

Design and Access Statement



Proposed
Development at:
Hollycroft,
Mardy,
Abergavenny.



Client: Hopgrove
Construction Ltd
Job No 2800
Date: September 2026



Design And Access Statement

Contents

- Design team
- Introduction
- The Site
- National Planning Policy
- Local Planning Policy
- Site Connectivity
- Historical Context
- Site Photographs – Architectural Context
- Surrounding Architecture Contextual Analysis
- SWOT Analysis Plan
- Placemaking Analysis
- Response to TAN 12 objectives of good design
- Design Evolution
- Current Design Solution
- Proposed Visuals
- Summary

Design And Access Statement

Design Team

Applicant

Hopgrove Construction Ltd

Architect

Spring Design Consultancy Ltd

Planning Consultant & Agent

Amity Planning Ltd

Civil Engineer

Spring Design Consultancy Ltd

Transport Consultants

Acstro

Landscape Architect

Dan Patterson DPLA

Ecologist

Ecological Services Wales

History

Spring Design has been appointed by Hopgrove Construction Ltd to provide proposals for the development of land at Hollycroft, Poplars Road, Mardy, Abergavenny. The site comprises of the house and gardens and an adjoining horse paddock.

Design Vision

This proposal seeks to respond to the site analysis and local context study illustrated later in this document, by drawing on and re-interpreting positive elements of the traditional, vernacular architecture and development pattern to deliver low-carbon social housing that is both rooted in place, clearly of its time and enhances its surroundings and its built fabric.

Architectural proposals balance aesthetics with function. High-quality internal spaces provide the tenants with the best possible living environment.

A limited palette of quality materials - white render and slate effect tiles with elements of brickwork - provide an identity for this scheme that reflects the colour palette of surrounding development.

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 Welsh Development Quality Requirements 2021.

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

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 WDQR 2021 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.

Site Analysis

The site comprises of the house and grounds of a large detached property known as Hollycroft. The site is densely covered by trees around the house but has an open horse paddock on the western half of the site. The trees on the site are covered by a group Tree Preservation Order. A full tree condition survey has been carried out, and the recommendations have been followed in the design of the development.

Strategies for increasing biodiversity have been considered since feasibility with the creation of a comprehensive landscape scheme incorporating SuDS drainage.

An existing bus route on Poplars Road offers wider connectivity with regular services to Abergavenny. The site also has easy pedestrian access to local facilities via the existing road and footpath network.

The surrounding built environment is predominantly residential in character dating from approximately the 1950s with a domestic scale of 1 to 3 storeys.

The following site analysis information is included with this submission:

- S.W.O.T. Analysis Plan that identifies relevant constraints and opportunities
- An Architectural Context Photographic Study identifying characteristic features of local built form & materials
- Local Travel Network identifying surrounding uses and the road network

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

Site Location

The site is in Poplars Road, Mardy which is located to the north of Abergavenny

The site has easy access to Abergavenny town centre, 2km south of the site, by both road and footpath. There is also a regular bus service from a stop opposite to the site entrance in Poplars Road. This provides an hourly service to Abergavenny town.

The site is close to excellent road links with the junction of the A465 being one mile north of the site. This provides connections to Hereford and the West Midlands.

Road connections south of the site are the A40 which offer connections to South Wales and the M4 Motorway. The A465 heads to the west of Abergavenny offering connections to Swansea and West Wales.

In terms of rail connections, Abergavenny station is two miles south of the site. Rail services run from here to Cardiff Central, Manchester Picadilly and Holyhead

The site connections are illustrated in more detail in the following page.



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The Site



Planning Policy Overview

Section 38(6) of the Planning and Compulsory Act 2004 requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the purposes of this Planning Application comprises:

- [National Development Framework: Future Wales – The National Plan 2040](#) (2021);
- [Monmouthshire County Council Adopted Local Development Plan](#) (adopted February 2014).

In addition to the Development Plan, the Planning Application has been informed by policy and guidance set out in the following:

- [Planning Policy Wales Edition 12](#) (2024), informed by [The Well-being of Future Generations \(Wales\) Act 2015](#) and supplemented by Technical Advice Notes.
- Monmouthshire County Council Supplementary Planning Guidance.
- Design and Access Statements in Wales (April 2017)

Future Wales: The National Plan 2040

The [National Plan 2040](#) is Wales's national development framework which sets the direction for development in Wales to 2040.

Policies of relevance to the proposed development are:

- Policy 1 – Where Wales will grow
- Policy 2 – Shaping Urban Growth and Regeneration – Strategic Placemaking
- Policy 7 – Delivering Affordable Homes
- Policy 9 – Resilient Ecological Networks and Green Infrastructure
- Policy 12 – Regional Connectivity
- Policy 28 – National Growth Area – Swansea Bay and Llanelli

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National Planning Policy

Technical Advice Notes

Planning Policy Wales is supplemented by a series of topic-based Technical Advice Notes (TANs) which provide practical guidance relating to various forms of development and the role of the planning system in dealing with the determination of planning applications. The following Technical Advice Notes are considered relevant to this application:

- [Technical Advice Note \(TAN\) 2: Planning and Affordable Housing](#)
- [Technical Advice Note \(TAN\) 5: Nature Conservation and Planning](#)
- [Technical Advice Note \(TAN\) 11: Noise](#)
- [Technical Advice Note \(TAN\) 12: Design](#)
- [Technical Advice Note \(TAN\) 18: Transport](#)
- [Technical Advice Note \(TAN\) 20: Planning and the Welsh Language](#)



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.

Technical Advice Notes (TANs)

The following TANs are relevant to the scheme, and the suitability of the proposals in this design context is demonstrated in this Design and Access Statement.

- TAN 2: Planning and Affordable Housing (June 2006)
- TAN 4: Retail and Commercial Development (November 2016)
- TAN 5: Nature Conservation and Planning (September 2009)
- TAN 12: Design (March 2016)
- TAN 15: Development, Flooding and Coastal Erosion (March 2025)
- TAN 18: Transport (March 2007)
- TAN 23: Economic Development (February 2014)
- TAN 24: The Historic Environment (March 2026)

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.



Monmouthshire County Council Adopted Local Development Plan 2011 to 2021 adopted February 2014

The adopted LDP shows no specific allocation for the site. The site is therefore "White Land" Policy S1, The Spatial Distribution of New Housing Provision does state that the focus for new housing development is to be within the main towns of Abergavenny, Chepstow and Monmouth



**Monmouthshire County Council
Adopted Local Development Plan**

February 2014



Local Plan Policies

The following policies are relevant to the proposed development

- S1 The Spatial Distribution of New Housing Provision
- S2 Housing provision
- S4 Affordable Housing Provision
- S5 Community and Recreation Facilities
- S7 Infrastructure Provision
- S12 Efficient Resource use and Flood Risk
- S13 Landscape Green Infrastructure and the Natural Environment
- S14 Waste
- S16 Transport
- S17 Placemaking and Design
- H1 Residential Development in Main Towns
- CRF2 Outdoor Recreation/Public Open Space/Allotment Standards and Provision
- SD2 Sustainable Construction and Energy Efficiency
- SD4 Sustainable Drainage
- G11 Green Infrastructure
- EP1 Amenity and Environmental Protection
- EP5 Foul Sewage Disposal
- W1 Waste Reduction
- MV1 Proposed Developments and Highway Considerations
- MV2 Sustainable Transport Access
- DES1 General Design Considerations

Supplementary Planning Guidance

The following adopted supplementary planning guidance is considered relevant to the proposals:

- [Affordable Housing](#) (adopted July 2019);
- [Renewable Energy and Energy Efficiency](#) (adopted March 2016)
- [Green Infrastructure](#) (adopted April 2015)

Site Connectivity – Distance to Local Amenities

The site is in an established residential area that is well served by public transport and local amenities.

The closest bus stop is opposite to the site entrance in Poplars Road. This offers hourly services to Abergavenny Town Centre and the railway station.

The area is well served with schools there are four within walking distance of the site. The closest is Llantilio Pertholey Primary school that is located 200m north of the site.

In terms of shopping there are a range of shops in the centre of the town. The closest shop to the site is a Morrisons Daily store which is 300m east of the site on Old Hereford Road.

