



Design & Access Statement

Land off Lluest Y Bryn Carmarthen



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Obsidian Homes



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01 Introduction



Introduction

This Design and Access Statement has been prepared by Roberts Limbrick Architects, on behalf of Obsidian Homes in support of a Full application for residential development at Lluest Y Bryn, Carmarthen.

The application seeks to provide 33 new homes with a 12% provision of affordable housing and associated landscaping and infrastructure.

This Design and Access Statement undertakes an analysis of the proposed development site, and its surrounding context, before detailing the proposals for the scheme.

This Design and Access Statement also has the following functions and purpose:

- To provide a concise description of the key issues and framework that informed the design decisions;
- To provide comprehensive information on the development proposals including storey heights, movement strategy and landscape plans;
- To demonstrate the character of the proposed scheme and show how the materials and boundary treatments respond to the local context.

Carmarthen is a thriving town with a rich culture and heritage. As one of the oldest towns in Wales is home to a bustling shopping centre, places of historical interest and a range of sporting and cultural activities.

Carmarthen is a well connected town situated just off the A40/A48 the key link between west Wales and the M4 motorway and Swansea. Carmarthen Railway Station offer regular services to a wide range of destinations from Milford Haven/Pembroke Dock, Swansea and Cardiff, London and Manchester.



Policy Context

National Planning Policy

Planning Policy Wales (PPW) (12th Edition, February 2024)

Planning Policy Wales (PPW) sets out the land use planning policies of the Welsh Government, providing guidance to Local Planning Authorities (LPAs) for the preparation of development plans and the determination of planning applications through their development management functions.

Good Design Principles

Planning Policy Wales (PPW) sets out five key objectives to achieve good design within new developments;

- Movement
- Access
- Character
- Community Safety
- Environmental Sustainability

With these five objectives there is also an emphasis on the importance of site and context analysis to development proposals. This analysis may highlight constraints and opportunities presented in each case of development.



Figure 1: PPW Good Design Principles

Design and Access Statements

PPW describes Design and Access Statements as a communication tool that explain how the objectives of good design have been considered from the outset of the development process. It encourages applicants to take an integrated and inclusive approach to sustainable design, proportionate to the scale and type of development proposed.

Placemaking Principles

Planning Policy Wales defines placemaking as a “Holistic approach to the planning and design of development and spaces”. This approach is in line with Placemaking Wales, and considers six placemaking principles:

1. People and Community
2. Location
3. Movement
4. Mix of Uses
5. Public Realm
6. Identity

Policy Context

The principles above have been used to create the 'National Sustainable Placemaking Outcomes' (Figure 2).

These outcomes are as follows:

- Creating and Sustaining Communities
- Growing Our Economy in a Sustainable Manner
- Making Best Use of Resources
- Maximising Environmental Protection and Limiting Environmental Impact
- Facilitating Accessible and Healthy Environments



Figure 2. PPW Placemaking Principles

Update to Green Infrastructure Requirements

Section 6.2 of PPW Chapter 6 sets out green infrastructure should be given early consideration in development proposals and how it should be integrated into developments.

This series of updated policy has a stronger emphasis on taking a proactive approach to green infrastructure and references the Building with Nature Standards - Delivering High Quality Green Infrastructure in Wales as an example of good practice to ensure that appropriate considerations have been taken into account.

The green infrastructure statement should be an effective way of demonstrating positive multifunctional outcomes which are appropriate to the site in question and must be used for demonstrating how the step-wise approach (Paragraph 6.4.15 of Planning Policy Wales) has been applied. This is the means of demonstrating the steps which have been taken towards securing a net benefit for biodiversity.

The Step Wise approach has been summarised below:

1. Avoid
2. Minimise
3. Mitigate/Restore
4. Compensate



Figure 3. PPW Step Wise Approach

Technical Advice Notes (TANs)

Planning Policy Wales is supplemented by a series of Technical Advice Notes (TANs) which provide further national advice and guidance on specific areas of the planning system. Of particular relevance to this application are the following TANs:

- TAN 12: Design (2016)
- TAN 18: Transport (2007)
- TAN 24: The Historic Environment (2017)
- TAN 2: Planning and Affordable Housing (2006)
- TAN 5: Nature Conservation and Planning (2009)
- TAN 6: Planning for Sustainable Rural Communities (2010)

The purpose of this TAN is to equip all those involved in the design of development with advice on how 'Promoting sustainability through good design' and 'Planning for sustainable building' may be facilitated through the planning system. This TAN does not provide exhaustive text on good design, other TANs and guidance such as the Manual for Streets, also cover design issues relevant to specific topics or types of development.

Future Wales – The National Plan 2040

The National Plan 2040 is the national development plan that covers Wales that was produced by Welsh Government and covers the period up to 2040. The National Plan 2040 does not replace Planning Policy Wales (PPW) and will complement PPW and the supplementary Technical Advice Notes (TANs).

Future Wales provides a strategic direction for all scales of planning and sets out policies and key issues to be considered in the planning decision making process. The following chapters and policies are of relevance in the assessment of this proposal:

Chapter 3: Setting and achieving our ambitions

- All Future Wales' outcomes are overarching ambitions based on the national planning principles and national sustainable placemaking outcomes set out in Planning Policy Wales.

Chapter 5 – The Regions

- The Vale of Glamorgan falls within the South East region.
- Regional policies provide a framework for national growth, for regional growth, for managing growth and supporting growth.
- In the absence of SDPs, development management process needs to demonstrate how Future Wales' regional policies have been taken into account.

Policy 7 – Delivering Affordable Homes

- Focus on increasing the supply of affordable homes

Policy 9 – Resilient Ecological Networks and Green Infrastructure

- Action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated as part of development proposals through innovative, nature-based approaches to site planning and the design of the built environment.

