# Design and Access Statement

**Former Rez, 177 Brithweunydd Road, Trealaw, Tonypandy**



EASY LIVING

George and Co.

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| Issue date: | 5th November 2026 |
| Drawing status: | Issue 1 |
| Revision: | … |
| Author: | SG |
| Checked by: | SG |
| On behalf of: | Easy Living |

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# 01. Introduction

## Project Brief

George and Co have been commissioned by Easy Living Ltd to prepare a Design and Access Statement to support the planning application for the redevelopment of Former Rez. The scheme is situated in 177 Brithweunydd Road, Trealaw, Tonypandy South Wales and will be developed into affordable housing for the surrounding community. The development site covers approximately 0.15 hectares of brownfield land which is currently occupied in part with existing former social club.

The proposals outlined in this document have been progressed through numerous design iterations which have been informed through multiple discussions with the design team and client.

## Document Aims and Objectives

This Design and Access Statement forms part of the detailed application for the redevelopment of Former Rez., Tonypandy. This report outlines the context to the project and summarises the design process and considerations that have been taken into account in developing the proposal ensuring a strong sense of character and place whilst positively contributing to the community and natural surroundings.

This document has also been informed by a number of external consultant studies which examine the site and its context:

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|---|---|
| Architects | George & Co Architects (GCA) |
| Planning Consultant | Amity Planning |
| Transport Consultant | TBC if needed |
| Ecologist | TBC |
| Arboricultural Consultant | TBC |
| Mechanical Engineer | TBC |
| Civil Engineer | Intrado Engineers |

## Document Structure

The structure and content of this Statement has been prepared in accordance with the regulatory requirements as set out in the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, Section 7.

It includes the following sections:

Section 1: Introduction - The Introduction explains the background information relevant to the project and sets out the overall vision for the development whilst providing an overview of its legislative context.

Section 2: Context Appraisal - The Context Appraisal illustrates the wider setting of the development in terms of transport and movement, access to amenities, its landscape setting as well as the built form and urban fabric in the surrounding areas.

Section 3: Site Appraisal - The site appraisal gives an overview of the site's specific constraints and opportunities in relation to the proposed development.

Section 4: Design Development - This section explains the key considerations and guiding principles that have informed the development proposal whilst at the same time giving an indication of a potential development layout.

Section 5: Design Proposals - Explains the final design proposals that are submitted for planning. Describing the reasoning behind design decisions and defining how the building will sit within its context.

Section 6: Landscape Proposals - Further information on the detail of the landscape design and the approach to the design alongside the proposed building.

Section 7: Access and Movement - Key information on how the proposed scheme will work strategically for access such as bin collection and maintenance works as well as how residents will move through the site.

Section 8: Conclusion - Summary of the proposals

## Summary of Proposals

The proposals will deliver 20 apartments. These will be at an appropriate mix of one and two bedroom properties to accommodate for various residents needs. The unit has been designed in mind with scale and density that is appropriate to the character and appearance of the local area, along with the existing building that replaces.

All apartments are situated within a single block with a single core for access. Each apartment has an aspect with access to a Juliet balcony. Parking is provided on-site within the immediate vicinity of the apartment block. Cycle storage and buggy storage is also provided at ground floor.

Vehicular access is proposed from Brithweunydd Road, to the north of the site which accesses the main car park, directly off the street. These are the only possible accesses to the site due to the topography and access.

Ensuring that pedestrian connectivity is achieved forms a key part of the proposals. Pedestrian routes have been enhanced to the east of the site and via the main front access to encourage connectivity into the town centre and bus stops. Access to pavements and surrounding routes is achieved at level points to encourage further connectivity into Tonypandy.

Areas of open space are proposed to the rear of the site. The open space to the south of the site will be enhanced to maximise views and biodiversity. Ecological enhancements are proposed across the site including the enrichment of existing planting with new native trees.

# 2.0 Context Appraisal

## Understanding location

### Wider Context

Former Rez is located in Trealaw, Tonypandy, a town in the Rhondda Valley of South Wales. Tonypandy sits in the county borough of Rhondda Cynon Taff and lies in the heart of the historic coal mining region of the Rhondda. The town is situated north west of Cardiff, the capital of Wales, and is well-connected by road and public transport.

Former Rez is located in Trealaw is accessible via several key road connections: A4119 Road: This major road runs through the Rhondda Valley, connecting Tonypandy to the M4 motorway. The A4119 provides a direct route south towards Cardiff, making it a vital link for commuting and access to wider South Wales.

A4058 Road: This road connects Tonypandy to the town of Pontypridd and further connects to the A470, a major arterial route in Wales. The A470 runs from Cardiff in the south to Llandudno in the north, providing extensive north- south connectivity. M4 Motorway: The M4 is the main motorway running across South Wales, linking Swansea to the west with Newport, Cardiff, and the Severn Bridge to the east, which connects to England. Access to the M4 from Tonypandy is via the A4119, making it convenient for longer distance travel.