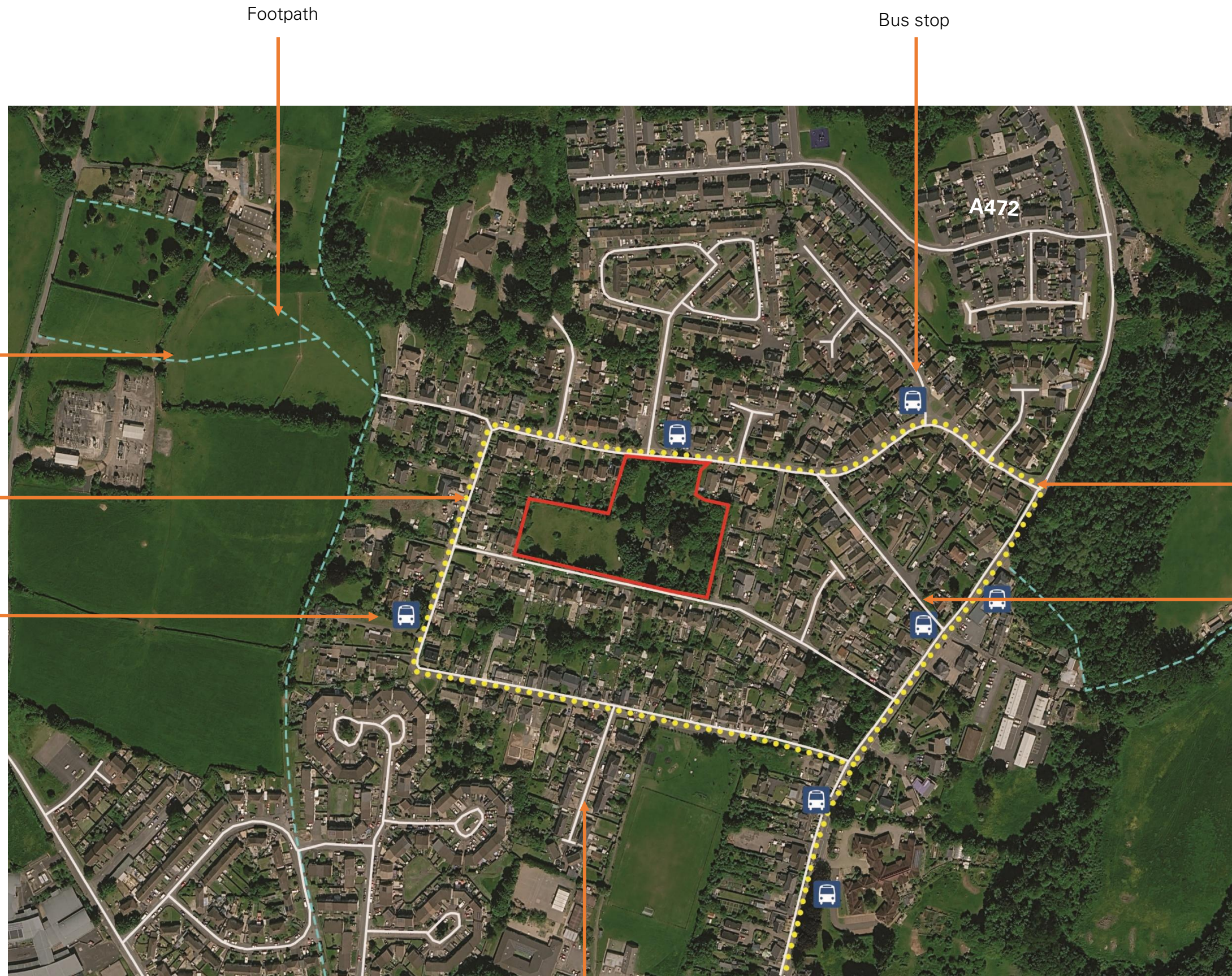
The closest medical facilities are to the south of Abergavenny where there are two surgeries and Neville Hall Hospital.

For informal recreation there is a park in Gwent Road which is 500m south of the site. The largest parks are located to the south of Abergavenny. These are Linda Vista gardens and Castle Meadows.



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Site Connectivity



Footpath

Bus route

Bus stop

Footpath

Bus stop

Bus route

Surrounding road
and footpath
network

Surrounding road and
footpath network



2800 Hollycroft, Mardy

spring
design

Historical Context

Mardy lies immediately to the north of Abergavenny town, astride the Hereford Road, and is part of the old parish of Llantilio Pertholey with its church beside the Gavenny river a little to the north. 'Maerdy' is Welsh for 'house of the mayor' or reeve, possibly of medieval origin and referring to the lord's local official. An alternative meaning could indicate the site of an ancient slave market.

Mardy is bisected by Old Hereford Road and the houses fronting the road provide a distinct rural character. The land behind Hereford Road, where the application site is located has been developed gradually since the early 1800's Hollycroft (originally Albert Villa) on Midway Lane is a late-19th-century rendered property with decorative gable bargeboards.

The road pattern that was present in the 1880's comprised of Gwent Road, Midway Lane, Firs Road and Poplars Road there were few buildings present. Most of those buildings are still present today. Among them were Hillgrove, a large detached house on Poplars Road, Sunnyside on the corner of Gwent Road and Albert Villa, the present Hollycroft.

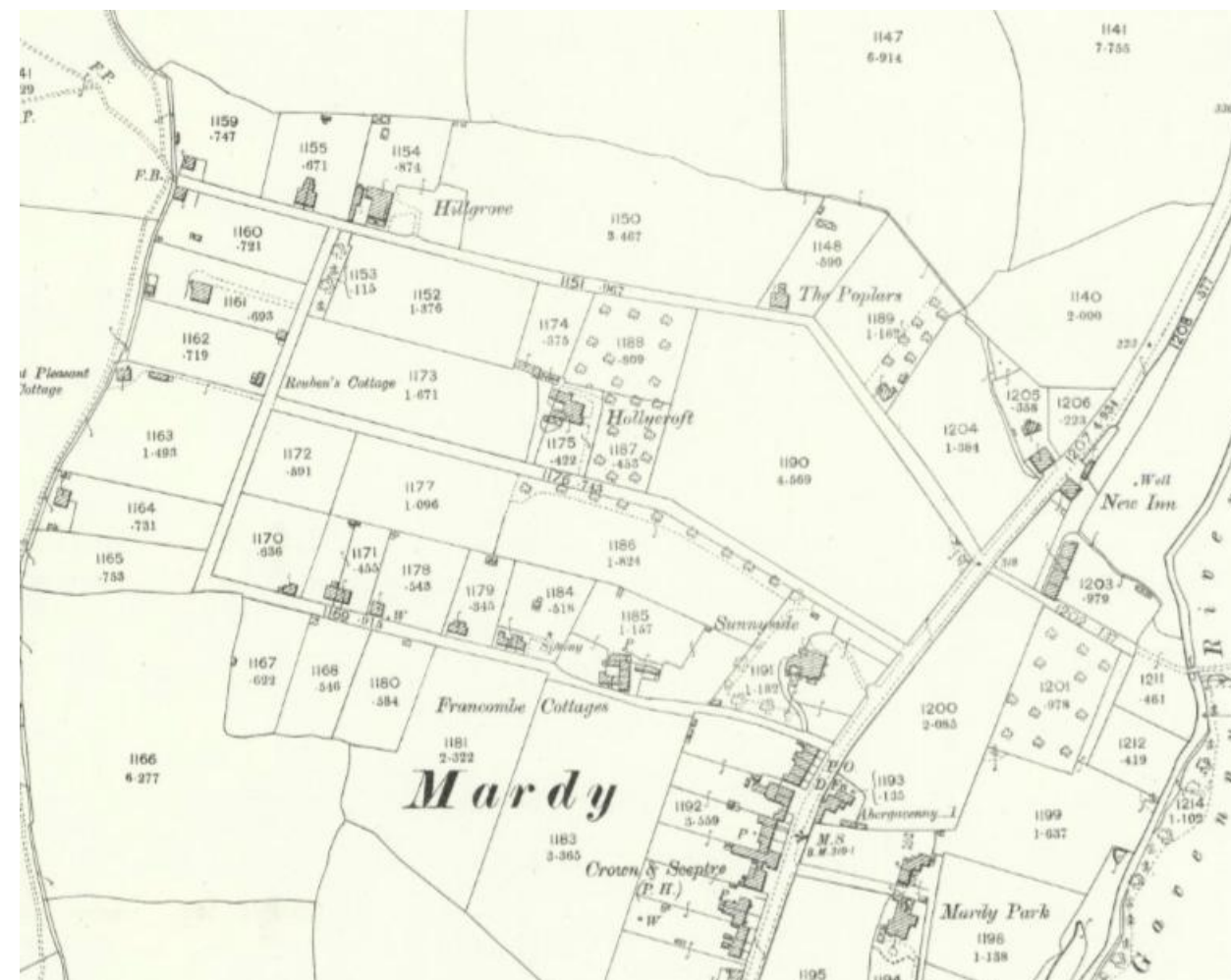
The gradual development of Mardy continued, and the largest area of development was on Poplars Road and Poplars Close. The development of Poplars Close commenced in the late 1950's and the houses were provided as council housing. The site was constructed on land previously occupied by a prisoner of war camp. Mardy Camp 118. The camp housed Italian and later German prisoners of war during Worls War 2.



Old Hereford Road circa 1965



Mardy, showing Albert Villa circa 1880



Mardy, showing Hollycroft circa 1901

Context Analysis – Site Description

The site is located within an established residential area in Mardy, to the north of Abergavenny. The site comprises of the grounds surrounding a large detached house known as Hollycroft.

The site contains many trees, mainly clustered around the house. All the trees on site are covered by a group tree preservation order. A full tree condition survey has been carried out, and the layout has been designed around its findings.

The site is bounded to the south by a mature hedgerow and trees that border Midway Lane. This street is occupied by a mixture of semi detached and detached housing. The only break in the street scene is the application site itself.

The boundary to the west of the site is comprised of a post and wire fence with existing planting. Immediately beyond this boundary is the side elevation and rear garden of an adjoining property.