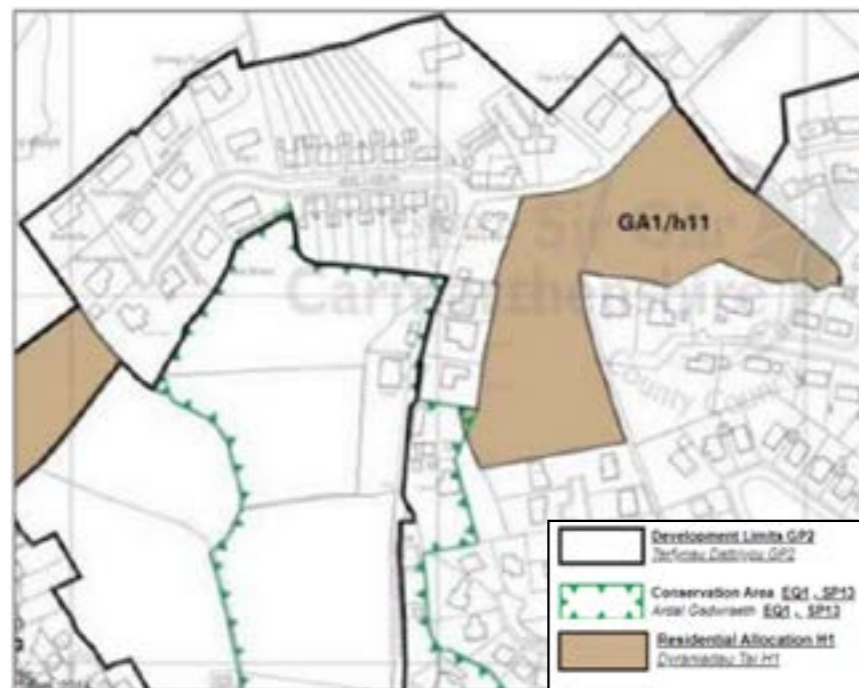
Policy Context

Local Planning Policy

Section 38(6) of the Planning Compulsory Purchase Act 2004 requires that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise. The development plan for the area comprises the Carmarthenshire County Council Local Development Plan 2006–2021.

The site is subject to the following designations within the adopted Local Development Plan:

- Allocated for residential development (reference GA1/h11) for 30 dwellings.
- Adjoining the Carmarthen Town Centre Conservation Area from the West (Policy EQ1, SP13)



A summary of relevant LDP policies are as below:

- SP1 Sustainable Places and Spaces
- SP2 Climate Change
- SP5 Housing
- SP6 Affordable Housing
- SP12 Waste Management
- SP13 Protection and Enhancement of the Built and Historic Environment
- SP14 Protection and Enhancement of the Natural Environment
- GP1 Sustainability and High Quality Design
- GP2 Development Limits
- GP3 Planning Obligations
- H1 Housing Allocations
- H2 Housing within Development Limits
- AH1 Affordable Housing
- TR2 Location of Development- Transport Considerations
- TR3 Highways in Developments- Design Considerations
- EQ1 Protection of Buildings, Landscapes and Features of Historic Importance
- EQ2 Enabling Development
- EQ3 Regional and Local Designations
- EQ4 Biodiversity
- EQ5 Corridors, Networks and Features of Distinctiveness
- EP3 Sustainable Drainage
- REC2 Open Space Provision and New Developments

Planning History

Outline Planning Permission (W/35903) for residential development on Llest Y Bryn Road was previously approved on this Site. This planning permission is for an indicative layout of 29 dwelling houses. The housing mix ranged from detached, two-storey houses to detached bungalows and pairs of three bedrooms semi-detached houses. The agreement also included securing the provision of:

- A programme of trapping and relocation of reptiles from within the site and site boundaries
- Habitat enhancement of a suitable 'receptor site' to which the captured reptiles shall be taken and released (located at the National Botanic Gardens, Carmarthenshire).
- Ongoing management of the 'receptor site' for reptile conservation, and monitoring of the relocated reptile population over 2 years.

Design Vision

The proposed scheme will seek to achieve:

- 33 dwellings
- 4 homes will be affordable housing
- A strong mix of housetypes from smaller starter homes to larger family homes
- Retention of existing landscape features and character
- Retention of PROW through the site from Llest Y Bryn to Springfield Road



Integrate the development into the local context by meeting the housing needs of the community and responding to the architectural vernacular of the local and conservation area

Retain existing landscape features and improve biodiversity through attenuation areas/rain gardens and green spaces



Establish pedestrian, cycle and road connections that link to the local area and maintain the principle of the PROW through the scheme

Create a development which supports the local area through an appropriate mix of housing options located close to key local facilities and services



Maximise energy efficiency and minimise carbon footprint to create a sustainable, robust and responsible development

02 Place



Site Location

The site is located to the norther edge of Carmarthen less than a mile from the town centre.

