

Design and Access Statement

Proposed Development at the former Penallta Colliery, Hengoed

Client: Bluefield Land
Job No: 2713
Date: June 2025

bluefield
land

spring
design



1	Design team
2	Introduction
3	Google Earth – Site Connectivity
4	SWOT Analysis Plan
5	Response to TAN 12 objectives of good design
6	Planning Policy
7	Placemaking Analysis
8	Site Photographs – Architectural Context
9	Surrounding Architecture
10	Design Considerations
11	Design Timeline
12	Summary

Design And Access Statement

Design Team

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Acstro Ltd

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Introduction

History

Spring Design has been appointed by Bluefield Land Ltd to provide proposals for the redevelopment of part of the former Penallta Colliery land in Hengoed.

Design Vision

The vision for the site was the provision of a high-quality residential development, providing affordable dwellings and a new retail facility to serve the site and the surrounding area. The aim is to create a new development with its own unique sense of place but also one that pays due respect to its historic setting and the former use of the land.

The current key design vision evolved to provide a scheme which includes:

1. A variety of apartment types and sizes suitable for all needs
2. A unique and attractive but also sustainable and functional place to live
3. Provision of a new retail facility to serve the site and the existing neighbourhood

Considerable thought has been given to the current design to reflect its purpose and positioning. We have aimed to provide an accessible attractive scheme.

The proposed design vision for the site is inspired by local materials and features architectural forms such as pitched roofs and attention to detail.

Quality Agenda

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 initial early design process has incorporated from its outset the guidance contained within WDQR 2021.

We are confident that the strength of the site analysis and resulting Proposed Site Layout Strategy, together with our thorough understanding of the objectives of DQR and client requirements, will be sufficient to develop more detailed proposals. This will in turn assist the Welsh Government quality agenda to provide robust, healthy, sustainable and pleasant places in which to live.

Conceptual Strategic Response to Brief and Analysis

The following drawings are included with this submission and describe the conceptual, strategic approach to the layout of development on the site.

- S.W.O.T analysis
- Placemaking analysis
- Design Evolution

The Site

The existing site is a vacant brownfield site that was part of the former Penallta Colliery. The construction of the colliery was carried out by the Powell Dyffryn Steam Coal Company and was completed in 1909. The development site contained several colliery buildings and facilities all of which have been removed although evidence of their presence is still noticeable in the ground. This is expanded on in detail in a Heritage Impact Assessment and Setting Assessment that was carried out by Churchill Archaeology in April 2025 and is submitted with this planning application.

The eastern boundary of the site, for half of its length, is currently an open boundary abutting Winding Wheel Lane. The remainder of the eastern boundary comprises of close boarded fencing.

The southern boundary is a continuation of the close boarded fence that also runs along approximately 50% of the western boundary. The remainder of the western boundary comprises of a stone wall with existing tree and hedge planting. The northern boundary of the site is currently open for part of its length and then is contained by metal palisade fencing.

The site falls gently from north to south, but in the east west direction the topography is more challenging with some significant level differences coming away from Penallta Road. There are two embankments with level differences of between 1.5 and 3m that will need to be catered for in any future design for the site.

The site is classified as commercial development in the current adopted local plan. Although the site sits adjacent to a large housing allocation. The provision of the retail facility meets the requirement of the commercial element.