These road connections ensure that Tonypandy is well-linked to key urban centres and amenities, facilitating both local and regional travel. The River Rhondda runs through Tonypandy, comprising of two main branches, the Rhondda Fawr and the Rhondda Fach, which join together downstream. Tonypandy is close to several other towns and cities. The approximate distances to some nearby places are as follows:
Porth - About 3 miles (5 km) southeast of Tonypandy, Pontypridd - Approximately 6 miles (10 km) southeast, Treorchy - Roughly 4 miles (7 km) northwest, Aberdare - Around 10 miles (16 km) northeast, Merthyr Tydfil – About 15 miles (24 km) northeast, Cardiff - Approximately 18 miles (29 km) southeast and Swansea - Roughly 30 miles (48 km) west of Tonypandy.

### Local Context

Tonypandy, located in the heart of the Rhondda Valley in South Wales, is a compact yet vibrant community with a population of approximately 3,750 residents as of the 2011 Census. Spanning an area of around 1.9 square kilometres (0.73 square miles), the town combines its historical roots with a strong sense of community and modern amenities. The town is strategically positioned to offer excellent connectivity, making it accessible and well-integrated within the wider region. Tonypandy railway station provides regular rail services to Cardiff Central and Treherbert, facilitating seamless travel for both commuters and visitors. Additionally, the town is served by a robust network of bus routes that connect it to neighbouring towns such as Porth, Pontypridd, and Treorchy, as well as destinations further afield within the Rhondda Valley and Cardiff.

This integrated transport infrastructure underscores Tonypandy's role as a key hub within the region. Tonypandy benefits from its location amidst the scenic beauty of the Rhondda Valley, offering a unique blend of urban convenience and natural charm. The town is home to a range of shops, services, and community facilities that cater to the daily needs of residents, while its proximity to green spaces and valley landscapes enhances the overall quality of life.

This combination of connectivity, amenities, allows opportunities to make Tonypandy a dynamic and appealing place to live, work, and visit.

### Local Facilities

Tonypandy is a bus ride away with well-equipped town offering a variety of facilities and amenities that cater to the needs of its residents and visitors. Trealaw facilities are easily accessible on foot within approximately 10 minutes. It provides a vibrant mix of high street shops, food stores, coffee shops, cafés, and takeaways, making it a hub for daily shopping requirements. One of the key amenities in the area is a Londis supermarket, the nearest large food store, which is just a 10-15 minute walk from Former Rez. The area is also well-served by educational facilities, with Trelaw Primary School located a short 7-minute walk to the north of the site (0.2 miles away), providing convenient access for families.

### Placemaking Policy

Future Wales: The National Plan 2040 and Planning Policy Wales identify placemaking as the means to maximise well-being and create sustainable places. Placemaking is a holistic approach to planning and designing development that considers development opportunities holistically in the context of the local place to ensure they are appropriate to the place and best support the community. In this way placemaking ensures the design and delivery of development that promote people's prosperity, health, happiness, and well being in the widest sense.

Placemaking is a statutory process in Wales and underpins decision making to ensure that new development and investment build on an enhance the sense of place of our town's and wider settlements. In recognition of the important role of placemaking, the Placemaking Wales Charter has been introduced in Wales and reflects a commitment by those that practice in development, design and regeneration to support the development of high quality places.

The Well-being of Future Generations (Wales) Act is focussed on improving the social, economic, environmental and cultural well-being of Wales. It requires all public bodies to think more about the long-term, to work better with people and communities and one another, and to work collectively to improve the wellbeing of Wales. The Act identifies seven wellbeing goals to guide action and identifies how public bodies should work.

Sustainable development is central to the Act, and is based on giving equal priority to improving the economic, social, environmental and cultural wellbeing of Wales. Each aspect of well-being is as important as the other and it is critical that all four are improved. This approach will ensure that "the needs of the present are met without comprising those of the future". Sustainability is also at the core of the Welsh Government's environment and climate change policies. The Natural Resources Policy (NRP) is the second statutory product of the Environment (Wales) Act. The focus of the NRP is the sustainable management of Wales' natural resources, to maximise their contribution to achieving goals within the Well-being of Future Generations Act.

The policy sets out three National Priorities:

• Delivering nature-based solutions

• Increasing renewable energy and resource efficiency

• Taking a place-based approach

Future Wales: The National Plan 2040 and Planning Policy Wales requires planning, investment and development to create sustainable places. Sustainable places have the right mix of homes in the right place; include local employment and services; have excellent public transport and active travel infrastructure; and, are green. National policy defines that they also require mixed-use town centres that satisfy local needs. In recognition of the key role that town centres have in building sustainable places, the Welsh Government has introduced the 'Town Centre First' principle, which requires all new major commercial, retail, education, health and public service investment and proposals to be located in town centres. Further, the Welsh Government has established the Transforming Towns funding programme, to enable projects to redevelop and improve town centres and nearby areas.

