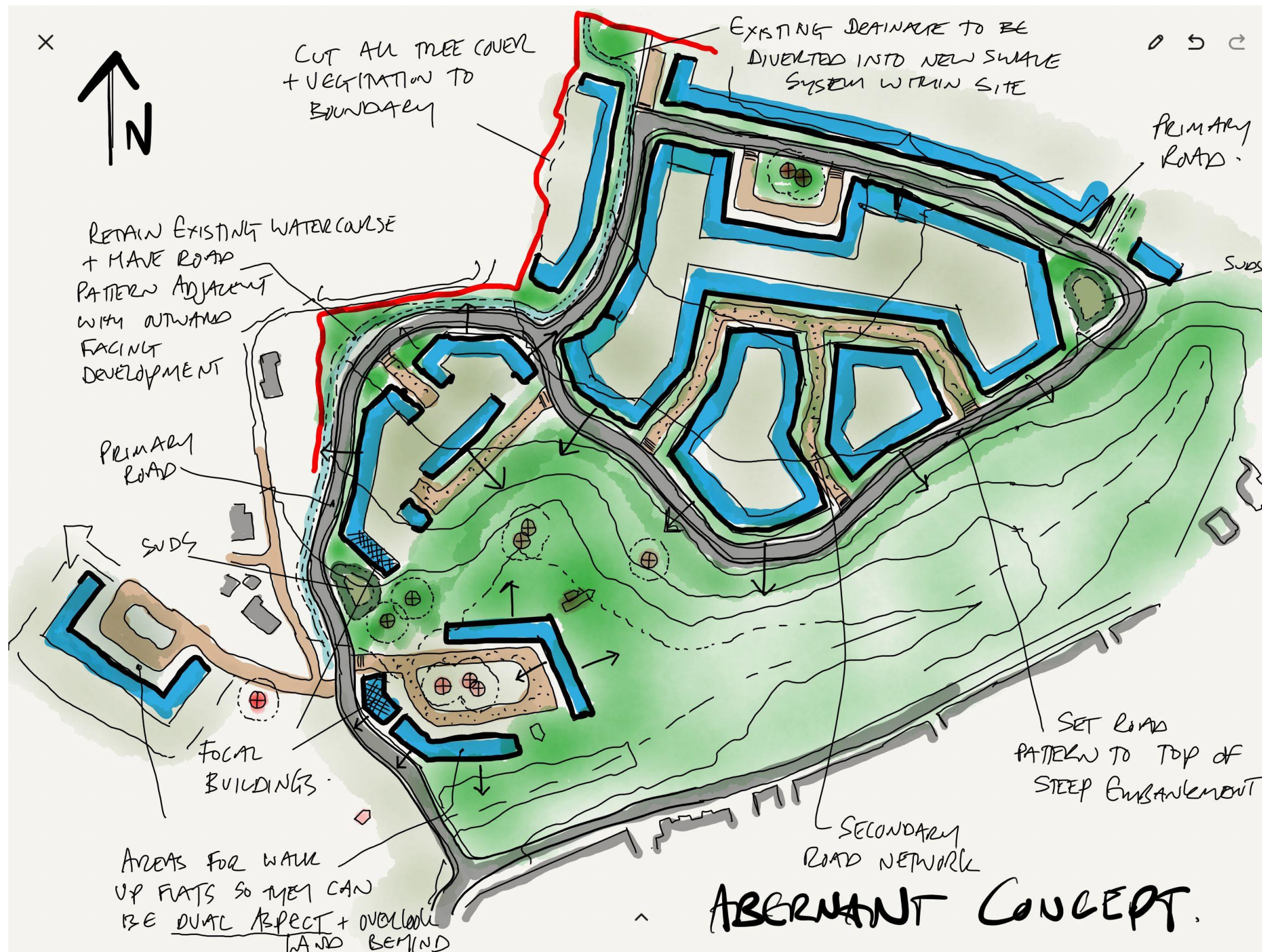
Character Area 3 lies further into the site and is a raised plateau area. The size of this area allows a more standard approach to the design solution and it will take on a more residential character. Buildings will be of a smaller scale and of a higher density.

The road pattern has been designed to follow the constraints of the topography of the site and will enable the provision of outward facing development where possible

3.3 Design Evolution

The initial design of the site took the form of two concept sketches showing different ways of responding to the site constraints and opportunities as well as to further develop the character areas highlighted previously.

Outward facing units are proposed on the high plateau taking advantage of the extensive views to the South. The development in this area is to be higher density and more akin to a traditional residential area with tree lined roads to provide a clear connectivity through the site and ease of access.



Abernant Initial Concept Plan 1.