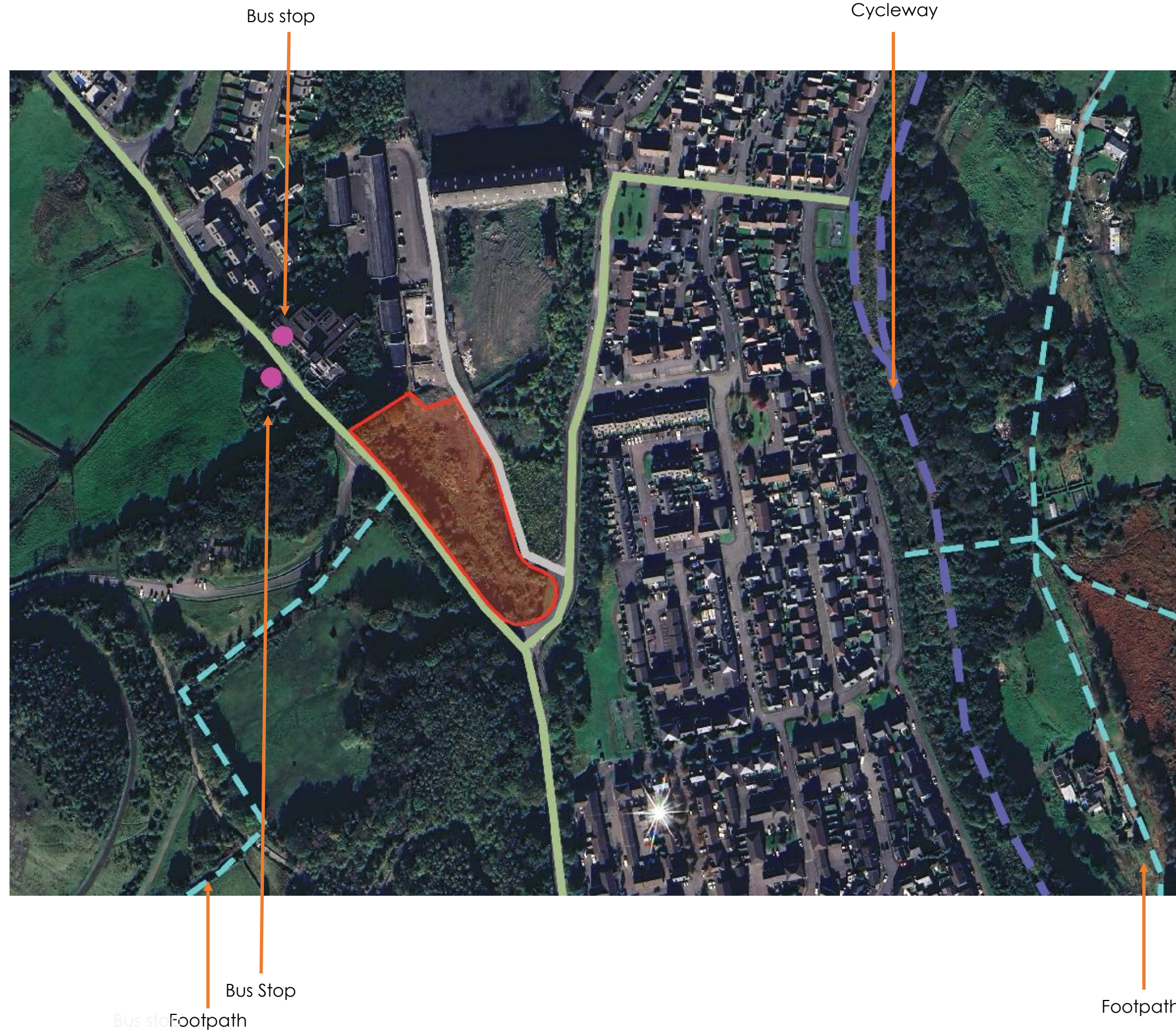
Irrespective of its allocation the site is brownfield, and it is an integral part of the scheme that the biodiversity of the site is to be increased by the introduction of a comprehensive landscape scheme with Suds drainage.

The existing vegetation on the site is poor quality except for the trees along the boundaries which will be retained where possible.

The site is adjacent to the former colliery buildings some of which have already been converted to residential development. The remaining buildings are currently vacant but are contained within the wider housing allocation that the site is contained within.

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Google Earth Image Showing Site Connectivity



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S.W.O.T Analysis Plan

Strengths

- Site has good public transport connections with regular bus services on Penallta Road;
- Established residential area;
- Easy access to cycleway connections to Ystrad Mynach;

Weaknesses

- Vehicular access will be required to meet residential standards;
- Potential land contamination issues;
- Topography issues will affect the design choices;

Opportunities

- Redevelopment of a vacant industrial site for affordable housing;
- Provision of a new retail unit to benefit the whole community;
- Provide a unique self-contained development with its own sense of place;
- Retention of existing boundary planting to provide a green backdrop;
- Provision of new SuDS scheme as part of overall landscape approach;

Threats

- Existing industrial use with possible ground contamination;
- Existing watercourse to be diverted;
- New access required to full residential design standards;



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Response to TAN 12 objectives of good design

Character

The site has a unique self-contained position that enables it to create its own distinct character. The location of the site is such that it acts as a gateway scheme to the housing allocation behind.

The principal characteristics of the appearance of the proposals are:

The use of low maintenance finishes to ensure robustness and longevity;

Grey PVCu Windows to be fully compliant with Building Regulations and Secured by design requirements;

Fibre cement slates with napped edges;

Black PVCu rainwater goods;

Soffits and Facias – PVCu Black;

Black vertical boarding to projecting elements of buildings.



Access and Movement

The site is in an established residential area with excellent links to pedestrian walkways and public transport facilities. There are many opportunities for active travel. The proposed road network has a clearly defined footpath ensuring safe separation between the pedestrian and vehicles.

Access to all the proposed dwellings is clearly defined from the external areas. Provision for car parking proposed in this complies fully with Local Authority standards. All external communal areas are overlooked to ensure safety and security for residents. Adequate external Lighting in these areas is also to be provided.