## Local Placemaking Policy

RHONDDA CYNON TAF LDP - SPG: DESIGN AND PLACEMAKING: Creating new places to live and the regeneration of existing communities 2011. This document serves as a key document in shaping the future development of the county borough. It outlines comprehensive principles and strategies aimed at ensuring that both new developments and regeneration projects enhance the quality of life for residents, contribute to sustainable growth, and respect the local context and environment. The SPG underscores the importance of placemaking as a fundamental approach to creating vibrant, well-designed, and sustainable communities.
It emphasises the integration of social, environmental, and economic considerations into the design process, ensuring that developments are inclusive, functional, and adaptable to the changing needs of their communities.

Key Sustainable placemaking principles:
• Ensuring that all development is sustainable: Developments must provide easy access to jobs, services, and greenspaces while supporting resource efficiency, adaptability, and mixed communities.

• Respecting the traditional local character: Design should respect the Valleys' heritage, using traditional materials and forms with modern interpretations to reflect or improve the area's identity.

• Ensuring that the topography of Rhondda Cynon Taf is respected and that the best use of slopes is achieved: Embracing the landscape to create unique neighborhoods, minimizing intrusive retaining walls and maintaining high visual quality.

•Providing a choice of housing types with access to open space and quality living environments: Provide diverse housing options with accessible, well-integrated open spaces that promote community and privacy.

• Accommodating parking and highways appropriately and sensitively Creating walkable neighbourhoods with links to existing centres and an emphasis on sustainable modes of transport: Design walkable, people- focused streets with links to local facilities, reducing car dependency while balancing parking needs.

• Respecting Natural Heritage: Preserving biodiversity through informed design that responds to the site's landscape and ecological context. Therefore emphasises creating developments that are not only functional but also enhance the character, sustainability, and livability of Rhondda Cynon Taf's built and natural environments.

## Planning Policy

The planning policy framework for the determination of this application is provided by the content and scope of National Planning Policy, which is contained within the twelfth edition of Planning Policy Wales (PPW) and its associated Technical Advice Notes (TANs), together with the Local Planning Policy and its supplementary planning guidance.

The planning policy context for this application is provided in detail in the Planning Statement that accompanies this application. For a full review of pertinent policies please refer to the Planning Statement.

Planning Policy Wales National planning policy is contained within the twelfth edition of Planning Policy Wales (PPW), published by the Welsh Government in February 2024.

PPW is supported by 19 topic-based Technical Advice Notes (TANs), which are also relevant. PPW is the Welsh Government's principal planning policy document, setting out the context for sustainable land use planning policy, within which Development Plans are prepared and development.

Section 3.17 of PPW relates to design and access statements (DAS) discussing that a DAS should communicate what development is proposed, demonstrate the design process that has been undertaken and explains how the objectives of good design and placemaking have been considered from the outset of the development process.

Well-being of Future Generations Act (2015)

The Well-being of Future Generations (Wales) Act came into force in 2015 and seeks to improve the social, economic, environmental and cultural well-being of Wales. The Act puts in place seven well-being goals in order to make sure that everyone works towards the same vision. The well-being goals are set out in the Planning Statement.

Future Wales: The National Plan 2040
Future Wales – the National Plan 2040 is our national development framework, setting the direction for development in Wales to 2040. It is a development plan with a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving de carbonisation and climate resilience, developing strong ecosystems and improving the health and well-being of our communities.

Technical Advice Notes
This application has been prepared in deference to the latest version of TAN 12: Design, which was updated in March 2016, TAN 18: Transport and the suitability of the proposals in this design context are demonstrated in this Design and Access Statement.

Design and Access Statements in Wales (April 2017)
This guidance document sets out the requirements for a DAS, the benefits of preparing a DAS and some of the pitfalls that should be avoided when preparing the document. Section 5 of this document provides guidance on what to include in a DAS and how to communicate the proposals.

Rhondda Cynon Taf CBC Local Development Plan
Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning application decision should be made in accordance with the authority's adopted development plan, unless material considerations indicate otherwise. In this instance, the statutory development plan for this application site is provided in the Rhondda Cynon Taf CBC Local Development Plan (2006 - 2021), adopted March 2011. In terms of policy allocations, the site is classified as 'white land' within the defined Settlement Boundary of Tonypandy.

The following LDP policies are considered relevant in the context of the proposed development:
Supplementary Planning Guidance

The following supplementary planning guidance is considered relevant to the proposal:

- Design and Placemaking (March 2011)
- Affordable Housing (March 2011)
- Nature Conservation (March 2011)
- Planning Obligations (December 2014)
- Access Circulation and Parking (March 2011)
- Development of Flats (June 2015)
- Employment Skills (June 2015)

# 0.3 Site Appraisal

## Understanding site

### Site Description and Overview

The proposed site is served by an existing access point, north via Brithweunydd Road, Trealaw. The site is bound by a pavement to the north. The road to the north is mostly light- medium trafficked. The site consists of a main building, that slopes down from the north to the south. There are areas of green space to the south of the site that contains extensive vegetation, with the main existing bloc present roughly to the north east within the site. The rear of the site views across Tonypandy, while the fronts look towards the cemetery.