The northern boundary comprises, in part, of the rear gardens of properties fronting Poplars Road. The boundary is formed by fencing that has been overtaken with planting. The remainder of this boundary fronts directly onto Poplars Road and has dense shrub and tree planting.

The eastern boundary abuts existing properties fronting both Poplars Road and Midway Lane. The boundary treatment here is fencing also overtaken by mature planting.

The site falls by approximately 9m from east to west and this will require careful design around all the trees to ensure that levels are not changed within root protection areas.

Hollycroft is the largest plot of land in the vicinity of the site but is divorced from the surrounding area both visually, by the dense tree planting and physically by its status of private lend with no public access



Aerial view looking west



Aerial view of Hollycroft



Aerial view of northern site area.



Aerial view of Poplars Road, site access point



View looking northwest from Midway Lane



Access to Hollycroft from Midway Lane

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Photographs – Architectural Context

Context Analysis - Architectural

There are a variety of houses around the site but there are two distinct elevation treatments that dominate the area. These being white render and red brick.

The most recent buildings are those contained within Poplars Road. These properties were constructed in the late 1970's and all have the same facing brick and roof tiles giving a unified appearance to the area.

There are other properties in Poplars Road, these are bungalows to the east of the site entrance from an earlier period. They comprise mostly of rendered facades with stone and brickwork

To the west of the site is Firs Road. The houses here comprise of individual detached dwellings. The façade treatments follow the same palette of red brick and render although render is the more prominent treatment on this road.

The road to the southern boundary, Midway Lane, comprises of detached houses close to its junction with Firs Road. The houses on the southern side of the road being large detached bungalows. As you progress along Midway lane the houses change to large semi detached with rendered facades.

On the northern side of the road the houses are again larger detached units of individual design. The most prominent façade treatment on these units is buff brick and pebble dashing.

The density and variety of the housing in the area surrounding the site will be matched by the proposed development. The character of the area is residential in scale and appearance, and this will be reflected in the redevelopment of the site.



Cottages in Firs Road



More modern detached dwellings in Polars Road



Semi detached houses in Midway Lane



Large detached dwelling in Firs Road



Detached dwellings in Poplars Road



Bungalows adjacent to access in Poplars Road

SWOT analysis plan

Strength

- Site has good public connections
- Close to existing bus routes on Poplars Road
- Established residential area
- Established utility services connections

Weaknesses

- Adjacent dwelling close to the boundaries
- Construction access along a road with on street parking
- Existing trees and group preservation order
- Existing house to be demolished

Opportunities

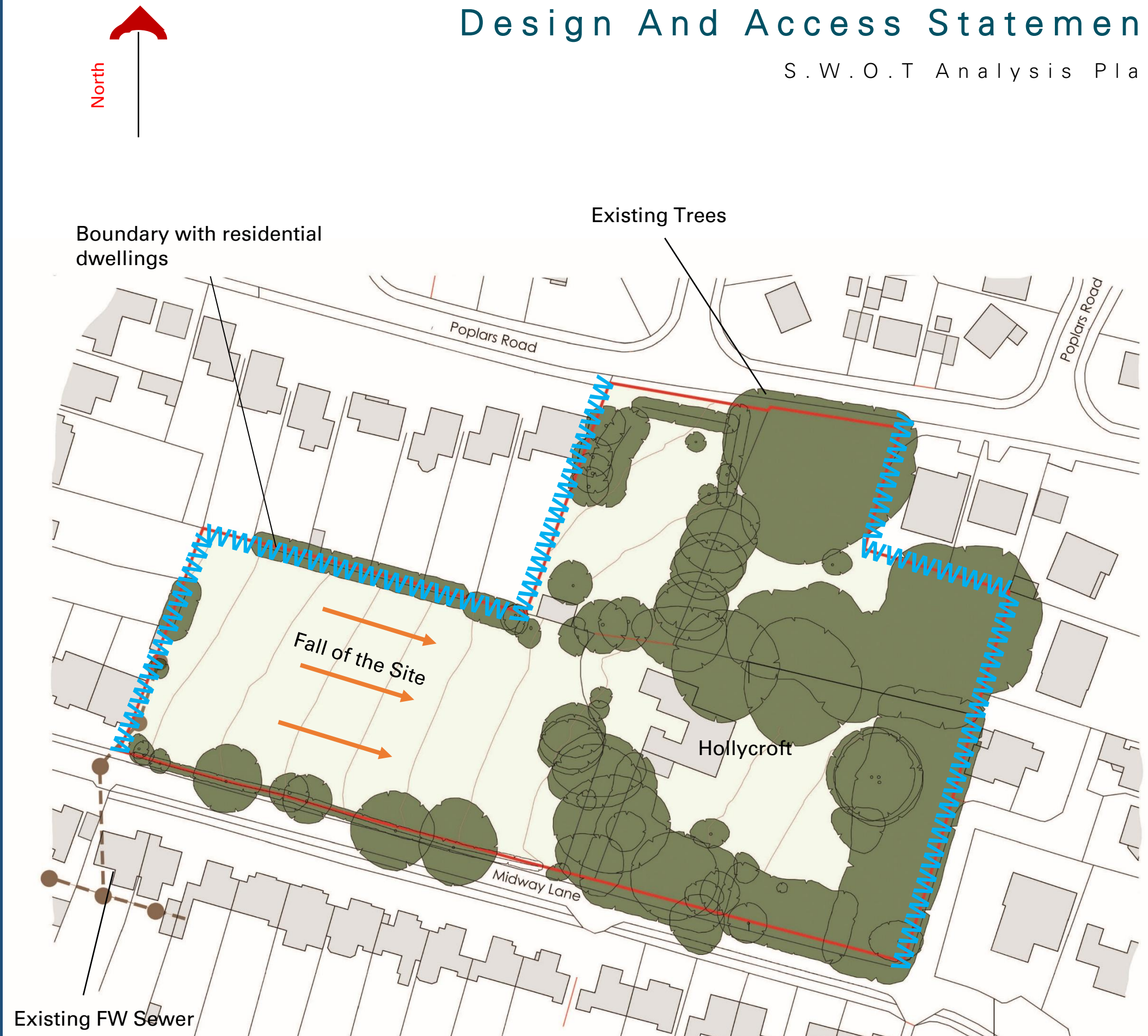
- To redevelop an existing vacant land for the provision of new affordable housing
- Create a new development to replace a long vacant site
- The completion of the street scene on Midway Lane
- Provision of a new landscaping scheme to increase the biodiversity of the site

Threats

- Proximity to adjoining dwellings
- Access along busy estate roads
- Existing trees and group preservation order
- Demolition of existing housing

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S.W.O.T Analysis Plan





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



Public Realm

Streets and public spaces are well defined, welcoming, safe and inclusive with a distinct identity.

They are designed to be robust and adaptable with landscape, green infrastructure and sustainable drainage well integrated.

They are well connected to existing places and promote opportunities for social interaction and a range of activities for all people



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



People and Community

The local community are involved in the development of proposals. 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 create, integrate, protect and/ or enhance a sense of community and promote equality



Location Places

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



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 and public transport network and public transport stations and stops are positively integrated.



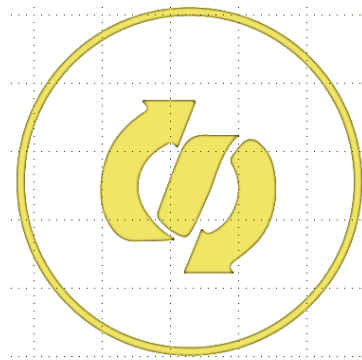
Sociability	Neighbourly	Street life – Providing a natural interactive scheme – With self-surveillance & secure spaces. Accessible front doors clearly visible from the street with all units overlooking open areas. Mixed Demographic use encouraged.
	Friendly	
	Welcoming	
	Interactive	
	Diverse	
	Safe	



Uses	Sustainable	The development proposed meets local demand for type and uses Inclusive design fit for purpose, with flexibility built in for future uses Provision of new retail facility to reduce the need for travel Embrace practical sustainable inclusive design sympathetic with existing surroundings to minimise environmental footprint
	Density	
	Social Demands	
	Mixed use	
	Sensitive	
	Practical	



Image	Safe	Creating a unique sense of place Crime Statistics - Encourage natural surveillance and positive integration & uses of shared spaces Provide an attractive sustainable design to reflect its uses and positively contribute to the surrounding areas
	Clean	
	Sustainable	
	Attractive	
	Historic	
	Quality Design	



Access	Topography	Access to the public footpath network to be reinforced The provision of safe pedestrian movement by clearly defined footpaths and no shared surface roads. Linking existing formal and informal routes safeguarding private and public spaces clearly identifying boundaries
	Accessible	
	Walkable	
	Connectivity	
	Proximity	
	Continuity	



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Response to TAN 12 objectives of good design

Character

As detailed previously the architecture surrounding the site is residential in scale and design. There are larger individual dwellings placed amongst smaller detached and semi-detached houses.

The area has developed gradually over the years, and this is reflected by the architectural style and detailing of the houses. The predominant elevational treatment is the use of white render with grey slate or concrete interlocking tiles. The presence of white render is noticeable on most of the older houses but the more modern additions to the area have been constructed using red facing bricks.