Environmental Sustainability

The objectives in respect of Environmental sustainability, as defined in TAN 12 (Design) March 2016 is as follows:-

“Achieving efficient use & protection of natural resources”

“Enhancing biodiversity”

“Designing for change”

These objectives are to be achieved by incorporating:

“Sustainability measures to reduce the environmental impact associated with buildings and minimising the demand for energy (low and zero carbon sources), water, and materials and creation of waste”

“Approaches to development which create new opportunities to enhance biodiversity”

“Adaptable and flexible development that can respond to social, technological, economic and environmental conditions/changes (e.g. the current and future effects of climate change) over time to minimise the need to demolish & rebuild”

The design responds to its townscape setting and contributes to biodiversity and local environment by achieving the objectives of Access and Character, including Landscape Design, Scale, Amount, Layout and Appearance.

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Response to TAN 12 objectives of good design

Community Safety

The objectives in respect of Community Safety, as defined in TAN 12: Design (March 2016), are as follows:

“Ensuring attractive, safe public spaces”

“Security through natural surveillance”

These objectives are to be achieved by promoting:

“High quality in the public realm”

“A sense of ownership and responsibility for every part of the development”

The proposed scheme will achieve Secured By Design Gold Standard. The development pattern of the proposals ensures continuity of enclosure, active frontages, and legibility, which will contribute to a safer built environment.

Front doors are clearly legible and the external areas leading to them are clearly defined. In addition to clearly defining the distinction between public and private realms - and therefore reducing potential conflicts in uses - these features will provide defensible space and will promote a sense of ownership and responsibility.

New public routes will benefit from appropriate levels of street lighting, whilst the orientation of the dwellings means that parking areas



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National Planning Policy

Introduction

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 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 decarbonisation and climate resilience, developing strong ecosystems and improving the health and well-being of our communities.



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*

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*



PPW - Previously Developed Land

Paragraph 3.55 emphasises the preference of previously developed land as opposed to greenfield sites. It advises that “previously developed (also referred to as brownfield) land [...] should, wherever possible, be used in principles, greenfield sites where it is suitable for development. In settlements, such land should generally be considered suitable for appropriate development where its re-use will promote sustainability principles and any constraints can be overcome”.

The PPW definition of previously developed land is land “which is or was occupied by a permanent structure (excluding agricultural or forestry buildings) and associated fixed surface infrastructure”.

PPW – Green Infrastructure

Green Infrastructure Paragraph 6.2.1 defines green infrastructure as “the network of natural and semi-natural features, green spaces, rivers and lakes that intersperse and connect places” and “at smaller scales, individual urban interventions such as street trees, hedgerows, roadside verges, and green roofs/walls can all contribute to green infrastructure networks”.

Paragraph 6.2.11 acknowledges the role of green infrastructure in enhancing the design quality of the built environment. It goes on to state that “with careful planning and design, green infrastructure can embed the benefits of biodiversity and ecosystem services into new development and places”. It is also advised that “there are multiple ways of incorporating green infrastructure, dependent on the needs and opportunities a site presents”. Paragraph 6.4.3 states that “the planning system has a key role to play in helping to reverse the decline in biodiversity and increase the resilience of ecosystems, at various scales, by ensuring appropriate mechanisms are in place to both protect against loss and to secure enhancement”.

Technical Advice Notes

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 2: Planning and Affordable Housing (June 2006)
- TAN 5: Nature Conservation and Planning (September 2009)
- TAN 10: Tree Preservation Orders (October 1997)
- TAN 12: Design (March 2016)
- TAN 18: Transport (2007)

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Local Planning Policy

Local Development Plan

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 Caerphilly County Borough Local Development Plan up to 2021 is the adopted development plan for the proposed site location and provides the statutory framework for the development and use of land within Penallta. The application site sits adjacent to housing allocation HG1.33