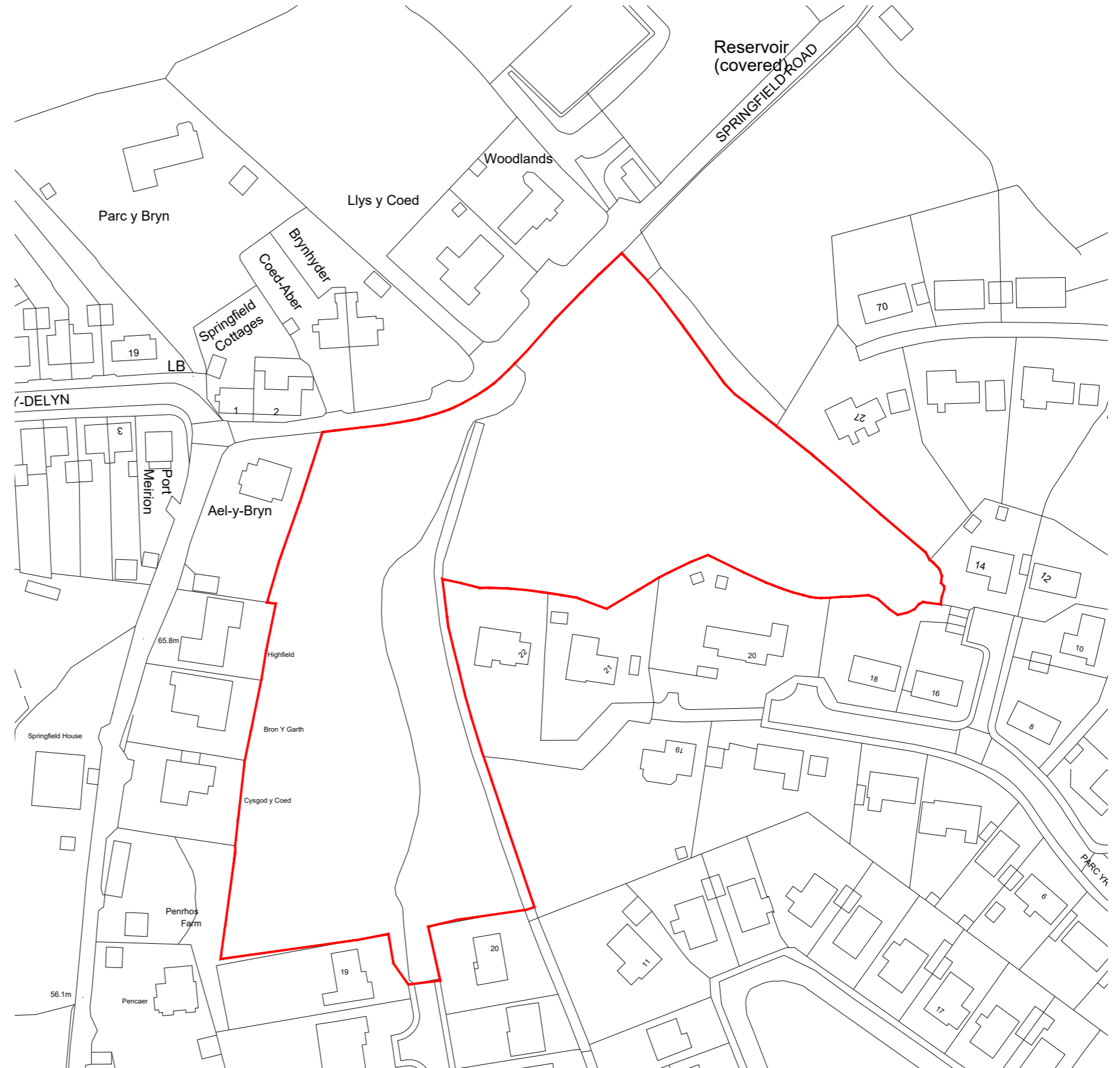
The site comprises of two former agricultural fields totalling 1.55 Ha. Mature trees and hedgerows bound the fields and enclose the site.

The site can be accessed from the south off Lluest Y Bryn a residential street of large detached properties. Springfield Road bounds the site to the north beyond which are large residential properties and open countryside.

Residential properties on Parc Y Onen sit to the east of the site. Due to the topography of the area, these properties sit above and overlook the site. Properties of Llwymeredydd sit at the back of the site opposite a landscaped area.

To the west of the site sit a number of detached properties off Springfield Road. These are situated lower than the site due to the topography of the area.

A Public Right of Way (PROW) runs north south through the site between Lluest Y Bryn and Springfield Road.



Local Context













Carmarthen is a small but vibrant town which is very self contained and provides a wide range of facilities and services to local residents without the need to go 'out of town'.

The site is situated in a residential area, however Carmarthen town centre is approximately 15 minute walk (or 5 minute cycle) from the site. Within the town centre are a wide range of retail, food and drink and leisure opportunities to help meet the day to day needs of local residents.

A number of primary schools are located close to the site. Richmond Park Primary school is located within a 10 minute walk of the site and Myddin Community Primary School and Ysgol Y Dderwen a 5-10 minute cycle. Queen Elizabeth High School is located to the south of the town in Johnstown. This is approximately a 12 minute cycle from the site to easily accessible by bus.

Furnace House Surgery and St Peters Surgery offer GP services within 10 minutes walk of the site. Glangwilli Hospital is located to the east of the site and within a 10 minute cycle or bus journey.

A bus stop is located within less than a 5 minute walk of the site. This provides a regular service to the town centre (where further onward travel is possible) and to the residential areas to the east and north of the town.

- | | | |
|---|---|--|
|  Train Station |  Hospital |  Library |
|  Bus Station |  Park |  Historical Landmark |
|  Pharmacy |  Cemetery |  Football Pitch |
|  School |  Supermarket |  National Cycle Route |
| | |  PROW |



Site Context

The site is currently used as an agricultural field. The site is bounded by existing trees and hedgerows and also abuts a conservation area to the south west. The site is open to the public as there is an existing public right of way which runs through the site in a north to south direction.

The site slopes from the northern end along Springfield Road down to the south western edge.



Public right of way

 Conservation Area

 Existing PROW





Built Context – Llest Y Bryn

The residential area surrounding the site tends to be characterised by large detached properties built in and around the 1980s/1990s.

These streets tend to be arranged into a series of long cul-de-sacs which may be the result of the street topography of the area. This also influences the storey heights of properties with a mix of 2 storey or single storey properties which offer long range views over the town.

Plots tend to be large with properties set well back from the road which tends to help accommodate the topography and allow for large front gardens and frontage parking.

Front gardens tend to be well landscaped or grassed either left open, hedged or with low brick walls. This results in wide and 'green' streets.

Key materials and features include:

- Light/White Render
- Red brick
- Grey or brown roof tiles
- Strong gable features
- White UPVC windows



Built Context – Springfield Road/North Carmarthen Conservation Area

The north Carmarthen conservation area bounds the south western edge of the site. Within the context of the site the conservation area is characterised by large Victorian ‘villas’ which then changes to smaller semi detached/terraced properties closer to the town centre.

Springfield Road also contains a number of similar Victorian detached homes, alongside more modern properties.

These tend to be very grand (and tall) 2 storey properties with architectural detailing and features that are characteristic of the era.

Properties in the context of the site tend to sit within large plots which are enclosed by hedges, fences or walls with ‘gateways’ onto the street.

Key materials and features include:

- Render – mix of beige, yellows and grey
- Orange or slate (grey) roof tiles
- Bay windows
- Brick detailing



Constraints & Opportunities

A full analysis of the site and the surroundings have been undertaken to determine any constraints and opportunities on the site that will need to be incorporated into the design proposals.

Topography

The topography of the site slopes from the northern corner at 88m AOD down to the southern boundary at 67m AOD. This results in a steep site for development which will require engineering input.