Proposed design cues:

Rendered Facades

Window/door surrounds

Prominent Gable Features

Red brick facades on more modern houses.

Grey and Brown roofs

Proposed materials:

Red brick elevations

Stone on selected facades

uPVC windows Colour grey

Concrete Interlocking roof tiles – Colour slate grey.

Black PVCu rainwater goods.

Soffits and fascias – uPVC colour Grey

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 pedestrians and vehicles.

Each dwelling has vehicle parking adjacent to the building with access paths complying with Lifetime Home slope and crossfalls all within reasonable distances. Access is also provided to the public footpath with the shallowest slopes possible given the topography of the site, this allows access to further footpaths adjacent to the public highways outside of the site.

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, are 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 minimise the demand for energy (low- and zero-carbon sources), water, materials and the 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.

Design And Access Statement

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. Houses and apartments are located such that all public areas are well overlooked to maximise security and safety





01 Sketch Scheme

The following pages illustrate the evolution of the site plan, culminating in the selected urban design for the development.

While design refinements continued beyond this stage, these pages capture the key decisions that shaped the Development of the site

An initial layout was prepared in April 2025 detailing access from Midway Lane and a mix of units made up of both affordable and private sale tenures.

The scheme was designed to provide a new street scene to Midway Lane and to retain as many existing trees as possible. The layout illustrated a total of 24 units.

ACCOMMODATION SCHEDULE

Affordable

10 x One bedroom walk up apartments
2 x Two bedroom houses

Private sale

2 x Two bedroom houses
8 x Three bedroom houses
2 x Four bedroom houses



02 Sketch Layout

A further design was prepared following feedback received from planning and highway officers at Monmouthshire County Council.

- It was requested that the site access be moved from Midway Lane to Poplars Close.
- Concern was raised over the loss of trees on the site.
- A larger scale building was introduced to reflect the presence of Hollycroft.

The subsequent tree survey highlighted the tree categories, and Cat A and Cat B trees were retained

Private sale units were also removed from the mix which is now 100% affordable housing. The total number of units was now 34

ACCOMMODATION SCHEDULE

Affordable

- 14 x One bedroom walk up apartments
- 11 x One bedroom common access apartment
- 7 x Two bedroom houses
- 2 x Three bedroom houses

03 Final Layout

A further design was prepared in June 2026. This layout had the benefit of feedback from planners and highways officers as well as a topographic survey and a detailed tree condition survey.

The Access from Poplars Road was moved further east to enable additional dwellings to be provided.

The subsequent tree survey highlighted the tree categories, and Cat A and Cat B trees were retained

Private sale units were also removed from the mix which is now 100% affordable housing. The total number of units was now 41

ACCOMMODATION SCHEDULE

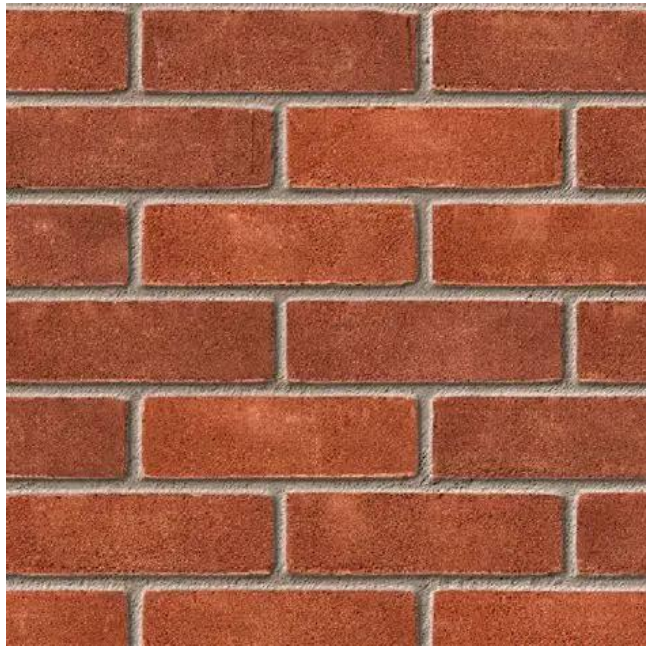
Affordable

- 20 x One bedroom walk up apartments
- 12 x One bedroom common access apartment
- 9 x Two bedroom houses

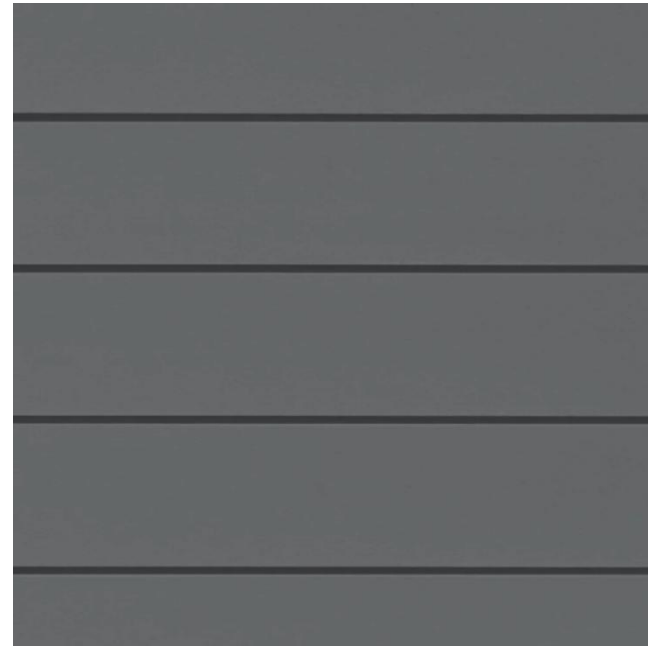


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Proposed Materials



1 Ibstock Heritage Red Blend



6 Cedral Basal Grey C74 Cladding



7 Grey Concrete Interlocking Roof Tiles



4 Grey uPVC windows



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Design Evolution















View 07





Front Elevation



Side Elevation



Rear Elevation



Side Elevation

A3

Original sheet size

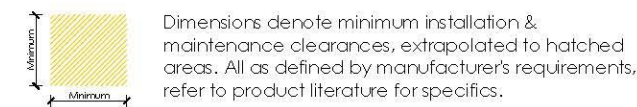
Note: This Drawing is copyright, its use or reproduction is subject to permission from Spring Design Consultancy Limited. All rights are reserved until invoices are paid in full. Contact SDC regarding terms & conditions. Check printed scale, responsibility is not accepted for reproduction of digital media or measuring from this document. Only figured dimensions to be used for construction. No responsibility will be taken for any design used for construction prior to receipt of relevant approvals. Report doubts/discrepancies to project Architect.

Rev	Date	By	CHK	Description

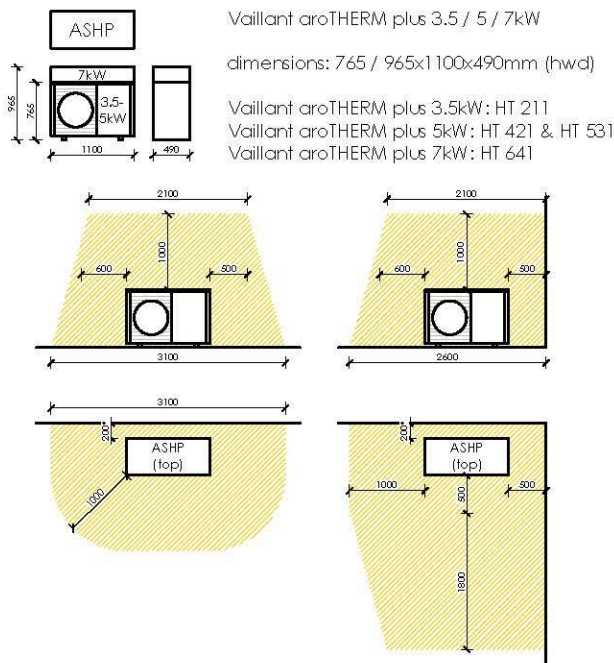
Client: Hedyn		Project: Midway Lane		Drawing Title: Elevations 211	
Drawing Status: CONCEPT DESIGN	Date: July 26	Drawn By: cc	Director: Scale: 1:100 @ A3	Job No: 2800	Opt. Drawing No. 211(03) 300
Rev.		Unit 2 Chapel Barns Merthyr Mawr Bridgend CF32 0LS t: 01656 656267		e: mail@spring-consultancy.co.uk	

spring
design

LOW CARBON PLANT



ASHP

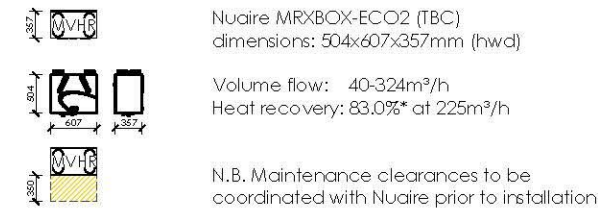


*Clearance for heating only: +50mm if ASHP provides cooling.