Policy SP2 – Northern Connections Corridor

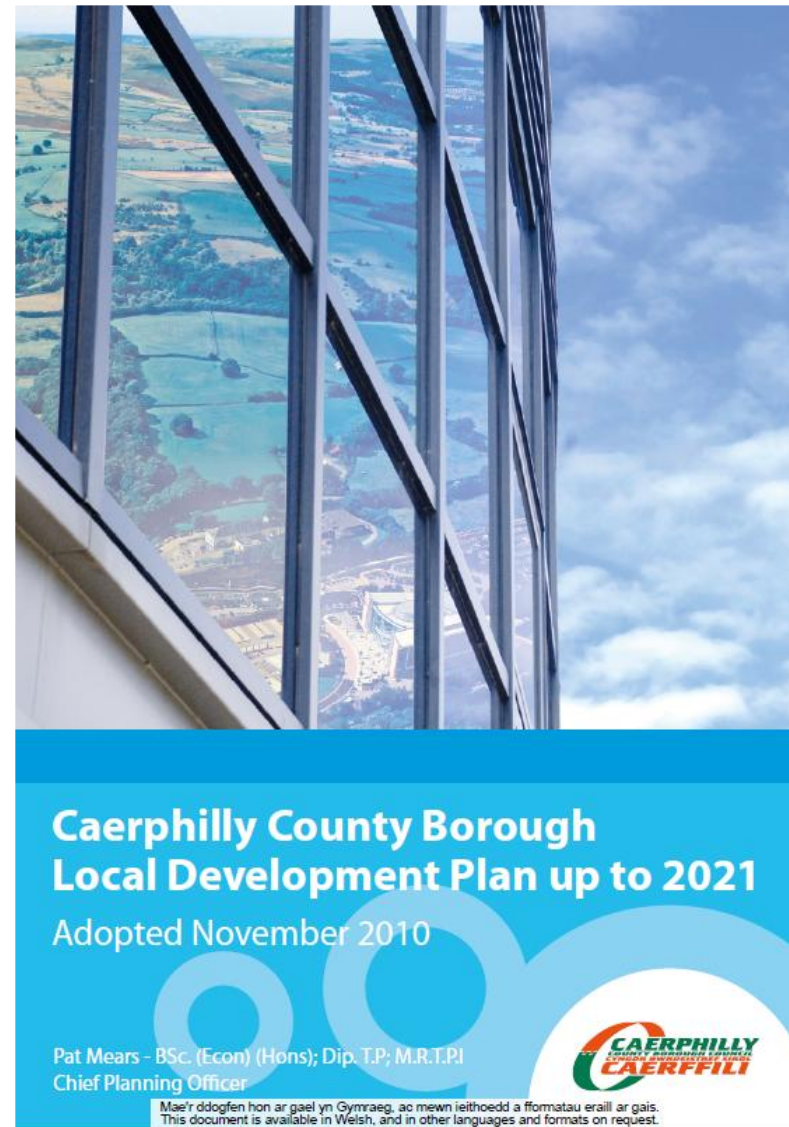
Development proposals in the Northern Connections Corridor will promote sustainable development that:

- A, Focuses significant development on both brownfield and greenfield sites that have regard for the social and economic functions of the area.
- B. Reduced car borne trips by promoting more sustainable modes of travel.
- C. Makes the most efficient use of the existing infrastructure.
- D. Protects the natural heritage from inappropriate forms of development.
- E. Capitalises on the economic opportunities offered by Oakdale / Penyfan Plateau.

Policy SP5 – Settlement Boundaries

The Plan defines settlement boundaries in order to:

- A. Define the area within which development would normally be allowed, taking into account material planning considerations
- B. Promote the full and effective use of urban land and thus concentrate development within settlements
- C. Prevent the coalescence of settlements, ribbon development and fragmented development
- D. Prevent inappropriate development in the countryside



SP6 – Placemaking

Development proposals should contribute to creating sustainable places by having full regard to the context of the local, natural, historic and built environment and its special features through:

- A An appropriate mix of uses that reflect the role and function of settlements
- B A high standard of design that reinforces attractive qualities of local Distinctiveness
- C Design in accordance with best practice in terms of designing out Crime
- D A location and layout that reflects sustainable transport and accessibility principles and provides full, easy and safe access for all
- E The incorporation of resource efficiency and passive solar gain through layout, materials, construction techniques, water conservation, and where appropriate the use of sustainable drainage systems
- F The efficient use of land, including higher densities where development is close to key transport nodes
- G The incorporation and enhancement of existing natural heritage features
- H The incorporation of mitigation measures that improve and maintain air quality

SP10 – Conservation of Natural Heritage

The Council will protect, conserve, enhance and manage the natural heritage of the County Borough in the consideration of all development proposals within both the rural and built environment

Policy SP14 - Housing Requirement

The Council has made provision for the development of up to 10,289 new dwellings in the County Borough between 2006 and 2021 in order to deliver the 8625 new dwellings required to meet the moderate growth strategy. This 19% over provision allows for flexibility and choice.

SP15 – Affordable Housing Target

The Council will seek to deliver through the planning system at least 964 affordable dwellings between 2006 and 2021 in order to contribute to balanced and sustainable communities

CW1 – Sustainable Transport, Accessibility and Social Inclusion.

Development proposals that are likely to generate a significant number of trips will only be permitted provided:

A. Walking and cycling are modes of travel which have been actively encouraged for short trips to and within the development and to nearby services and facilities, including public transport nodes, through the provision of appropriate infrastructure

B. Provision has been made for ease of cycling, including secure bike storage and cyclist facilities

C. It has been demonstrated that where a significant number of freight trips will be generated, the least environmentally damaging route will be utilised

D. The use of Green Travel Plans has been encouraged, where appropriate

CW3 – Design Considerations, Highways

Development proposals must satisfy the following highways requirements:

A The proposal has regard for the safe, effective, and efficient use of the transportation network

B The proposal ensures that new access roads within development proposals are designed to a standard that:

- 1, Promotes the interests of pedestrians, cyclists and public transport before that of the private car,
- 2, Safely and effectively accommodates the scale and nature of traffic, which those roads are intended to serve