The site has a Welsh Water Main, that is hatched on the SWOT drawing. This informed not only the footprint of the building, but also the depth of the building within the site. The site is directly bound by the houses either side and a footpath to the front. Housing is situated along Brithweunydd road, of which none are overlooked by our project. Site boundaries include various heights of retaining walls and metal railings to the east while timber panels form boundaries to the west.

### Current Condition

The site is situated in a prominent location within Tonypandy. The topography and massing of the existing structure means that the new build sits as a landmark feature within the area, set above and viewed from the main access road into Tonypandy. The site is heavily developed area with a small number of trees that will be removed. Views from the rear of the site are vast and look out into the valleys beyond.

## 3.2 Site Access And Movement

### Vehicular Movement
There are currently one existing vehicular access points into the site. The is from the main road and will be re-used.

### Public Transport Access
The site is well situated for access to public transport. There are two bus stops to the north of the site and is well served with services, most notably the Stagecoach 122 route which provides access to the main bus station and onto Cardiff every half an hour and the 120 route that provides services north to Blaenrhondda.

The site is also well served by train services, being located within walking distance to the North (0.7 miles) and Tonypandy Station (0.6 miles), South East. Both stations are located on the main TFW valley line that provides regular travel to Porth, Pontypridd and onwards to Cardiff within an hour.

### Pedestrian and Cycling Access
Existing pedestrian access surrounding the site is good, with pedestrian walkways bound the site to the north. Tonypandy Town Centre is located to the east of the site along Llwynypia Primary school and Ysgol Nantgwyn Secondary school is 1km to the South.

Other recreational activities within waking distance of the site include King George V track and field, Clyndach Vale Country Park, King George V Park and Ynyscynon Park/Llywnypia Play area.

### Flood Risk
The Flood Risk mapping shown on this page has been prepared by Natural Resources Wales and is summarised below:

Flood Risk from Rivers
The mapping shows that the entirety of the site is not prone to flooding due to rivers

Flood Risk from Surface Water & Small Watercourses
The mapping shows that the entirety of the site is not prone to flooding due to rivers

Mitigation Measures if needed.
The flood risk on site can be mitigated to negligible through the following approach:

- Setting finished floor levels above external levels.

- Adoption of a surface water management strategy such as SuDS (sustainable drainage system.

It can be concluded that any proposed development would be operated with minimal risk from flooding, and would not increase flood risk elsewhere and would be compliant with the requirements of national policy and guidance. Further flood mitigation measures TBC by the engineer

### Topography
A review of the topographic information of the site shows the dramatic change in levels from north to south, with the north western half of the site the highest point dropping to the lowest point in the north east along the footpath.

The significant change in levels across the sites has it's benefits with expansive views across and down the Rhondda valley. The level change gives the site a prominence within the hillside and can be seen from a distance. The visual impact of this will be considered during the design process. Understanding the topography of the site is better understood in section as you can acknowledge the full extent of the level change across the site and the characteristics of the different areas.

### Site Landscape
Tree Survey
A tree survey has been undertaken on Easy living  behalf and the findings will be reported.

### Landscape Character
The Easten area of the site primarily features sloped grass areas with groups of trees and there is an area of significant greenery growth west of the southern pedestrian/vehicle access points.

The northern area of the site has the existing buildings.

### Utilities
Consideration is given to the location of existing services within and in close proximity to the site. Information relating to this Utilities Statement has been obtained from the relevant utility providers whom are listed below:

Dwr Cymru Welsh Water
Wales and West Utilities
BT Openreach
Western Power Distribution
National Grid Electricity Distribution
Telecom Services

The water records show a main that runs to the rear of the plot and then up the eastern boundary. This set the footprint of the building.

## Roofscape

The roofscapes within the local area have a degree of consistency. Roofs are generally gable ended with the roof line running parallel to the street. Gable rears are present in houses with double hight extensions to the rear of properties.

Dormers within roofs are not very common, but a large amount of roofs have roof windows that have been installed. The roof pitches are fairly steep with a general lack of chimneys punctuating the roof line. Some roofs contain gas flues for central heating systems. Stepped inclines are common, especially in a terraced form.

Roof tiles are generally a mixture of welsh slate and concrete roof tiles where the slate has been replaced.

## Materials

Limestone stone and red brick are the most prominent building materials in the local areas and can be found within elevations, chimneys (where present) and boundary treatments. Stone is also often used for detailing such as lintels, window details, porches and door detailing. Brick is also used for elements of detailing alongside stonework.

Render and pebble dash finishing has been used in places to cover existing stone and brick work on historic housing and appear quite varied and appearance. Combinations of stone, brick and render are used across the local context.

Roofscape materials consist primarily of welsh slate or concrete tiles. This creates a somewhat patchwork element across the area. Key materials within the locality:

## Boundary Treatments

Boundary treatments within the local area are commonly defined by a small area of greenery / concrete which is then either fenced by metal railings, wooden fence or a brick wall. The most common feature along terrace streets is direct access from the street to the front door with no defensible space to the front. While most of the streets contain direct access terrace housing, there are some examples of raised spaces outside the front of properties away from street level that are accessed via. steps.