Existing Hedgerows & Trees

Existing trees along the south eastern boundary as well as existing hedgerows to the north and south.

Pedestrian/Cycle Links

There is an existing PROW which runs through the site in a north to south direction off Springfield Road to Heol Lluest Y Bryn.

Vehicle Access

There is an existing point of access into the site which will be retained. The vehicle access which will serve all the properties on site is accessed off Lluest Y Bryn

Views out

Due to the topography of the site, development can take advantage of the long distance views to the north looking south over Carmarthen.

Development Frontage

Where ever possible the development shall present a positive frontage onto the proposed spine road to produce an attractive entrance through the development.



Public right of way



Long distance views overlooking Carmarthen



Existing trees to be retained

03 Proposals



Concept Plan

The constraints and opportunities plan has been distilled into a series of design principles. These principles are demonstrated in this Concept Plan.

- 1 The principle of the existing PROW along the eastern boundary is retained and diverted through the centre of the site. This avoids the route running behind the backs of properties and will instead draw people along the main route creating a safer and more attractive footpath connection.
- 2 Existing hedgerows and trees are retained within the site. This offers a mature landscape context to the development and helps reduce the scale of the development.
- 3 Development Parcels fit in and around existing landscaping and work with the topography of the site. This minimises the amount of engineering work needed and allows for long range views across the site
- 4 An attenuation area is required to provide a suitable drainage system and help incorporate the levels of the site.
- 5 A hierarchy of streets will help aid legibility and movement through the scheme.
- 6 Key buildings are placed throughout the site to provide positive views and defined corners.



Proposals

The full application proposals provide 33 new homes and public open space, utilising the existing green infrastructure on the site while focusing on a place led design which is appropriate for Carmarthen.

The proposed development layout includes a range of terraced, semi-detached and detached houses in an attractive mix of 2, 3 and 4 bedroom configurations catering for market trends and requirements within the region.

There is a provision of 12% affordable 2 and 3 bed homes across the site. These will be places alongside the private for sale units within the development.

The main entrance into the site will be located on the southern boundary off Heol Llust Y Bryn. The principle of the PROW is maintained through the site but exits further south along Springfield Road, closer to the existing houses on the west of the site.

Development Schedule			
Affordable Housetypes (12%)		Open Market Housetypes	
2 Bed	2	2 Bed	5
3 Bed	2	3 Bed	7
Total	4	4 Bed	17
		Total	29



Existing landscape retained

The development is formed around a series of perimeter blocks which overlook and frame public spaces and streets. These blocks contain private gardens to the rear and present active and attractive frontages to the street.

Properties front onto and overlook the streets. This helps provide activity to the spaces and natural surveillance, helping to ensure a safe and active community. Corner turning properties are used throughout the development at key corners and act as landmark buildings for residents and aiding legibility.

The site is intended to reflect the character of the surrounding residential area, with a mix of terraces, semi detached and detached properties which vary the building lines to create interest along the street. This helps create a number of clusters of properties that help give the area a rural feel.

Development will be set back from the street to allow for front gardens along the main route through the site.



Mixed urban form



Key corner turners

Site Plan

- 1 Northern pedestrian access point
- 2 Southern vehicle access point
- 3 Attenuation at lowest point of site
- 4 Diversion of existing PROW
- 5 Existing trees retained
- 6 Properties front onto street
- 7 Existing hedgerows retained to act as a green buffer from existing development



Movement Strategy

The main vehicle access is to the south of the site off Lluest-Y-Bryn. Pedestrian access to the site is via the diverted PROW. The PROW continues to access the site from the south, however is diverted along the main route through the site. This creates a safer and more attractive footpath as without the diversion the route would sit to the rear of properties without much surveillance. The diversion results in the PROW accessing Springfield Road further to the south closer to the existing residential properties as so may become better used.

The primary route forms a main street whose character differs from the rest of the scheme. A 5.5m carriageway and 2m footpaths either side which are all to adoptable standards.

The Private Drive allows properties to front onto and overlook their retained green buffer. These will be non-adoptable spaces and have a maximum of 5 properties off them.

-  Primary Route
-  Private Drive
-  Public Right of Way



PL

Landscape Plan

INPUT REQUIRED

Landscape Plan

INPUT REQUIRED

Scale & Massing

The scale and massing of the development is consistent with the other approved developments, and Carmarthen as a whole.

All properties are 2 storey in height, which will help ensure properties bed into the surrounding landscape and maintain a consistent character with the existing town.

Where garages are used, they are single storey and sit well behind the building line of properties so as not to be present in the street scene.

The site has a mix of detached, semi detached and short runs of terraces to help vary the building form and create a more rural feel to the area.