C Parking, appropriate servicing and operational space have been provided in accordance with the CSS Wales Parking Standards 2008

D Where access onto a highway is required the proposal takes account of the restrictions relevant to the class of road as designated in the road hierarchy ensuring movements and speeds are controlled through appropriate design, in order to ensure highway safety and amenity

CW10 - Leisure and Open Space Provision

All new housing sites capable of accommodating 10 or more dwellings or exceeding 0.3ha in gross site area will be required to make adequate provision for:

A Well designed useable open space as an integral part of the development;

B Appropriate formal children's play facilities either on or off site

C Adequate outdoor sport provision either on or off site, to meet the needs of the residents of the proposed development

CW11: Affordable Housing

Legal agreements will be required to ensure that there is provision of an element of affordable housing, in accordance with an assessment of local need, for all allocated and windfall housing sites that:

A. Accommodate 5 or more dwellings or

B. Exceed 0.15ha in gross site area, or

C. Where the combined product of adjacent housing site proposals would exceed the thresholds set in A or B above

Where there is evidence of need, the Council will seek to negotiate the following affordable housing targets of:

40% of the total number of dwellings proposed on sites within the Caerphilly Basin (excluding Aber Valley)

25% in the Northern Connections Corridor (excluding Newbridge) and

10% in the Rest of Caerphilly County Borough (including Aber Valley and Newbridge but excluding the Heads of the Valleys Regeneration Area)

The site is in the Northern Connections Corridor as defined in the is in. The following are area specific policies that are relevant to the proposal.

CM4 – Principal Town and Local Centre Development Sites

The following Principal Town and Local Centre sites are allocated for retail, commercial leisure, and office developments:

Site Name Settlement Size (ha) Proposal Type

CM4.4 Car Park Site, Rear of High Street Blackwood 0.1 Offices

CM4.5 Gateway Site Newbridge 0.3 Offices

CM4.6 Penallta Colliery Ystrad Mynach 2.0 Retail, Offices

Supplementary Planning Guidance

The local planning policies are supplemented by Supplementary Planning Guidance (SPG) The following SPGs have been identified as relevant to the development proposals:

LDP1 - Affordable Housing Obligations

LDP4 - Trees and development

LDP5 - Car Parking Standards

LDP5 - Car Parking Standards: Parking Zones

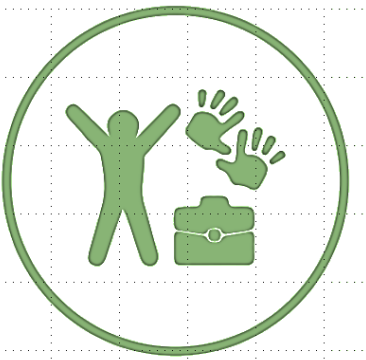
LDP6 - Building Better Places to Live

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Placemaking Analysis



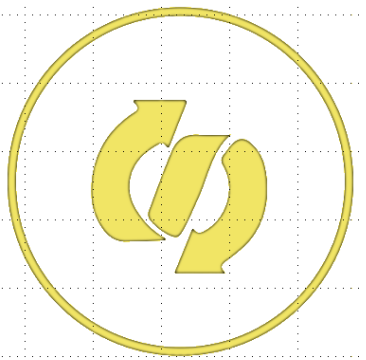
Sociability	<p>Neighbourly Friendly Welcoming Interactive Diverse Safe</p>	<p>Street life – Providing a natural interactive scheme – With self-surveillance & secure spaces.</p> <p>Accessible front doors clearly visible from the street with all units overlooking open space areas.</p> <p>Mixed Demographic use encouraged.</p>
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Uses	<p>Sustainable Density Social Demands Mixed use Sensitive Practical</p>	<p>The development proposed meets local demand for type and uses</p> <p>Inclusive design fit for purpose, with flexibility built in for future uses</p> <p>Provision of new retail facility to reduce the need for travel</p> <p>Embrace practical sustainable inclusive design sympathetic with existing surroundings to minimise environmental footprint</p>
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Image	<p>Safe Clean Sustainable Attractive Historic Quality Design</p>	<p>Creating a unique sense of place</p> <p>Crime Statistics - Encourage natural surveillance and positive integration & uses of shared spaces</p> <p>Provide an attractive sustainable design to reflect its uses and positively contribute to the surrounding areas</p>
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Access	<p>Topography Accessible Walkable Connectivity Proximity Continuity</p>	<p>Access to the public footpath network to be reinforced</p> <p>The provision of safe pedestrian movement by clearly defined footpaths and no shared surface roads.</p> <p>Linking existing formal and informal routes safeguarding private and public spaces clearly identifying boundaries</p>
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Site Photographs - Architectural Context