3.3 Design Evolution

The lower area of the site, was the former location of the Forge and Iron works. To emphasise the Forge and Stables as being a separate area to the site and to reflect its former use a larger, standalone apartment building has been proposed surrounded by smaller scale subservient buildings.

On the higher plateau the outward facing design approach has been reinforced by the inclusion of three storey dwellings overlooking the valley and incidental open space areas.

Initial Site Layout Drawing

3.4 The Proposed Site Layout

Following the initial design approach to the site further changes were made to build on the original ideas.

To emphasise the Forge and Stables as being a separate area to the site and to reflect its former use. A larger, standalone apartment building has been proposed surrounded by smaller scale subservient buildings.

Discussions were also held regarding the mix of unts on the site. There are 100 affordable houses proposed but a significant amount of these were originally designed as apartments. To provide a more balanced community, the number of apartments was reduced.

On the higher plateau The outward facing design approach has been reinforced by the inclusion of three storey dwellings overlooking the valley and incidental open space areas.

The design concept of the roads being tree lined avenues with Swales has been retained and a lower category shared road is proposed through the middle of the site to create increased connectivity within the scheme.



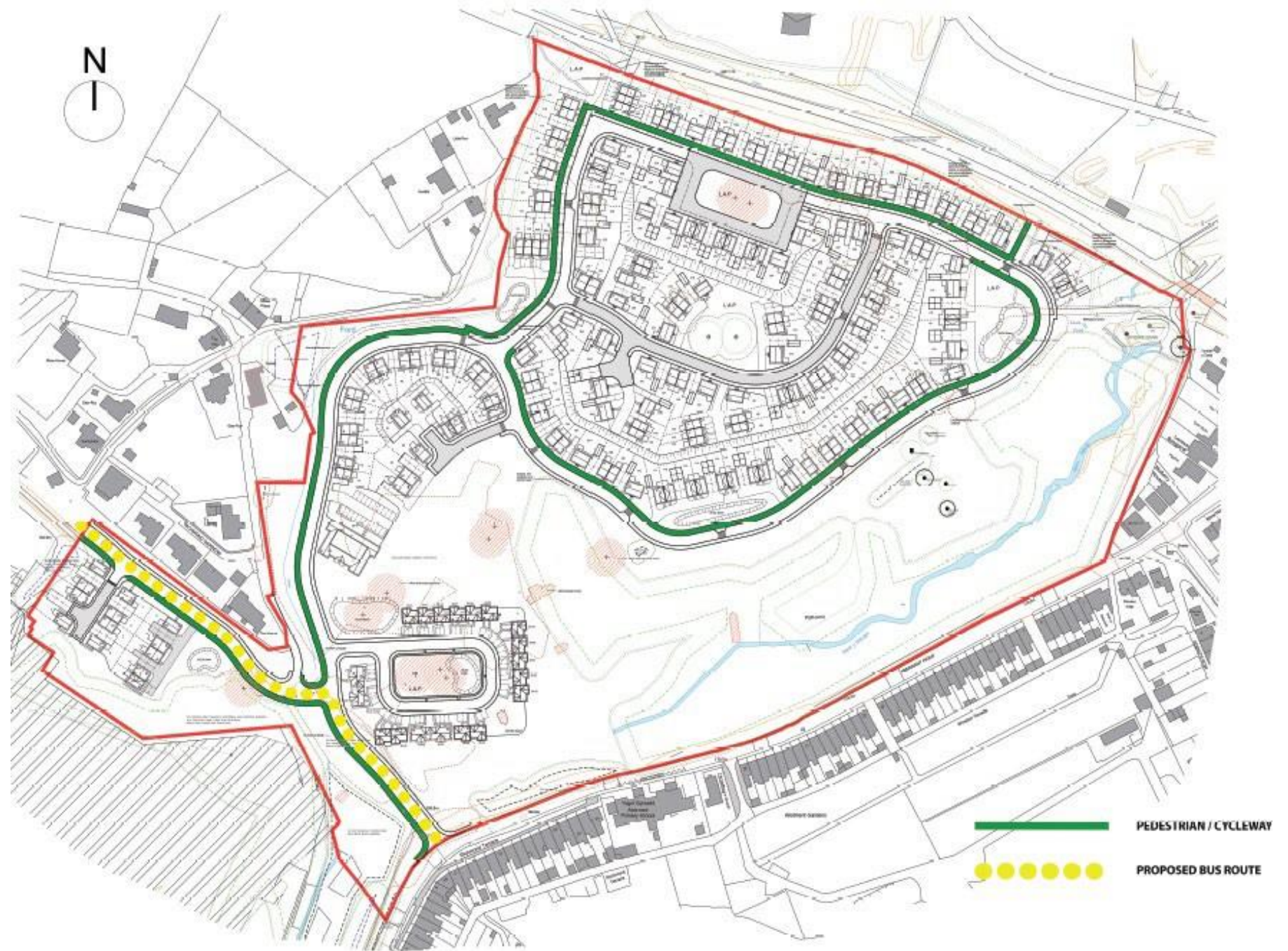
3.5 Access and Movement

The site will be accessed via a new junction that will be created on to Abernant Road. This junction will be designed to the full design standards and approval of the Local Highways Authority.