Concrete block work / stone walls are the most common boundary used to define the limits of rear gardens/spaces onto alleyways throughout the local area. Wooden panel fences are also present although they are commonly used to define boundaries between properties. There are some instances of close board fence defining front boundaries, but these are unattractive later additions, and are to be avoided.

## Architectural Features - Historic

Architectural inspiration can be taken from the surrounding historic context of Tonypandy. Although most buildings were constructed during the same19th/20th century, they reflect its rich industrial coal mining heritage. The origins of the town date back to primarily during the 19th century as the coal mining industry flourished in the area. The town's growth was closely tied to the expansion of the South Wales coalfield Tonypandy has several buildings and structures that are listed for their historical and architectural significance. Here are some of the notable listed buildings in and around Tonypandy:

St. Andrew's Church
Listing: Grade II
Description: This church is a significant example of early 20th-century ecclesiastical architecture, designed by architect George Halliday. It is noted for its Gothic Revival style and prominent position within the town.

Tonypandy and District Workmen's Hall and Institute (Demolished)
Listing: Grade II
Description: Built in 1910, this building served as a central hub for the mining community, providing a space for education, entertainment, and social gatherings. Its architecture reflects the aspirations and communal spirit of the early 20th-century working class.

Llwynypia Hospital (Demolished)
Listing: Grade II
Description: Originally constructed as a workhouse in the late 19th century, it later became a hospital. The building is significant for its historical role in the social care system and its architectural design.

St. Thomas's Church, Clydach Vale
Listing: Grade II
Description: Located in the nearby village of Clydach Vale, this church is an example of the late Victorian Gothic style, with notable stonework and stained glass.

Glyncornel House
Listing: Grade II
Description: Situated near Tonypandy, Glyncornel House is an important historic residence, reflecting the architectural style and social history of the late 19th century.

Mid Rhondda Working Men's Club and Institute
Listing: Grade II
Description: Also known as "The Mid," this building has been a focal point for community activities and social events since its construction in the early 20th century.

## Site Constraints

The site has the following constraints:

- See SWOT drawing

## Site Opportunities

The site has the following opportunities:

• Opportunity to provide a 'landmark' building located centrally with in the site that acts as a beacon as you drive into Tonypandy

• Potential to replace and improve the building frontage, creating a high- visibility, attractive face to streets and buildings to the north, east, and south.

• Enhanced Pedestrian Access - Opportunity to improve the existing pedestrian access point on the north side, increasing connectivity and accessibility.

• Opportunity to develop and enhance greenspace on-site, adding value for future users and the community.

• Opportunities to capitalise on the existing views to the north, east, and south due to the site's elevated position, creating potential for visually engaging spaces.

• Opportunity to construct high-quality buildings that harmonise with the local context, enhancing both the immediate site and surrounding area.

• Potential to adjust building heights and massing for a more cohesive and viable development, aligning with the surrounding urban context.

• Opportunity to create private and communal spaces with social and environmental value at the heart of the development.

• Potential to utilise the site's elevation and massing for scenic connections to natural features and panoramic views of the Rhondda Valley.

• Opportunity to implement sustainable water management practices (SuDs, retention basins) to manage flood risk and support ecological health.

# 4.0 Design Development

## Placemaking Principles

The design for the scheme has been based on the placemaking principles set out in the Placemaking Wales Charter. An overview of these principles has been set out in chapter 1 under 'planning context'. The following set of diagrams describes how the scheme aims to meet each of the placemaking
principles:

Movement

Walking, cycling and public transport are prioritised to provide a choice of transport modes and avoid dependence on private vehicles. Well designed and safe active travel routes connect to the wider active travel.

Mix of Uses

Places have a range of purposes which provide opportunities for community development, local business growth and access jobs, services and facilities via walking, cycling or public transport. Development density and a mix of uses and tenures helps to support a diverse community and vibrant public realm.

Location

Places grow and develop in a way that uses land efficiently supports and enhances existing places and is well connected. The location of housing, employment and leisure and other facilities are planned to
help reduce the need to travel.

Public Realm

Streets and public spaces are well defined, welcoming, safe and inclusive with a distinct identity. They are well connected to existing places and promote social interaction. They are designed to be robust and adaptable with landscape, green infrastructure and sustainable drainage well integrated.

People and Community

The needs, aspirations, health and well- being of all people are considered at the outset. Proposals are shaped to help to meet these needs as well as integrate, protect and enhance a sense of community and promote equality.

Identity

The positive, distinctive qualities of existing places are valued and respected. The unique features and opportunities of a location including heritage, culture, language, built and natural physical attributes are identified and responded to.

Architectural & Urban Design Principles

The following design principles have been adopted in order to provide a contextually responsive and appropriate design

• The delivery of a homes that consists of a combination of modern new homes and apartments that are architecturally distinctive and respond to the ever changing lifetime needs of resident creating a vibrant and diverse community.