Photo One



Photo Two



Photo Three



Photo 4



Photo 5



Photo 6

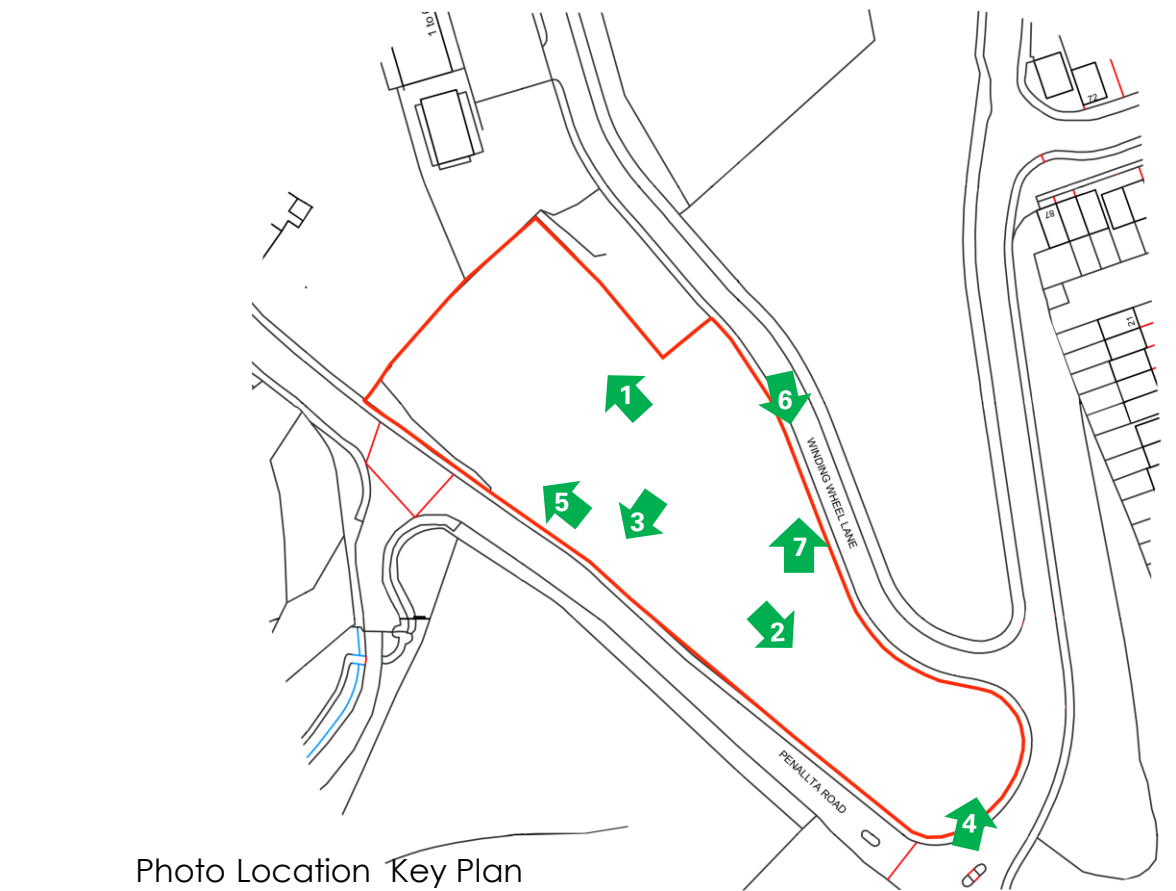


Photo Location Key Plan



Photo 7



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Surrounding Architecture Contextual Analysis

The closest buildings to the application site are those contained within the former colliery. Several buildings remain vacant, but others have been refurbished for residential use. They are constructed in Pennant stone with red brick being introduced to highlight the external openings, end piers and parapets. These buildings serve to retain the character and appearance of the former colliery.

There are further buildings on the site that are yet to be developed. These have been abandoned at the time of the colliery closure and are in a poor state of repair. The overall impression of this area is one of dereliction and industrial use rather than residential. The residential elements that have been introduced remain overshadowed by the old colliery buildings. This is further reinforced by their external facades that have been designed to retain the appearance of their former uses.

The application site is located at the southern end of the former colliery and has a more direct visual connection to the surrounding area. There is a relatively recent development close to the site, but this is physically and visually separated by a dense area of tree planting.



Former colliery buildings converted to apartments to the north of the site



Remaining colliery buildings to be converted.

The dwellings here are all domestic scale and range from 2 and 3 storey houses with 3 storey apartments at key locations. The architectural style of the buildings reflects their designated use. Small floor plan areas, regular and repeated patterns of fenestration and roof alignment. A standard palette of materials has been used across the site with elements of stone and render used to emphasise key buildings.

The development has its own unique character due to its size and the repetitive nature of the buildings and the materials used. It is worth noting that the degree of physical and visual separation between this development and the proposed application site is such that it does not provide enough of a link to inform any design choices for the scheme.