Within the site there is a need to protect the access to the existing houses and this has been designed into the road layout. The new homes are designed to front on to the estate road and have clearly defined entrances visible from the street. The use of share driveways and cul de sacs will be kept to a minimum.

The site is situated close to an existing cycleway to the north of the site and this will be met with connections from within the estate to promote cycling as a means of active travel. This will be further reinforced by the creation of a dual pedestrian and cycleway alongside the main estate roads within the site.

Access to public transport is to be provided by the extension of a proposed bus route from the adjoining, shortly to be redeveloped, hospital site. The access road and connection to this site will be provided at 6.75m wide to allow for this provision.





3.5 Appearance

Following the review of the surrounding built environment it soon became clear that in terms of elevation style there was no overriding theme that could be used to inform the design of the proposed dwellings.

Coupled with that, the single site entrance and screening of the site by dense landscaping meant that the site had the opportunity to create its own sense of place and unique identity.

The chosen design solution is a more contemporary approach applied in a tenure-blind manner consistently across the entire site. This will create a cohesive community and identity to the site.

Materials are to be confirmed but will be from a palette of brick, stone and render colours with slate effect roofs.

In terms of layout, there are several open storm water ditches running across the site and it was considered vital that these be respected in their original location wherever possible. This design approach has informed the road pattern and location of certain dwellings. These areas will also be reinforced by the provision of high- quality landscaping.



3.6 Placemaking

<p>The proposed design allows for a full and varied mix of units to achieve a balanced community.</p> <p>Open space and SuDS areas combined and freely open for access to all residents.</p> <p>Active street frontages with clearly defined entrances allowing natural surveillance and ease of access throughout the scheme.</p> <p>Public consultation at pre planning stage to obtain views and promote ownership of the scheme.</p>	<p>People & Community</p>
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<p>Easy access to shops, schools and community facilities.</p> <p>The proposed scheme will utilise and existing brownfield site and provide new public transport links.</p> <p>Provide an attractive sustainable design to reflect its uses and positively contribute to the surrounding areas.</p>	<p>Location</p>
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<p>Clearly defined highway and footpaths throughout the scheme to enable safe walking opportunities.</p> <p>Road widths are designed to allow safe cycling without the use of Shared surface roads.</p> <p>Easy access to public transport provision and local shops removes reliance on private vehicle ownership.</p>	<p>Movement</p>
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<p>Embraces practical, sustainable, inclusive design sympathetic with existing surroundings to minimise environmental footprint .</p> <p>Development proposed meets local demand for types and uses.</p> <p>Inclusive design fit for purpose with flexibility built in for future uses.</p>	<p>Mix of Uses</p>
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<p>Well defined connections to the highway network with active street frontages promoting ease of access and community connection of as many existing mature trees as possible to provide an attractive green backdrop to the site and a sense of unique identity spaces will be framed by buildings to maximise supervision and areas will be created to allow community interaction.</p>	<p>Public Realm</p>
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<p>The proposed development respects the existing architectural character of the area and the prevailing pattern of built form.</p> <p>The site utilises a contemporary design approach to elevations thus creating a unique sense of identity.</p> <p>Site boundaries are well defined with planting and this create a unique identity to the scheme. The creation of individual character areas will reinforce this identity</p>	<p>Identity</p>
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KEY PLACEMAKING PRINCIPLES FOR MOSS PLACE, ABERNANT

3.7 Sustainability



The design vision for this proposal seeks to respond to the site analysis and local context study with a development that draws upon and reinterprets positive, familiar elements of Welsh vernacular architecture. A fabric-first approach and well-integrated low carbon heating systems delivers contextually appropriate low energy dwellings.

In so doing, the design vision seeks to achieve the following objectives:

1. To create a unique development with its own distinct character and sense of place
2. To maintain public amenity value offered by retaining existing landscaping at site boundaries;
3. To integrate SUDs and landscaping within the site to provide an attractive, biodiverse and sustainable environment for residents.



In addition to a meaningful site and contextual analysis that follows the guidance contained in the Welsh Government publication Site & Context Analysis Guide: Capturing the Value of a Site the design process has incorporated from its outset the guidance contained within WDQR 2021 and Lifetime Homes 2010 as the relevant standards for social housing.