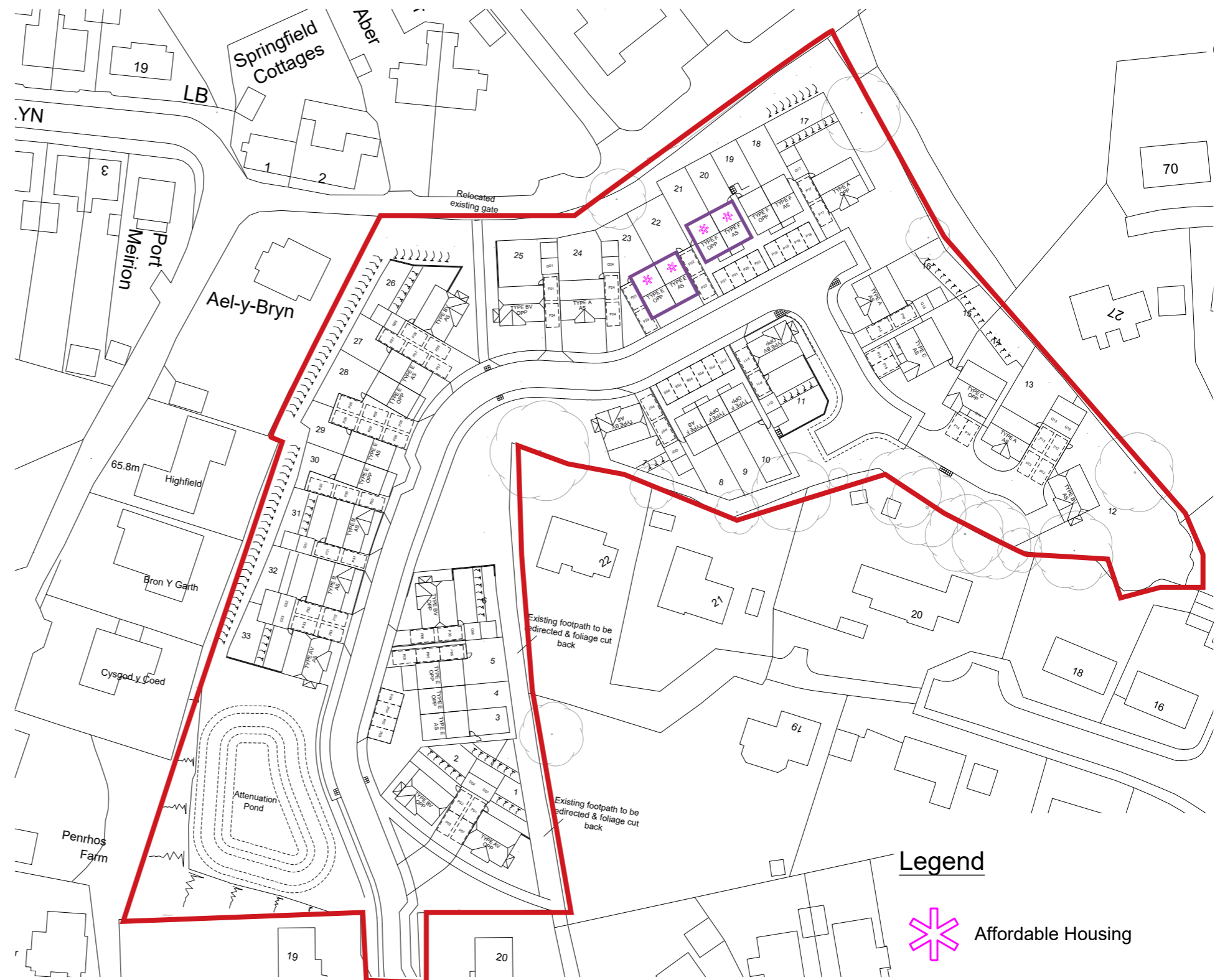


Affordable Housing


The scheme provides 4 affordable homes (12%). Of these 2 are 2 bed and 2 are 3 bed properties.

The affordable houses are indistinguishable from the private properties in terms of architectural style and materials used.

Affordable properties will be clustered within the scheme to ensure a cohesive and mixed community of new residents.



Legend

 Affordable Housing

04 Character & Appearance



Materials

The architectural identity of the dwellings has been considered following an analysis of the existing residential dwellings in the local area. The proposed homes will incorporate a range of details appropriate to the area and use the best quality materials that are viable at this site.

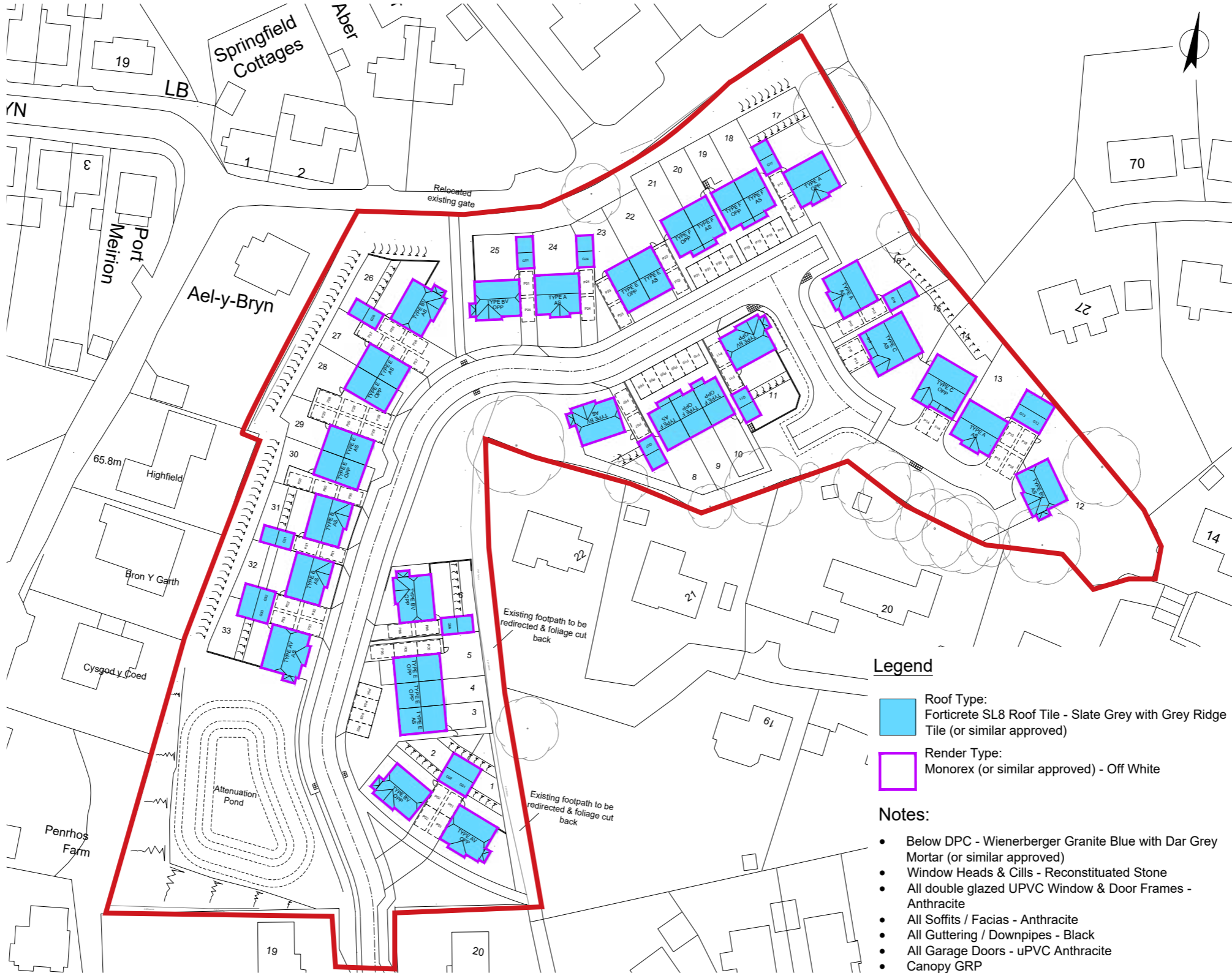
Building Materials

The materials have been chosen to create a development that sits comfortably within the context of the area whilst recognising the continuing need to create places to live that contribute to a unique aesthetic and sense of place. The palette selected will promote distinctiveness and be used with detailing that reinforces local character in a modern way.