Examples of the architectural styles and materials palette surrounding the site are detailed on the following page.

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Surrounding Architecture



Residential building, part of former colliery



Three storey dwelling in Heron Drive



Apartments in Heron Drive



Terraced housing in Trem Yr Olwyn



Terraced housing in Cwm Calon Road



Housing fronting Penallta Road

SURROUNDING MATERIAL PALLETTE

Red : Brick walls – ridge tiles – chimneys – large doors -- driveways
Grey: Roof tiles – Rendered walls- Concrete block walls -- driveways
White: Rendered walls – Window frames - Doors – RWP – facias - cladding
Dark Grey : Slate roofs – Tiled roofs – Railings – Rainwater goods – facias

- Black : Railings – Rainwater goods – facias– stained timber
- Creams: Rendered walls – Stone details – window surrounds – brick detailing
- Brown: Bricks – Roof tiles- Rendered walls – window frames – Timber detailing

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Design Strategy Form Evolution & Considerations



DESIGN CONSIDERATIONS

- Create safe places where people want to enjoy living in
- Use and improve the existing access
- To provide a new development with minimal impact on the street scene and surrounding land users.
- Minimise on site vehicle traffic movement, to maximise safe green shared spaces
- New buildings required good architecture not necessarily copying existing built forms.
- Promote the use of quality materials and mix of materials to reduce mass of build and points of interest
- To increase the biodiversity value of the site with the creation of a combined landscape and SuDS scheme.
- Create a home
- Promote social interaction for shared open spaces
- Consider individual accessibility needs
- Design a unique development with its own distinct sense of place

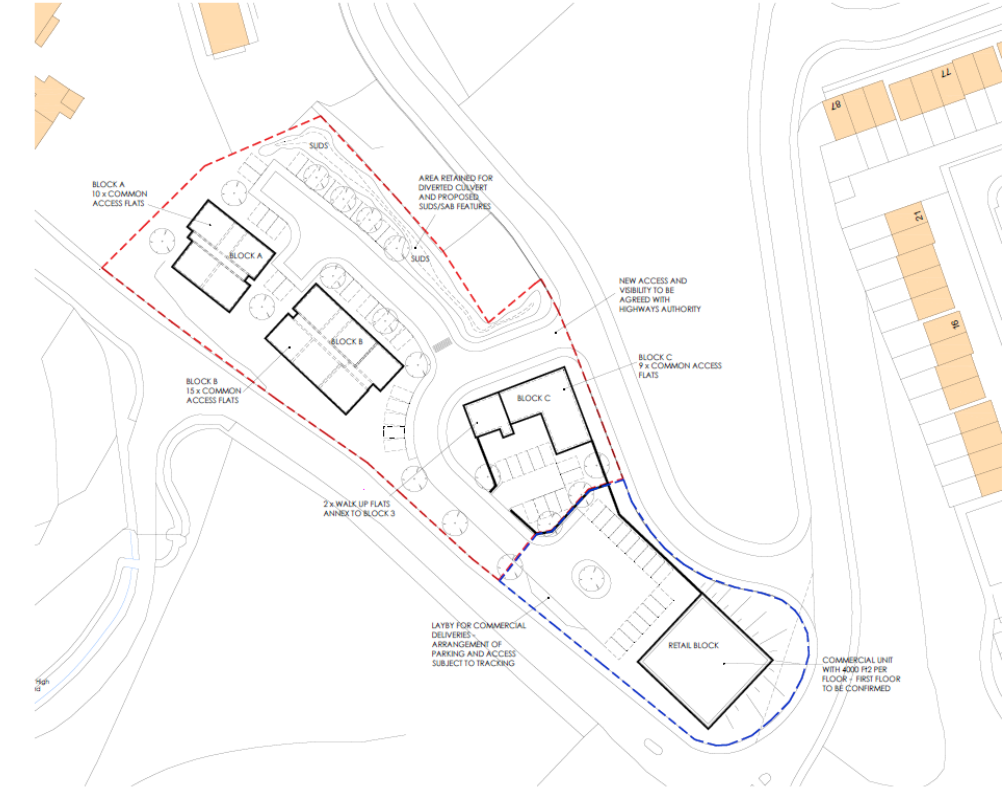
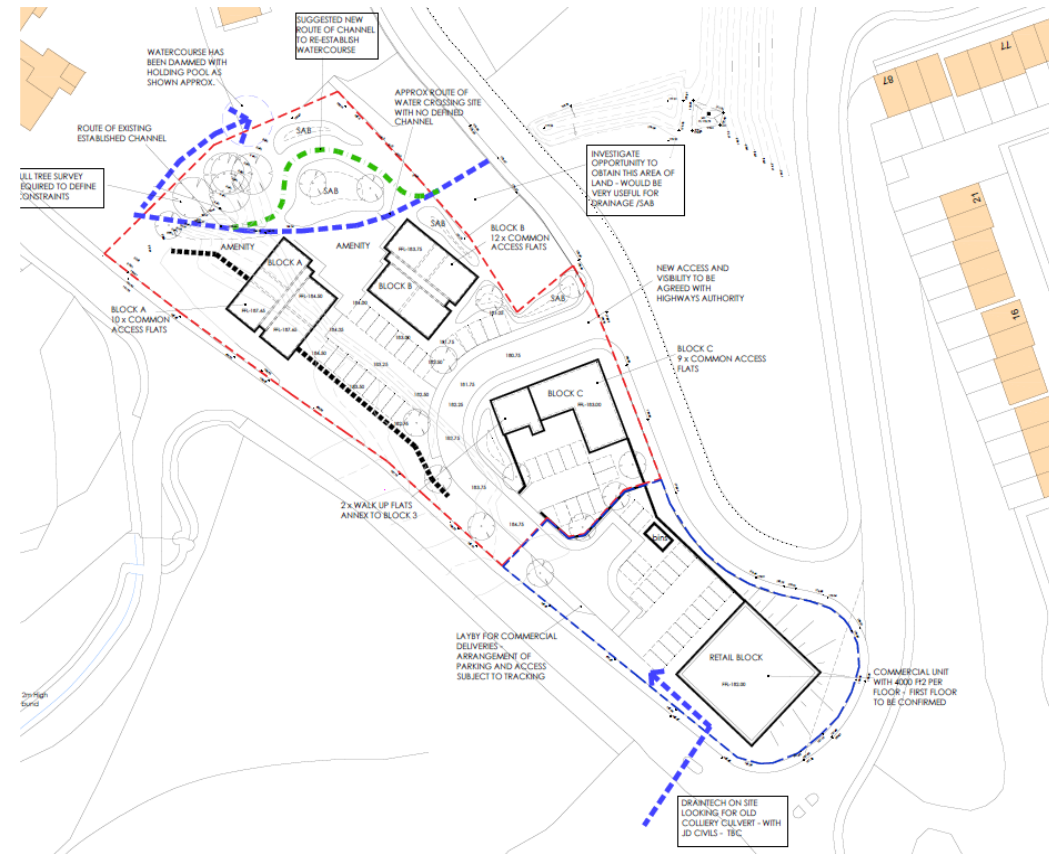
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Architectural Plan Form Design Timeline