Hot Water Cylinder



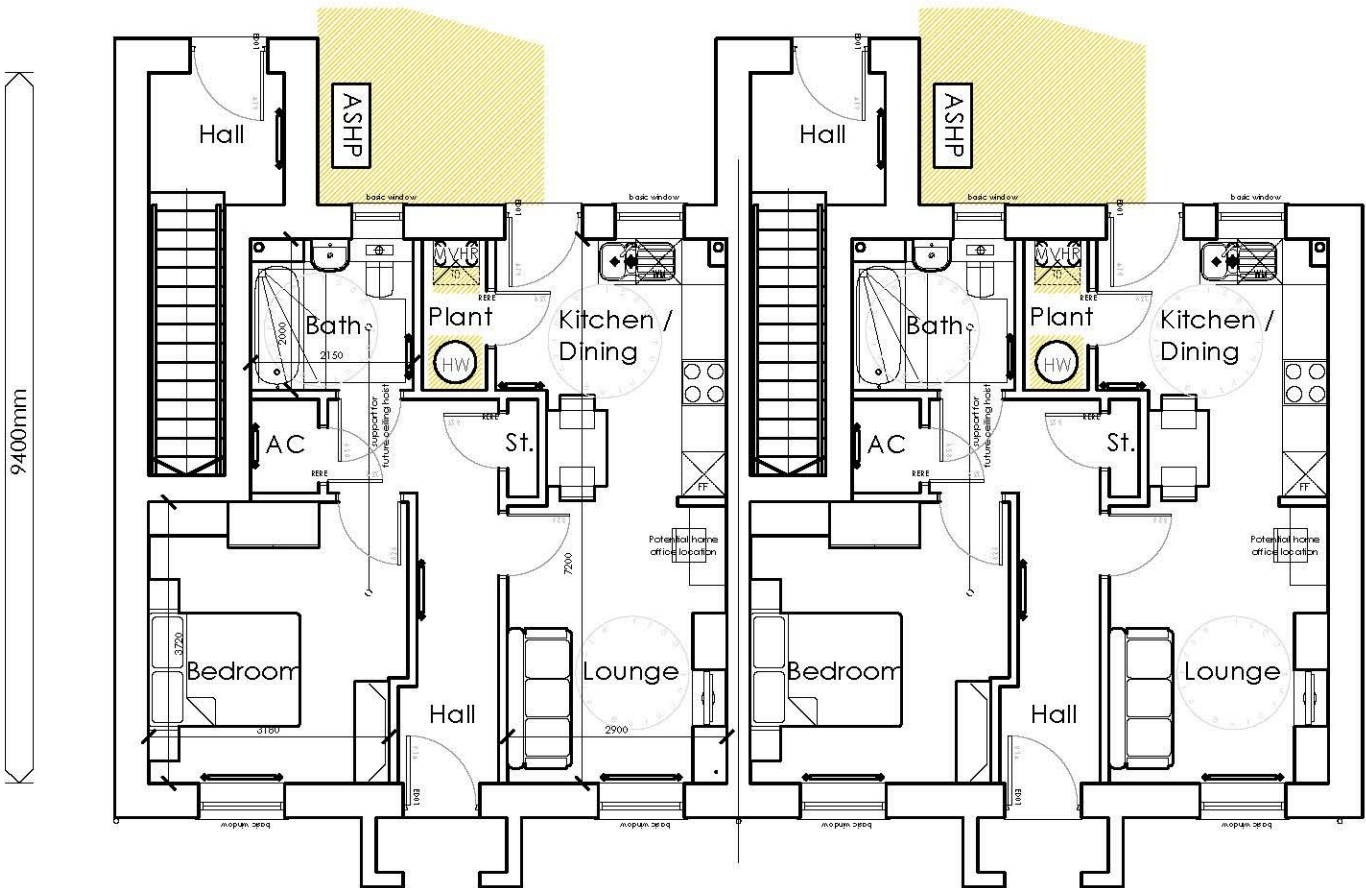
MVHR



Battery Storage

Further discussion is required to consider the impact of PAS 63100 : 2024, which effectively precludes the indoor installation of storage batteries.

Note: Information presented indicatively for coordination with all - including manufacturer & model specification - TBC by relevant specialist consultant / subcontractor. All revisions to the plant specification must be reported for coordination.



Ground Floor Flat GIA: 50.38 sq.m

WDQR21 CRITICAL DIMENSIONS:
Double Bedroom Area: 12.41 sq.m
Double Bedroom Width: 3.18m (min)

ASSUMED CONSTRUCTIONS

External walls	451mm
Internal walls	120mm
Intermediate floors	300mm

NB: The currently assumed external wall thickness of 451mm requires the use of PIR or similar petrochemical insulants in order to achieve the fabric u-value requirements of WDQR 2021 & revised AD: L (Wales) 2022 that are necessary for delivery of demand-based energy standards.

Increasing the allowance for external wall thickness to a notional 500mm would facilitate both the specification of natural/non-flammable insulation and closer alignment with Delivering Net Zero.

STORAGE

WDQR 2021 General Storage Requirements
2 Person 1 Bed Walk-up Flat: 1.5m²

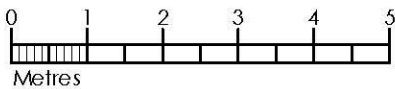
GF	
Airing Cupboard (AC)	1.12m²
Store	0.52m²
Total:	1.64m²

FF	
Airing Cupboard (AC)	0.83m²
Store	0.87m²
Total:	1.70m²

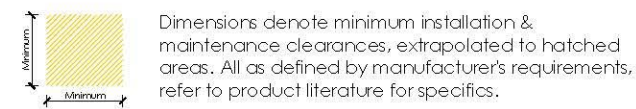
FLOOR AREA

WDQR 2021 Area Requirements
2 Person 1 Bed Walk-up Flat: 53m²

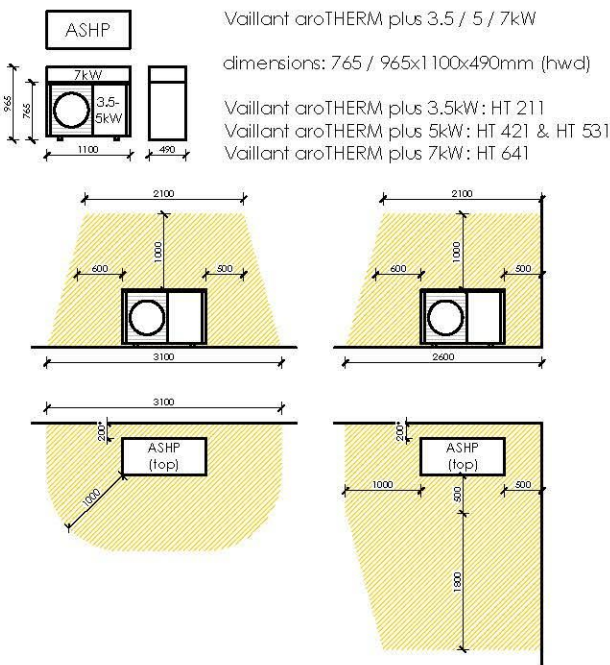
GF Flat	50.38m²
FF Flat	57.43m²
Averaged GIA:	53.91m²



LOW CARBON PLANT



ASHP

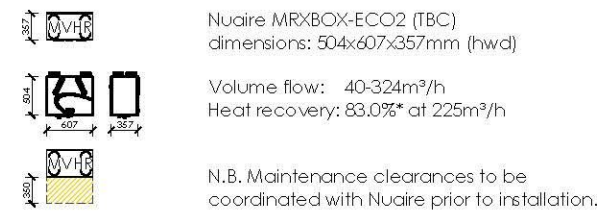


*Clearance for heating only; +50mm if ASHP provides cooling.