• Create a high-quality, safe, and accessible community hub by integrating shared spaces that offer both social and recreational opportunities, fostering a secure and inviting environment..

• Produce a timeless, modern architectural style that combines clean, elegant design with high-quality, practical materials, ensuring the development remains appealing and functional over time.

• Secure a strong architectural identity that has a robust block structure and a language and provides a dominant building line and well regulated building facade.

• Ensure a strong street frontage that maintains a consistent relationship with the proposed public realm.

• Provide a development that is architecturally responsive to its immediate domestic context and is complementary, and in keeping with future surrounding developments.

• Provide appropriate yet sufficient mass to fulfil both the housing and commercial requirements of the development.

• Ensure height and mass are both complementary and in harmony with the existing site massing

• Focus height and massing in strategic locations to emphasise key architectural features and take advantage of views into and out of the site, adding visual interest and enhancing the overall experience.

• Employ already established locally used construction techniques dexterously to create an upscale in quality and detail that is architecturally distinctive whilst maintaining building efficiency and viability.

Framework Masterplan

Main Vehicular and Pedestrian Access Retained - The primary access points for both vehicles and pedestrians have been maintained due to the site's complex

topography. These access points are carefully positioned to align with the surrounding highways and landscape, . Pedestrian access points to the site are to be largely preserved to ensure convenient, safe, and direct pathways for residents and visitors.

Again due to topography of the site, supporting pedestrian connectivity. The current building mass will respond to the site's challenging topography. Ensuring the overall structures maintain architectural integrity, while respecting the land's natural contours.

Existing green spaces are maintained and enhanced as amenity areas for future residents. These green spaces provide recreational opportunities, improve the quality of life for the community, The existing retaining wall and parking areas are to be preserved as part of the development strategy.

South-facing rooftop garden to offer views and enhanced amenity value. Providing valuable green space whilst offering residents the opportunity to enjoy a safe outdoor south facing space The natural plateaus serve as guiding features for development parcels, helping organise the layout of the development, for efficient and effect site use.

## Design Precedents: Apartment

Beginning our design approach it was key that we looked at a series of precedent schemes that could direct and inspire our design development. The following projects all have aspects which have inspired the design process. The following list sets out the individual assets for the scheme:

Leaf Street - Brick detailing and balconies
Maitland Park Estate - Horizontal detail
William Street Quarter - Approach to terraced housing
Brabazon - Approach to different scales of housing
Amaryllis House - Balconies offset
Metropol Dock - Materiality
St Andrews Courtyard - Variety in brick to create vertical lines
Royal Road - Brick detail and shadow gap
Burridge Gardens - Brick detailing to break up massing
Box Makers Yard - Variety of brick to break up mass

### Design Precedents: Urban Design

The approach for the urban design strategy for the proposal is to create a space that supports social interaction and creates a vibrant environment. The precedents that follow give an insight into the kind of spaces that the proposal will aim to create.

• Provide communal, secure cycle parking facilities that encourage residents to travel locally by bike.

• Promote low car ownership by applying reduced parking standards that reflect the site's sustainable and accessible location.
• Create open spaces and green infrastructure opportunities for both the public and residents only, that frame entrances to the development, provide green focal spaces and help to manage surface water sustainably.

• Incorporate play and recreation facilities around the site to encourage physical activity, create interactive education opportunities and further opportunities for community interaction.

• Ensure all apartments meet best-practice space standards and are adaptable to the changing life-time needs of residents.

• Orientate as many properties as possible to take advantage of views of the surrounding open spaces or features of note

• Respond to the changing lifetime needs of residents, create opportunities for live/work lifestyles and are Net Zero Carbon and climate resilient.

Design Evolution
From understanding the set of constraints and opportunities for the site alongside the wider context of Tonypandy the design for the proposal could evolve.

Breaking up the block
In order to break up the massing across the facade, the elevations have been broken up into four parts. Each part will have it's own materiality, all brick but with a range of complimenting tones.
This strategy compliments the local vernacular of terraced housing, where materiality remains within a simple palette yet with a range of colours and textures applied.
A glazed gap has been introduced as a break in the materiality with a smaller shadow gap introduced later on in the facade to create the second break.
These small design interventions create a diversity within the façades and begin to add contrast to the three key blocks.

Elevation Detail
Across the facade the window sizes remain the same size to create repetition. This rhythm is interrupted by the addition of balconies. As a book end to the development, the balconies remain in a consistent rhythm where as to the centre the balconies are offset. This allows for variation across the facade as well as facilitating a sense of community with overlooking to neighbours.

# 5.0 Design Proposal

## The Scheme

The overall design of the site layout is primarily guided by:

• The site's difficult constraints

• A response to both the immediate and wider site context

• A response to the challenging existing site topography

• Improvements on scale and massing - more viable residential unit numbers

• Providing high quality, safe and secure environment for future residents.

•Provide a more financially viable residential development for Easy Living moving forward.