The selected palette used on the elevations is drawn from the local vernacular and includes:

- The use of slate grey concrete roof tiles that reflect the surrounding area.
- Render is used to define the character of the existing surrounding area.





Housetypes

The dwellings have been designed to meet the requirements of a diverse range of residents' needs. Proposed are a range of 2, 3 and 4 bedroom house types of various square footage to provide for a suitable mix for this area.

The proposed buildings will take elements that reflect the surrounding context but introduce a more modern and contemporary take on their styling.

Common features such as the use of gables have been recognised and incorporated within the design of the houses whilst introducing a more contemporary appearance. The use of a traditional palette of materials helps to emphasise these features by creating variation and interest within the façades and streetscapes.



Housetypes



House Type A



House Type AV



House Type B



House Type BV



House Type C



House Type E



House Type F



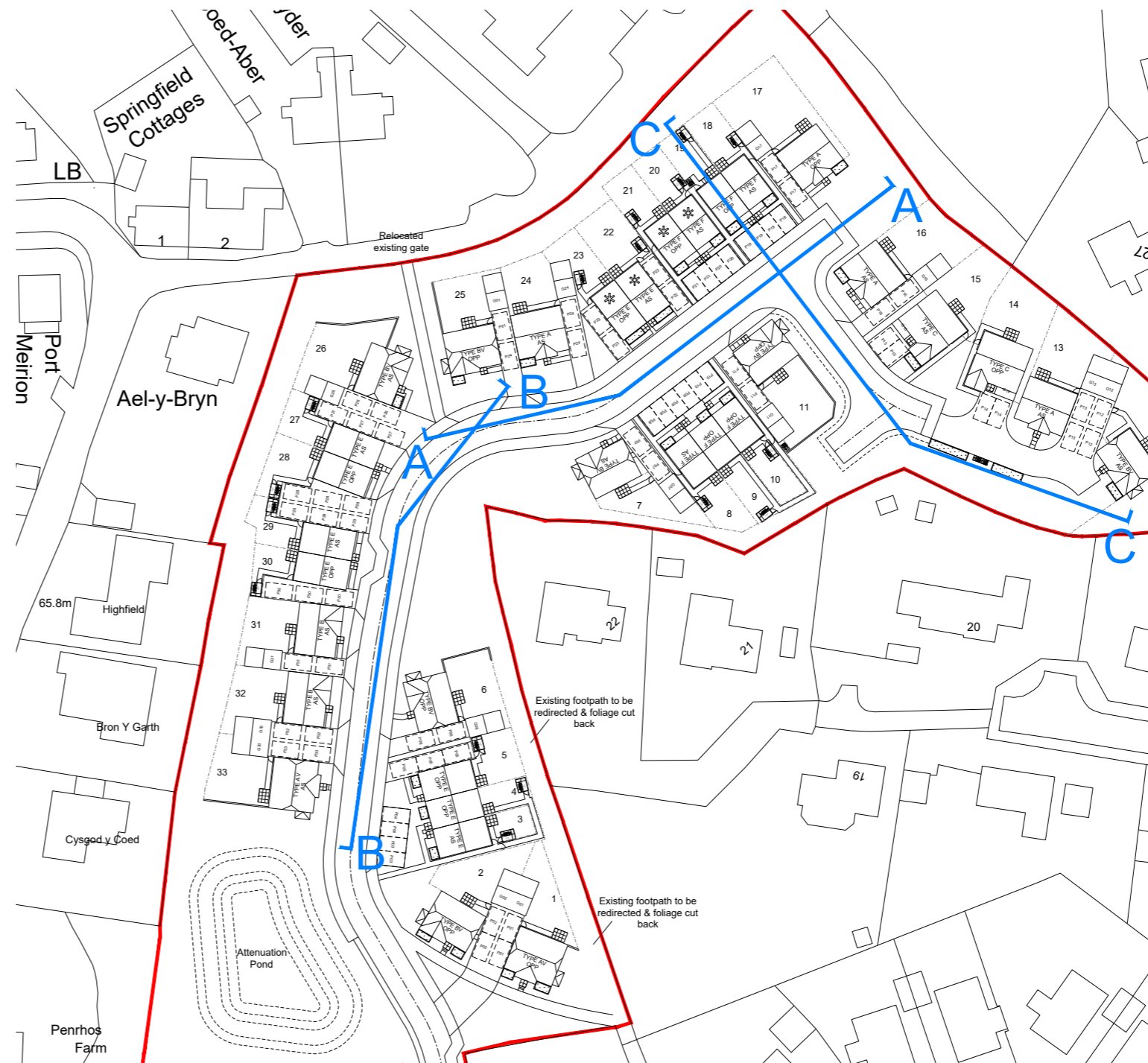
House Type F AFF

Street Elevations

The size and articulation of the dwellings add to the diversity and interest in the street scene through changes in scale, materials, detailing and projection.

This is directly informed by the dwellings' use and internal arrangement.

Emphasis was placed on the street elevations facing the main routes and open space within the site. 2 storey dwellings are arranged in a sympathetic rhythm to provide a strong, interesting and attractive frontage.