Hot Water Cylinder



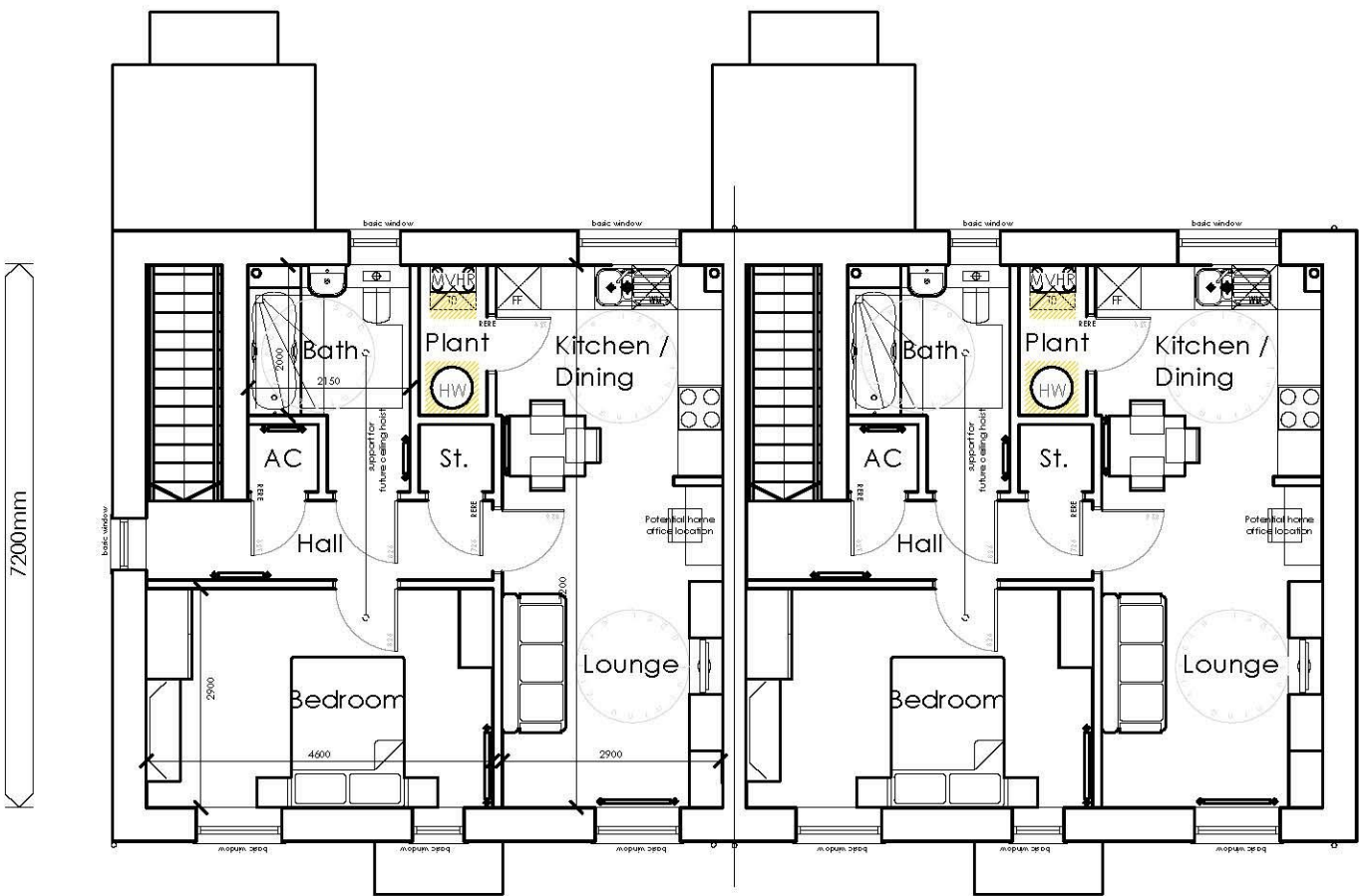
MVHR



Battery Storage

Further discussion is required to consider the impact of PAS 63100 : 2024, which effectively precludes the indoor installation of storage batteries.

Note: Information presented indicatively for coordination with all - including manufacturer & model specification - TBC by relevant specialist consultant / subcontractor. All revisions to the plant specification must be reported for coordination.



First Floor Flat GIA: 57.43 sq.m

WDQR21 CRITICAL DIMENSIONS:
Double Bedroom Area: 13.34 sq.m

ASSUMED CONSTRUCTIONS

External walls	451mm
Internal walls	120mm
Intermediate floors	300mm

NB: The currently assumed external wall thickness of 451mm requires the use of PIR or similar petrochemical insulants in order to achieve the fabric u-value requirements of WDQR 2021 & revised AD: L (Wales) 2022 that are necessary for delivery of demand-based energy standards.

Increasing the allowance for external wall thickness to a notional 500mm would facilitate both the specification of natural/non-flammable insulation and closer alignment with Delivering Net Zero.

STORAGE

WDQR 2021 General Storage Requirements
2 Person 1 Bed Walk-up Flat: 1.5m²

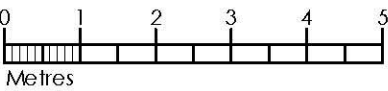
GF	
Airing Cupboard (AC)	1.12m²
Store	0.52m²
Total:	1.64m²

FF	
Airing Cupboard (AC)	0.83m²
Store	0.87m²
Total:	1.70m²

FLOOR AREA

WDQR 2021 Area Requirements
2 Person 1 Bed Walk-up Flat: 53m²

GF Flat	50.38m²
FF Flat	57.43m²
Averaged GIA:	53.91m²



A3

Original sheet size

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Rev	Date	By	CHK	Description

Client:

Hedyn

Project:

Midway Lane

Drawing Title:

First Floor Plans
211

Drawing Status:

CONCEPT DESIGN

Date:

July 26

Drawn by / Director / Scale:

cc 1:100 @ A3

Job No:

2800

Opt:

211 (03) 201

Rev:

Unit 2: Chapel Barns | Merthyr Mawr | Bridgend | CF32 0LS

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e: email@spring-consultancy.co.uk

spring

design



Front Elevation

Side Elevation



Rear Elevation

Side Elevation

A3

Original sheet size				
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Rev	Date	By	CHK	Description

Client: Hedyn		Project: Midway Lane		Drawing Title: Elevations 212	
Drawing Status: CONCEPT DESIGN	Date: July 26	Drawn By: cc	Director: Scale: 1:100 @ A1	Job No: 2800	Opt. Drawing No.: 211 (03) 300
Rev.:				Unit 2 Chapel Barns Merthyr Mawr Bridgend CF32 0LS t: 01656 656267 e: mail@spring-consultancy.co.uk	

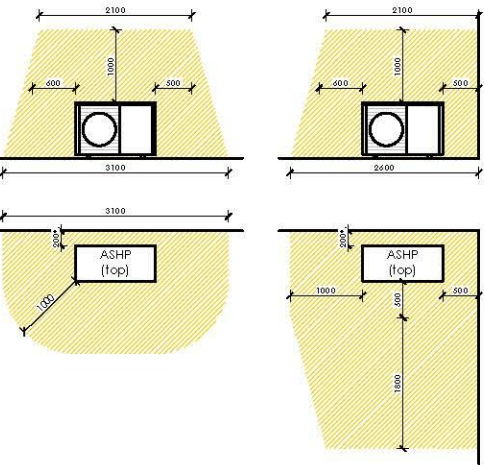


LOW CARBON PLANT

Dimensions denote minimum installation & maintenance clearances, extrapolated to hatched areas. All as defined by manufacturer's requirements, refer to product literature for specifics.

ASHP

Vaillant aroTHERM plus 3.5 / 5 / 7kW
dimensions: 765 / 965x1100x490mm (hwd)
Vaillant aroTHERM plus 3.5kW: HT 211
Vaillant aroTHERM plus 5kW: HT 421 & HT 531
Vaillant aroTHERM plus 7kW: HT 641



*Clearance for heating only: +50mm if ASHP provides cooling.

Hot Water Cylinder

Mixergy cylinder 150 / 210L
dimensions: 1255 / 1585x545mm (hd)
Mixergy 150L for HT 211 & HT 212
Mixergy 210L for HT 421, HT 531 & HT 641