The primary architectural objective of this proposal was to create a development that responds thoughtfully and sensitively to its immediate context and ensure that the design complements and aligns with the existing massing on the site, while maintaining harmony with the surrounding environment. By carefully considering the site's topography and neighbouring structures, the proposal seeks to integrate seamlessly into the area, respecting both the scale and character of the existing built form, ensuring that the new development that contributes positively to the local context.

Improvements in building mass and development scale will not only improve the financial viability of the site for the developer but will harmonise the site to sit more comfortably within the existing urban grain of the area.

Once this overall design has been adopted, the site integration can be bolstered further within further levels of detail and high quality materiality. The site currently has some very difficult existing constraints and these have had a heavy hand in shaping what is achievable on the site. These constraints have no doubt had a big influence over the current development layout and as a consequence the usable spaces within the site are limited. Therefore much the same overall"footprint' has been adopted. The proposed apartment building structures will provide a good allocation of high quality, private and safe rooftop amenity spaces for the use of the residents that have helped shape and inform the south facing roofscape as well as taking advantage of across valley views

Site Layout

The site layout has been driven by the topography and the existing plateaus where the club is situated. The proposed apartment block sits on the same plateau as the existing club, maximising views to the south and north with a car park for residents at the rear. The site has been landscaped to introduce private space for lower ground apartments and shared amenity space for all residents.

## Character and Context: Layout

Apartment Layouts

The apartments are arranged around a corridor which is accessed from a centre cores for fire escape purposes.
This also allows for social interactions to take place within the shared space of the block. There is a mix of one and two bed apartments, all of which have access to an outdoor space or a balcony. At ground level there is various ancillary space which can be accessed from the access road. This includes cycle storage, bin storage, scooter storage and plant.

Character and Context: Scale and Massing

A key element of the design of the proposed scheme was to ensure that the scale and massing of the buildings were proportionate with the surroundings, not overbearing and sit well within the context. Exploring this was a key part of the design development. The apartment block has been arranged to give the impression of reduced massing.

# 6.0 Landscape Proposal

Currently in design

# 7.0 Access and Movement

## Scheme Strategy

Access and Movement
Pedestrian and Cycle Movement
The is only one key pedestrian access points across the site; It's the main front access via the main road.

Cyclists can access the site at two main points. The main point of access is along the access road. Cycle storage provision is provided at the ground floor of the apartment building which is easily accessed from this point.

Vehicular Access and Parking
There is one main vehicular access points to the site due to the nature of the topography. Parking is accessed to the east of the apartment block accessed directly from
the access road. This provides parking for apartment residents.

Bin Strategy
To determine the quantum and size of the bin store requirement for the apartment block, we need to follow the guidelines in the provided document for general waste, recycling, and food waste.

Summary of Bin Requirements
General Waste: 6 bins of 1100 litres.
Recycling: 3 bins of 1100 litres.
Food Waste: 6 bins of 120 litres.
The bin store design adheres to the following dimensions and requirements:

Height

• Minimum height from floor to ceiling: 2.3 meters.

Storage Depth
• Bins should not be stored more than two deep.
• There should be ample room for rotating the bins with a minimum of 50 cm wide band.

Designated Areas

• A clearly designated recycling area.

• A designated area for bulky waste with no dimension being less than 2 meters.

Ventilation and Security
• The bin store should be suitably screened, ventilated, and secure.
Layout and Design

• Easy access for collection vehicles, meeting the vehicle access considerations.

• Compliance with Building Regulations 2000 Part H6 for the recycling compound.

This plan will accommodate the required bin sizes and quantities while ensuring compliance with the guidelines for efficient waste management for the apartment block.

## Building Cleaning & Maintenance

The building cleaning and maintenance strategy will be managed by A Housing Association, ensuring a high standard of upkeep and long-term sustainability for the development. They will be responsible for a routine cleaning program for shared internal and external spaces, including communal entrances, hallways, stairwells, and any shared amenity areas, to maintain a safe and welcoming environment for all residents. Regular maintenance checks will be scheduled to inspect and service building elements such as roofing, rainwater goods, external walls, and windows, with a focus on early detection and prompt repair of any issues.

Exterior surfaces will undergo periodic cleaning to address environmental wear, ensuring that materials like stone, brick, and glazing retain their appearance and durability over time. The Housing Association will endeavour to oversee landscaping maintenance to keep outdoor areas, such as pathways, gardens, and green spaces, well-maintained and visually appealing. Seasonal inspections and cleaning of guttering, downpipes, and drainage systems will be prioritized to prevent blockages and ensure efficient water management across the site.

All residents will have clear access to the HA maintenance support channels for reporting any repairs or maintenance concerns, ensuring responsive service and efficient resolution of issues. Through this proactive approach, The HA is committed to maintaining a clean, safe, and high-quality living environment for all residents.

Health and well being
The proposed redevelopment of the site, managed by a Housing Association, places a strong emphasis on health and well- being to enhance the quality of life for all residents. Designed to encourage active lifestyles and social interaction, the development incorporates thoughtfully designed communal spaces, green areas, and pedestrian pathways. These shared outdoor spaces offer opportunities for relaxation,

exercise, and social engagement, promoting mental and physical health while fostering a sense of community.