Elevation A - A



Elevation B - B



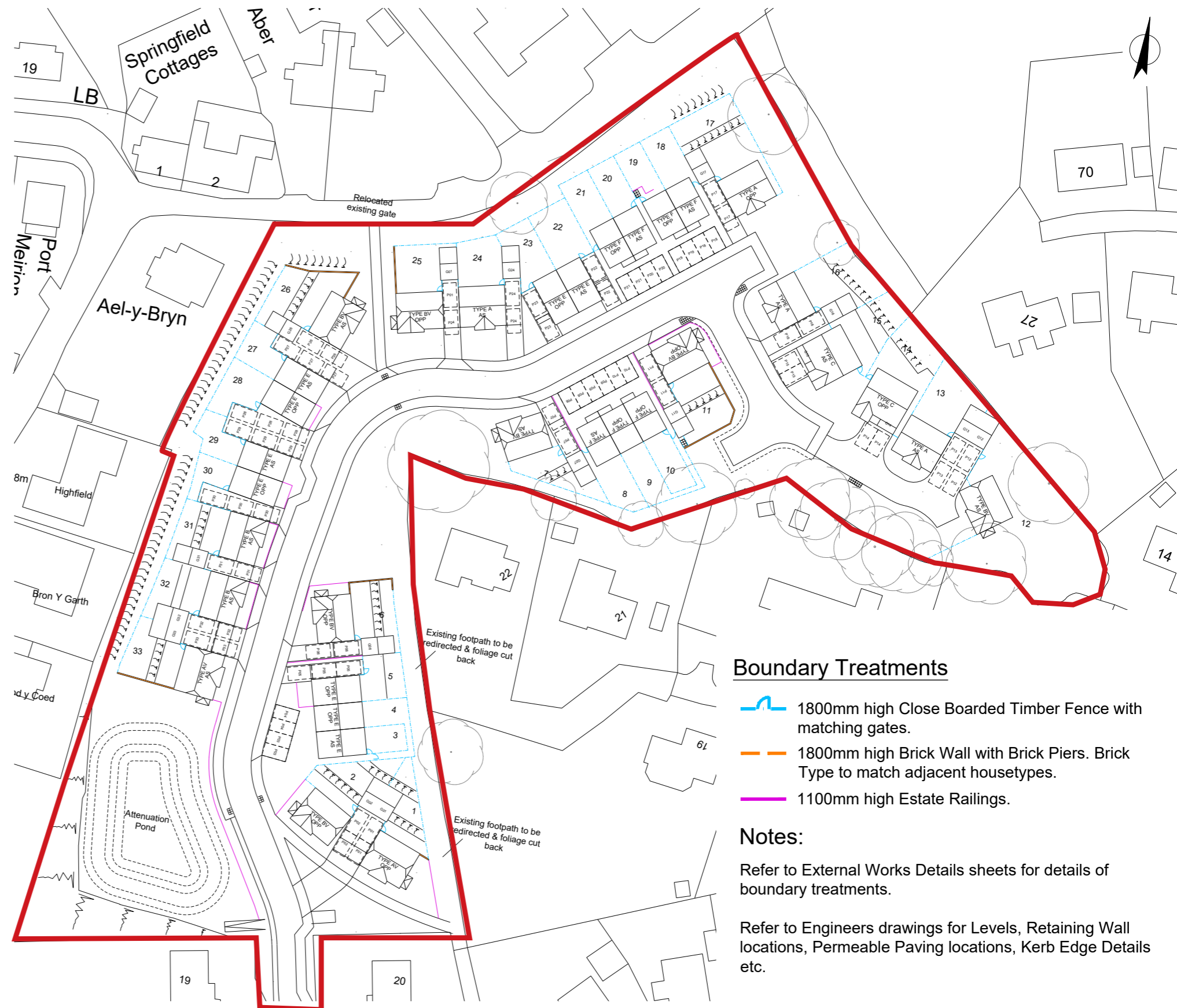
Elevation C - C

Boundary Treatments




The containment and character of streets and spaces will not only be determined by the disposition of the dwellings but also by the boundary details and planting which have been carefully considered.

Generally, 1.8m close board timber fences are provided between plots. Rear gardens abutting the public realm will be defined by a 1.8m brick wall to provide a robust boundary treatment.

Estate railings will be used along the main route to define the street and establish a rural character for the scheme.



Boundary Treatments

-  1800mm high Close Boarded Timber Fence with matching gates.
-  1800mm high Brick Wall with Brick Piers. Brick Type to match adjacent housetypes.
-  1100mm high Estate Railings.

Notes:

Refer to External Works Details sheets for details of boundary treatments.

Refer to Engineers drawings for Levels, Retaining Wall locations, Permeable Paving locations, Kerb Edge Details etc.

Car Parking

The proposed parking on site is fully compliant with Carmarthenshire Council's Parking Standards.

Allocated parking for each house is situated outside of the property and as conveniently to the unit as possible. The parking varies throughout the scheme in accordance with the character of the area.



Safety & Security

The proposed development will respond fully to the key attributes and guidelines for Safer Places. The following demonstrates the principles and approaches that will be adopted to achieve community safety and reduce opportunities for crime and anti-social behaviour within the development and the surrounding context.

Access and Movement

- Primary routes for pedestrians, cyclists and vehicles are direct and follow key desire lines in response to where people want to go.
- Movement routes are well used with pedestrians and motor vehicles ensuring they are active and safe at all times of the day.
- Footpaths are well overlooked by the surrounding dwellings.
- The PROW is diverted through the site to avoid it sitting behind rear gardens.

Structure

- Windows and door openings will create active surveillance and frontages to the streets, footpaths and cycle routes.
- Continuous and active frontages will reduce the opportunities for graffiti on blank façades, such as gable ends.
- Corner turning properties will offer surveillance and activity to the street and areas of open space/ pedestrian footpaths.

Surveillance

- Natural and active surveillance from surrounding properties and movement routes will overlook publicly accessible spaces within the development.

Ownership

- Development layout and boundary treatments will clearly delineate between public, semi-public and private ownerships.
- Where side or rear boundaries to the public realm cannot be avoided in the layout of the site, appropriate fencing and landscaping treatments that actively impede access will be used.



Properties front onto and overlook public open space, offering surveillance and activity



Properties overlook public open space

Physical Protection

- Rear access footpaths are to be gated and not accessible to the general public

Activity

- Public open spaces are situated in areas well overlooked by surrounding properties ensuring they are used and surveyed throughout the day.
- All building entrances will be accessible and visible from the street, thereby encouraging movement between buildings and the street and bringing additional activity.