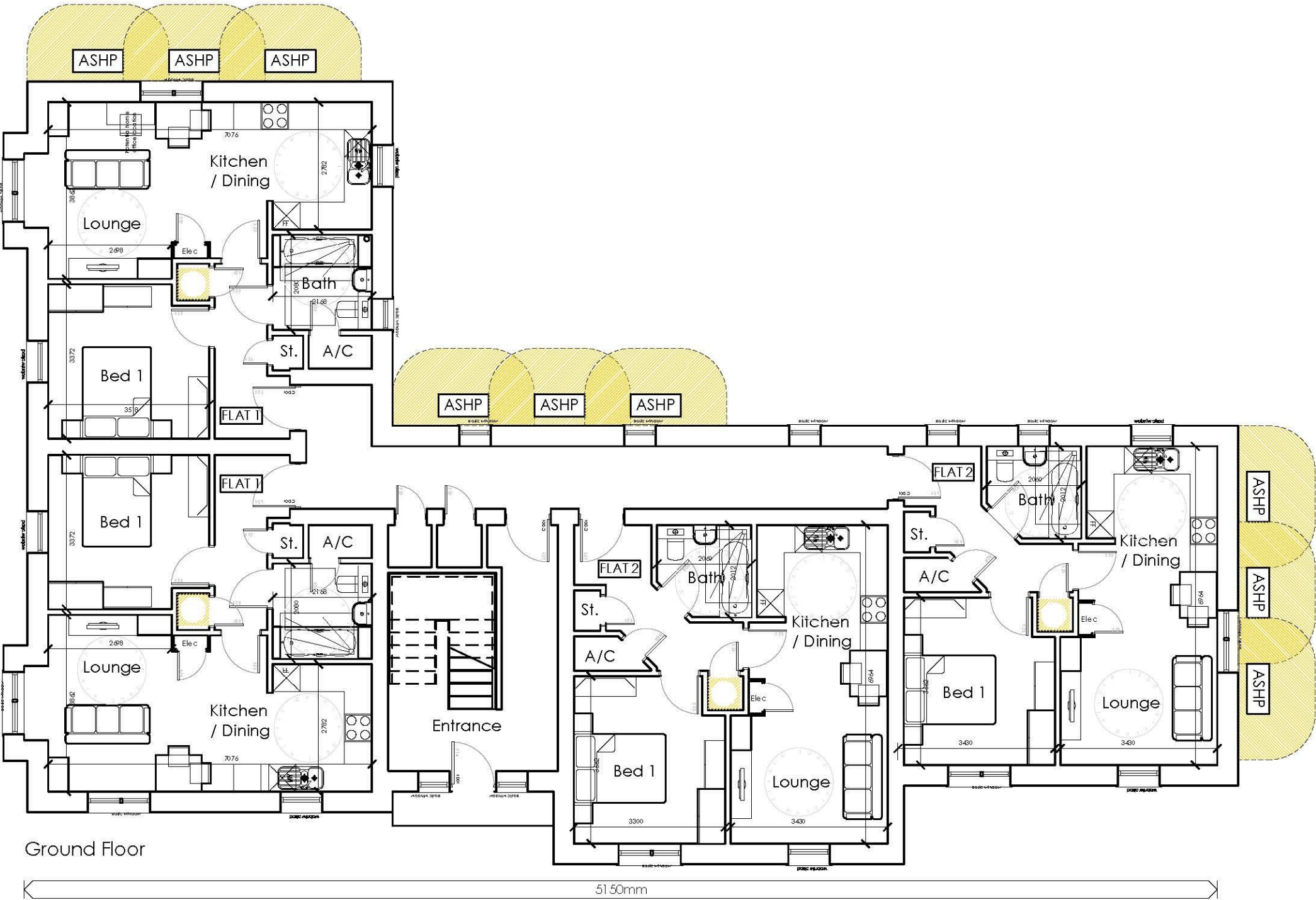
MVHR

Nuair MRXBOX-ECO2 (TBC)
dimensions: 504x607x357mm (hwd)
Volume flow: 40-324m³/h
Heat recovery: 83.0%* at 225m³/h
N.B. Maintenance clearances to be coordinated with Nuair prior to installation.

Battery Storage

Further discussion is required to consider the impact of PAS 63100 : 2024, which effectively precludes the indoor installation of storage batteries.

Note: Information presented indicatively for coordination with all - including manufacturer & model specification - TBC by relevant specialist consultant / subcontractor. All revisions to the plant specification must be reported for coordination.



ASSUMED CONSTRUCTIONS

External walls 451mm
Internal walls 120mm
Intermediate floors 300mm

NB: The currently assumed external wall thickness of 451mm requires the use of PIR or similar petrochemical insulants in order to achieve the fabric u-value requirements of WDQR 2021 & revised AD: L (Wales) 2022 that are necessary for delivery of demand-based energy standards.

Increasing the allowance for external wall thickness to a notional 500mm would facilitate both the specification of natural/non-flammable insulation and closer alignment with Delivering Net Zero.

STORAGE

WDQR 2021 General Storage Requirements
2 Person 1 Bed Flat (Flat 1): 1.5m²

Store 0.50m²
Airing Cupboard (AC) 1.00m²
Total: 1.50m²

2 Person 1 Bed Flat (Flat 2): 1.5m²

Store 0.50m²
Airing Cupboard (AC) 1.03m²
Total: 1.53m²

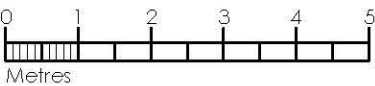
FLOOR AREA

WDQR 2021 Area Requirements
2 Person 1 Bed Flat (Flat 1): : 50m²

GIA: 49.28m²

WDQR 2021 Area Requirements
2 Person 1 Bed Flat (Flat 1): : 50m²

GIA: 47.77m²

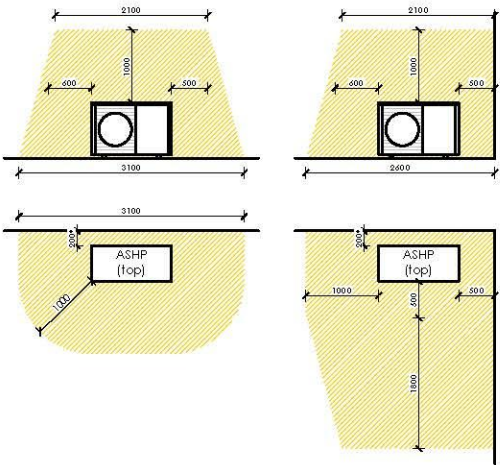


LOW CARBON PLANT

Dimensions denote minimum installation & maintenance clearances, extrapolated to hatched areas. All as defined by manufacturer's requirements, refer to product literature for specifics.

ASHP

ASHP
Vaillant aroTHERM plus 3.5 / 5 / 7kW
dimensions: 765 / 965x1100x490mm (hwd)
Vaillant aroTHERM plus 3.5kW: HT 211
Vaillant aroTHERM plus 5kW: HT 421 & HT 531
Vaillant aroTHERM plus 7kW: HT 641



*Clearance for heating only: +50mm if ASHP provides cooling.

Hot Water Cylinder

Mixergy cylinder 150 / 210L
dimensions: 1255 / 1585x545mm (hd)
Mixergy 150L for HT 211 & HT 212
Mixergy 210L for HT 421, HT 531 & HT 641

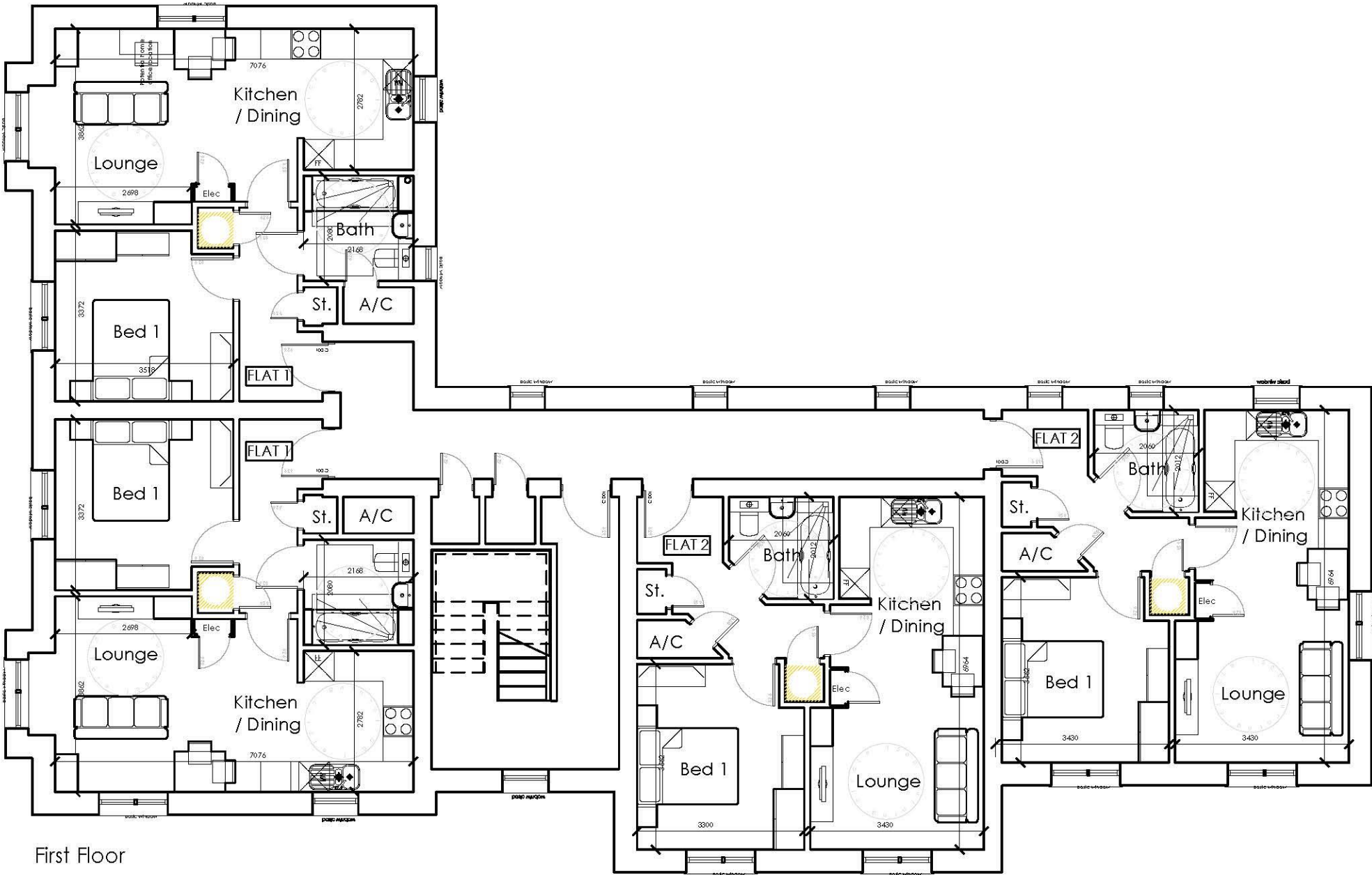
MVHR

Nuair MRXBOX-ECO2 (TBC)
dimensions: 504x607x357mm (hwd)
Volume flow: 40-324m³/h
Heat recovery: 83.0%* at 225m³/h
N.B. Maintenance clearances to be coordinated with Nuair prior to installation.

Battery Storage

Further discussion is required to consider the impact of PAS 63100 : 2024, which effectively precludes the indoor installation of storage batteries.