The feasibility studies undertaken to date ensure the deliverability of a project that complies with the floor areas identified within Appendix 11 - Notional Floor Areas 2019 of the Welsh Government publication Social Housing Grant (SHG) Guidance for Registered Social Landlords and Local Authorities September 2019 and Appendix B of WDQR 2021.

The strength of the site analysis and resultant Site Layout, allied with the Design Team's thorough understanding of the objectives of WDQR 2021, will be sufficient to develop more detailed proposals that will in turn satisfy the Welsh Government quality agenda.

4.0 Summary

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The site is a natural extension to the settlement of Abernant. It is allocated for residential development in part, and the remaining areas of the site are white land and therefore are suited to residential development.

The design of the scheme has evolved following a site walkover and inspection to identify the key constraints and opportunities that were present.

The historic use of the site was also investigated and this has been reflected in the design solution. The site of the former Abernant Iron Works and its industrial buildings occupied the lower plateau area of the site and this is reflected in the scale and layout of the buildings in this area.

The higher plateau area of the site is a larger more open area that borders open countryside. This offers the opportunity to create more traditional layout in respect of density but also ensures the retention of key boundary planting and major trees within the scheme.

Access to public transport is to be provided by the extension of a proposed bus route from the adjoining, shortly to be redeveloped, hospital site. The access road and connection to this site will be provided at 6.75m wide to allow for this provision.

The site, by virtue of its location offers the opportunity to provide a unique sense of place and identity. The architectural style of the site is to be more modern contemporary and the elevational themes and materials will apply to all houses irrespective of tenure.

The scheme will deliver 100 affordable houses on the site. This represents a percentage provision of 40.5% of the final mix. This is in excess of the required provision of 10%.

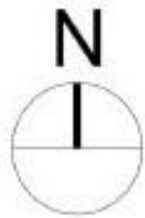
The development of the site will provide much needed new homes for Abernant in an area that will not interfere with the existing settlement pattern. The development will be a high quality scheme that will inspire others and create a unique living environment.

5.0 Appendices

Appendices

Appendix 1 : Site Layout

Appendix 2 : 3D Images



Site key

- Site Boundary (Gross Area = 38.13 Acres)
- 1.8m High close boarded timber fence
- 1.8m High brick screen wall with brick piers
- Indicates potential locations for tree planting
- Indicates Affordable units
- ⊗ Locations of existing mine shafts with exclusion zone
- ⊗ Locations of existing adits with exclusion zone

Landscape Key

- Public facing soft landscaping managed by management company
- Public facing private frontage managed by residents
- Private rear gardens managed by residents

Surface Treatments

- Adoptable Road to be finished in tarmacadam
- Adoptable footpaths to be finished in tarmacadam
- Adoptable highway to be finished in block paving
- Private drives to be finished in permeable paving
- Private footpaths & patios to be finished in concrete paving slabs

Schedule of Accommodation

Private Ref	Description	Sqft	M ²	No.
A	2 Bed	732	68	30 No.
B	3 Bed	836	77	16 No.
C	3 Bed	924	85	40 No.
D	3 Bed	1011	93	7 No.
E	3 Bed	1024	95	7 No.
F	4 Bed	1255	116	22 No.
G	4 Bed	1259	117	19 No.
H	4 Bed	1272	118	6 No.
				Total 147 No.

Affordable Ref	Description	Sqft	M ²	No.
211	1 Bed	570	53	30 No.
212	1 Bed	538	50	12 No.
213	1 Bed	538	50	16 No.
321	2 Bed	699	65	6 No.
421	2 Bed	882	82	9 No.
422	2 Bed	882	82	4 No.
531	3 Bed	1011	92	15 No.
532	3 Bed	1011	92	1 No.
533	3 Bed	1011	92	5 No.
641	4 Bed	1184	110	2 No.
				Total 100 No.

Total Units 247 No.

Rev	Date	By	CRK	Description
A	30.04.23	CC	CC	Notes 65-84
B	09.05.23	CC	CC	Layout amended to engineers comments
C	16.05.23	CC	CC	Access to Richmond Gardens added
D	01.06.23	CC	CC	Access to Richmond Gardens amended
E	25.07.23	CC	CC	Tree constraints added
F	11.08.23	CC	CC	Patios & footpaths added

Client	ASD Build Limited	Project	Moss Place Abemant	Drawing No.	Sketch Layout
Drawing Name	CONCEPT DESIGN	Date	April 23	Drawn by / Checked / Director / Issue	CC / CC / 1:1000 @ A1
Leaf No.	2696	Drawing No.	(02) 100	Rev	F
Unit 2, Chapel Barns Metherell Mawr Bridgend CF32 0L3 email@spring-consultancy.co.uk					