Management and Maintenance

- A good quality public realm will be provided, stimulating human activity and influencing the behaviours of users.
- Maintenance of the public realm will retain attractiveness of the street, increase safety and promote respect towards the environment.



Corner turning properties overlook footpath

Waste Management

The development ensures that it is able to accommodate sufficient and necessary servicing of all properties within the development.

Utilities

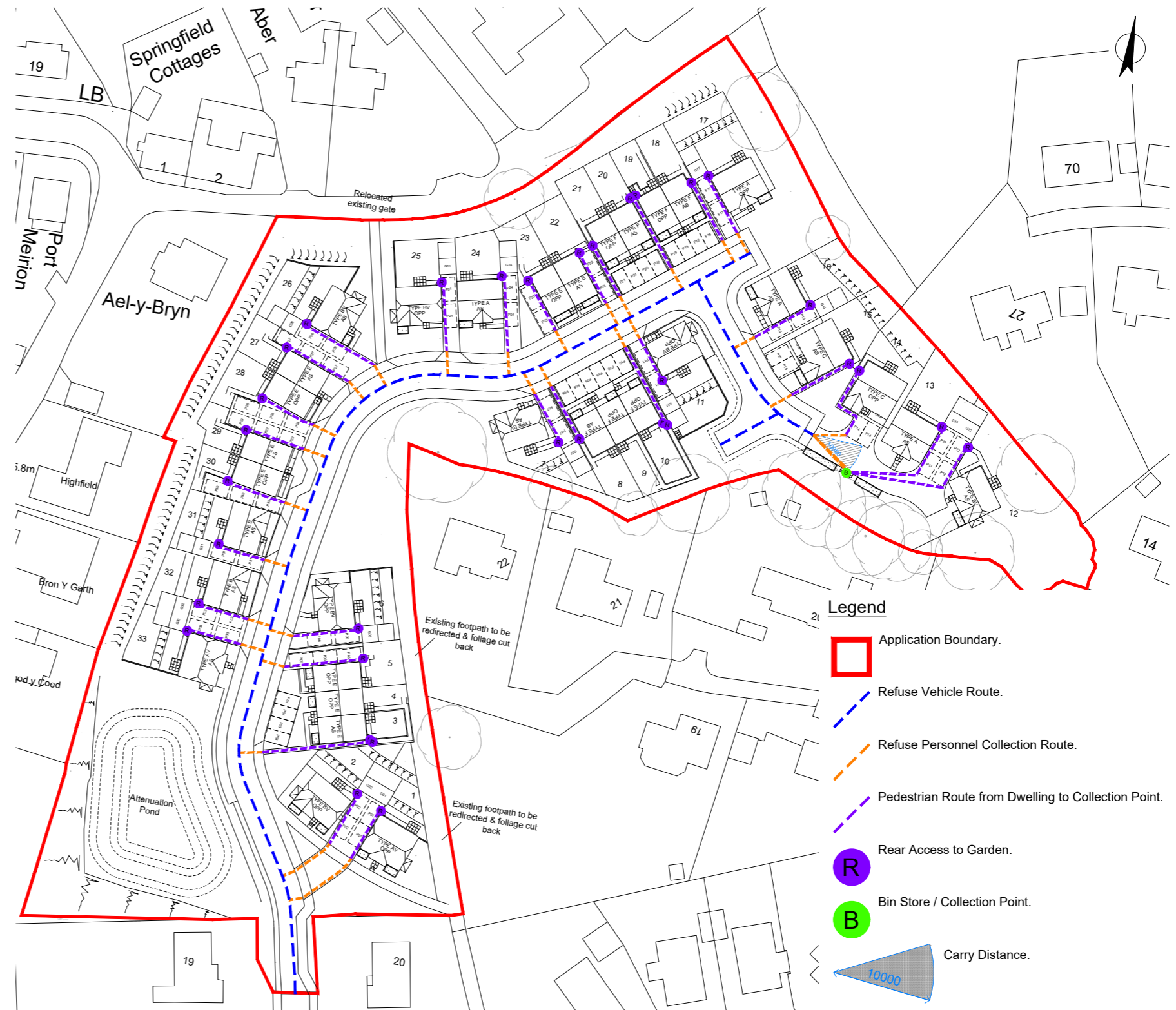
Wherever possible utility boxes should be placed on the side of the dwellings and not on the main frontage of the building.

Waste Collection

All properties will have access to their rear gardens or garages from the street to accommodate waste storage and movement. Residents will be able to move their bins without the need for going through their homes. Where necessary bin collection points will be located up to 10m from the adopted highway.

Fire Tender

The maximum distance a fire tender will reverse down a dead end access (private drive) is 20m. From this point a pumping appliance will be able to reach to within 45m of all points inside the dwellings. Turning heads will be situated where necessary to ensure safe fire tender access for all dwellings.



05 Conclusion



Summary of Proposals

This design and access statement has been prepared to support a full application to provide 33 new homes at Lluest Y Bryn, Carmarthen.

The proposed development includes a range of 2, 3 and 4 bedroom configurations catering for market trends and requirements within the region.

There is a provision of 12% affordable homes across the entirety of the site. These are broken down into a similar mixture of 2 and 3 bedroom homes. These are indistinguishable from the private for sale units within the development.

The main vehicle access will be accessed off Heol Lluest Y Bryn. The PROW that currently runs through the site will be diverted along the main route of the scheme to create a safer and more attractive route. An attenuation pond is situated at the southern entrance of the site.

Existing trees and hedgerows have been retained wherever possible, which will be complimented through proposed native species within public open spaces. This will help give the scheme a mature natural landscape setting.

The topography of the site presents challenges to the development of the scheme. Retaining walls and structures have been kept in rear gardens to ensure an active and vibrant street.

The character of the scheme is intended to reflect Carmarthen's existing surroundings. This is achieved through the use of changes in typology and building line, landscaping and materials. This results in a scheme that is appropriate for the site and Carmarthen as a whole.





Designed for

Education

Working

Living

Health

Sports

Regeneration