Original concept design
prepared in March 2022
comprising 33 apartments and
retail unit.

Original concept design
prepared in January 2024
comprising 33 apartments and
retail unit.

Original concept design
prepared in June 2023
comprising 36 apartments and
retail unit.



Key Stages of Architectural Design Evolution

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Proposed Site Masterplan

The proposed development layout builds on the development concept and key design principles to achieve a permeable and cohesive development that sits well within the existing context and provides an attractive place to live.

The following pages identify how key spaces, namely the entrance gateway and nodal points along the primary route, have been articulated through materials, boundaries and careful selection of house type.

This has resulted in uplift which helps to enhance the character and legibility of the development.

The layout identifies the proposal for a new retail unit and 33 dwellings comprising the following housing mix:

- 2P 1B walk-up apartments x 2
- 2P 1B common access apartments x 31



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Design Solution

The dwellings are proposed to be finished in a specific material palette that both directly relates to and complements the architectural context of the surrounding area. This includes a white render, anthracite cladding and modern dark grey clay brick with textured slate roof materials.

All dwellings are two storeys in height and the walk-up apartments have been designed to have the appearance of houses.

All houses benefit from generous rear gardens and allocation of defensible space/ garden to the front of the properties.

Car Parking Allocations

All 1-bedroom properties (walk-up apartments) are provided 1 car parking space.

1. Vehicular and Pedestrian access from Winding Wheel Lane;
2. Feature entrance building;
3. Proposed surface water bio-retention attenuation basins and SuDS feature to be landscaped appropriately and offer play spaces during dry periods;
4. Existing green infrastructure - trees / hedgerows to be managed retained & enhanced;
5. New community retail unit in prominent location



Design And Access Statement

Summary

- This Design Statement explores in detail how the associated planning application will deliver a well-designed residential development that is clearly integrated with the existing residential neighbourhood and highway network, and which fully complies with the intentions set out in both local and national planning guidance.
- The key placemaking concepts driving the design proposals can be summarised as follows:
- Creating a strong sense of place through high quality residential architecture, materials and a robust layout that clearly defines the private and public realms;
- Placing landscape design at the heart of the proposals by the addition of a comprehensive landscape and SuDS drainage scheme;
- Maximising and strengthening pedestrian safety and connectivity within and beyond the site;
- Providing active frontage, security, natural surveillance and both visual and physical permeability within the development to ensure a safe and sustainable place to live;
- The successful resolution of each of these intentions is evident in the preceding sections of this document.





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