Natural light, ventilation, and access to green views have been prioritized in the building design to create bright, airy interiors that support residents' well- being. Additionally, the integration of safe, accessible pathways encourages walking and cycling, reducing reliance on vehicles and promoting a healthier, more sustainable lifestyle.

The HA will implement regular maintenance and cleaning protocols for all shared spaces, ensuring a clean, safe, and inviting environment that supports residents' health and comfort. By prioritizing well-being in both the physical design and long-term management of the new building aims to create a development that supports holistic health, social inclusion, and an enduring sense of community.

Secure by Design

Secured by Design - Secured by Design HOMES GUIDE 2024

Secured by Design (SBD) is a core element of creating safe, resilient communities, aligning closely with the Wales Development Quality Requirements (WDQR) 2021 for sustainable, high-quality, and secure residential development. The initiative promotes strategies for "designing out crime," addressing crime prevention measures within the design phase to enhance safety, encourage social interaction, and reduce anti-social behaviour.

The new building integrates Secured by Design and WDQR principles, including specific measures and strategies that address both security and accessibility for future residents and the surrounding community.

Policy and Regulatory Context

The Wales Development Quality Requirements 2021 emphasize that new homes and communities should be designed to support safety, health, and wellbeing. As such, the WDQR and Secured by Design standards are harmonized, encouraging developments that prioritize safety through spatial planning, lighting, access control, and resilient materials.

Local planning authorities in Wales often incorporate these principles within their Local Development Plans, underscoring the importance of crime prevention and secure design to achieve safer and more sustainable communities.

Core Secured by Design and WDQR Principles

To meet WDQR standards while enhancing safety through SBD principles, the design for the new build includes the following key features:

Natural Surveillance and Visibility

The site layout prioritizes natural surveillance, with building orientations, windows, and entrances placed strategically to maximize visibility over shared and public spaces. This visibility promotes a sense of ownership and safety, as residents can observe areas such as walkways, entrances, and communal spaces. Additionally, landscaping is designed to avoid blind spots or concealed areas.

Access Control and Boundary Definition

Controlled access measures are employed to distinguish private and semi- private areas from public zones. For example, secure entry points, gated access (if applicable), and visible boundaries are used to limit unauthorized access while maintaining an open community feel. Clear and defined boundaries between public and private spaces—using fencing, planting, or subtle landscape changes—strengthen security and privacy while upholding a welcoming aesthetic.

Physical Security Measures

Doors, windows, and other points of entry comply with Secured by Design specifications, using certified products that improve both resistance to tampering and occupant security. Features such as multi-point locks, reinforced frames, and laminated glass are incorporated into high-risk access points to meet or exceed SBD standards.

Lighting Strategy and Wayfinding

External lighting across the site is designed to enhance visibility and reduce shadows, particularly along paths, entrances, and car parks. The lighting is consistent with SBD guidelines, providing clear, uniform illumination to reduce opportunities for concealment while avoiding excessive glare or light pollution.

Wayfinding signage is also clear, helping users navigate the area safely and reducing the likelihood of accidental trespassing or confusion.

Landscaping for Security

Landscaping and planting choices are carefully considered to provide aesthetic value while discouraging anti-social behaviour. Low-level planting and thorny shrubbery around vulnerable areas create natural barriers without compromising sight lines or access for maintenance. Trees and shrubbery are positioned to prevent potential hiding spots, particularly near entrances, paths, and communal areas.

Consultation and Compliance

In alignment with WDQR and local planning standards, the project team has consulted with Crime Prevention Design Advisors (CPDAs) and other relevant stakeholders to review the design from a security perspective. This collaborative approach ensures that all SBD and WDQR security criteria are met effectively and comprehensively.

Ongoing Management and Security Maintenance

A maintenance strategy for security features—such as lighting, landscaping, and access control systems—will be implemented to ensure that the development remains

a safe environment. Regular maintenance of these elements is essential to preserving both the physical and perceived security of the area over time, supporting a safe community and the longevity of SBD measures.

# 08. Conclusion

## Project Summary

In conclusion, this Design and Access Statement outlines a comprehensive redevelopment vision for The new build, shaped by a commitment to ‘placemaking’ and a sensitive response to the site’s unique topography and context.

The design respects local and national policies, focusing on creating a sustainable and connected community that complements the surrounding landscape.

The proposal includes a variety of thoughtfully designed homes, high-quality architecture that reflects the local vernacular, and material choices that harmonise with the existing environment to create a landmark development

The community-led approach has driven the integration of significant green and open spaces, with the architecture, enhancing the development’s sense of place and providing recreation areas, footpaths, and amenity routes that foster connectivity and a sustainable lifestyle for residents. By carefully balancing architecture and landscape, the new build development offers a vibrant, attractive, and functional environment that enriches the local area and provides a setting where residents can live, enjoy, and connect.

This approach ensures a cohesive development that enhances community life and respects its setting, making the new build a dynamic, enduring asset to the area.