Note: Information presented indicatively for coordination with all - including manufacturer & model specification - TBC by relevant specialist consultant / subcontractor. All revisions to the plant specification must be reported for coordination.



First Floor

ASSUMED CONSTRUCTIONS

External walls	451mm
Internal walls	120mm
Intermediate floors	300mm

NB: The currently assumed external wall thickness of 451mm requires the use of PIR or similar petrochemical insulants in order to achieve the fabric u-value requirements of WDQR 2021 & revised AD: L (Wales) 2022 that are necessary for delivery of demand-based energy standards.

Increasing the allowance for external wall thickness to a notional 500mm would facilitate both the specification of natural/non-flammable insulation and closer alignment with Delivering Net Zero.

STORAGE

WDQR 2021 General Storage Requirements
4 Person 2 Bedroom House: 2.5m²

GF	
Store	1.17m²
Total:	1.17m²

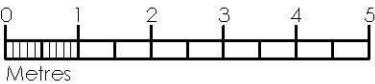
FF	
Airing Cupboard (AC)	0.66m²
Store	0.78m²
Total:	1.44m²

Overall Total Storage: 2.61m²

FLOOR AREA

WDQR 2021 Area Requirements
4 Person 2 Bedroom House: 83m²

GIA: 83.44m²



A3

Original sheet size

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Rev	Date	By	CHK	Description

Client:
Hedyn

Project:
Midway Lane

Drawing Title:
First Floor Plans
212

Drawing Status:
CONCEPT DESIGN

Date:
July 26

Drawn by / Director / Scale:
cc 1:100 @ A3

Job No:
2800

Opt. / Drawing No.:
212(03) 201

Rev.:

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e: email@spring-consultancy.co.uk

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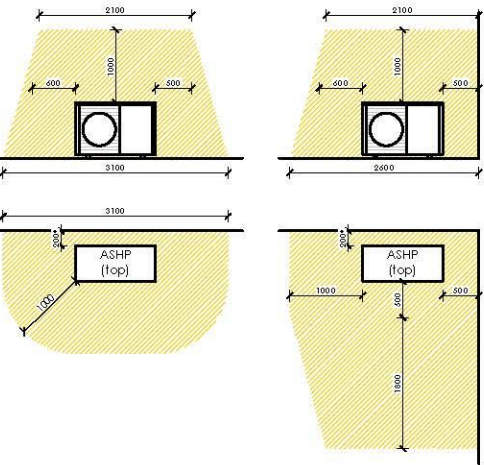
design

LOW CARBON PLANT

Dimensions denote minimum installation & maintenance clearances, extrapolated to hatched areas. All as defined by manufacturer's requirements, refer to product literature for specifics.

ASHP

Vaillant aroTHERM plus 3.5 / 5 / 7kW
dimensions: 765 / 965x1100x490mm (hwd)
Vaillant aroTHERM plus 3.5kW: HT 211
Vaillant aroTHERM plus 5kW: HT 421 & HT 531
Vaillant aroTHERM plus 7kW: HT 641



*Clearance for heating only: +50mm if ASHP provides cooling.

Hot Water Cylinder

Mixergy cylinder 150 / 210L
dimensions: 1255 / 1585x545mm (hd)
Mixergy 150L for HT 211 & HT 212
Mixergy 210L for HT 421, HT 531 & HT 641

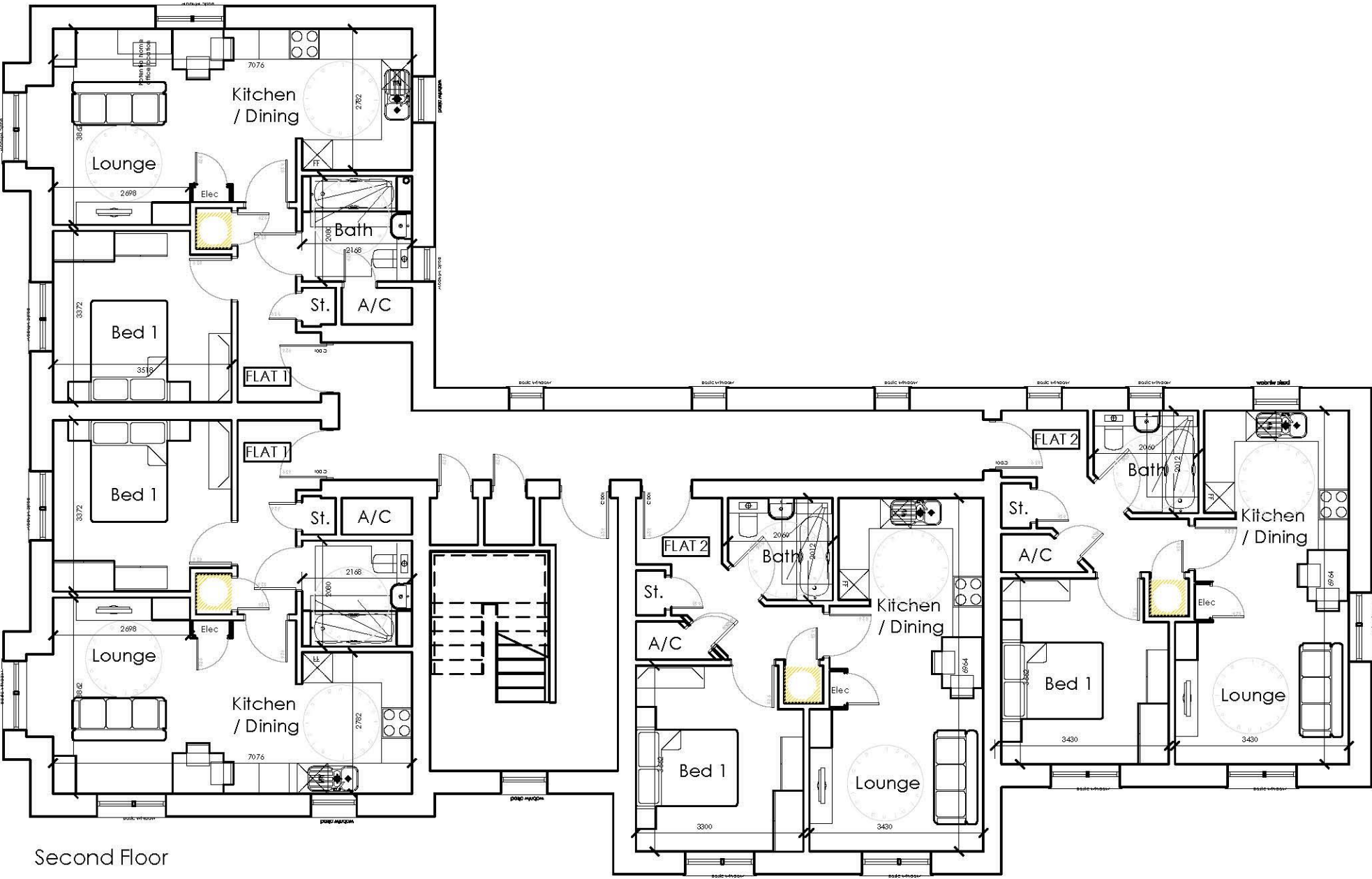
MVHR

Nuair MRXBOX-ECO2 (TBC)
dimensions: 504x607x357mm (hwd)
Volume flow: 40-324m³/h
Heat recovery: 83.0%* at 225m³/h
N.B. Maintenance clearances to be coordinated with Nuair prior to installation.

Battery Storage

Further discussion is required to consider the impact of PAS 63100 : 2024, which effectively precludes the indoor installation of storage batteries.

Note: Information presented indicatively for coordination with all - including manufacturer & model specification - TBC by relevant specialist consultant / subcontractor. All revisions to the plant specification must be reported for coordination.



Second Floor

ASSUMED CONSTRUCTIONS

External walls	451mm
Internal walls	120mm
Intermediate floors	300mm

NB: The currently assumed external wall thickness of 451mm requires the use of PIR or similar petrochemical insulants in order to achieve the fabric u-value requirements of WDQR 2021 & revised AD: L (Wales) 2022 that are necessary for delivery of demand-based energy standards.

Increasing the allowance for external wall thickness to a notional 500mm would facilitate both the specification of natural/non-flammable insulation and closer alignment with Delivering Net Zero.

STORAGE

WDQR 2021 General Storage Requirements
4 Person 2 Bedroom House: 2.5m²

GF	
Store	1.17m²
Total:	1.17m²

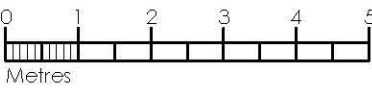
FF	
Airing Cupboard (AC)	0.66m²
Store	0.78m²
Total:	1.44m²

Overall Total Storage: 2.61m²

FLOOR AREA

WDQR 2021 Area Requirements
4 Person 2 Bedroom House: 83m²

GIA: 83.44m²



A3

Original sheet size

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Rev	Date	By	CHK	Description

Client:
Hedyn

Project:
Midway Lane

Drawing Title:
Second Floor Plans
212

Drawing Status:
CONCEPT DESIGN

Date:
July 26

Drawn by / Director / Scale:
cc 1:100 @ A3

Job No:
2800

Opt. / Drawing No:
212(03) 202

Rev.:

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e: email@spring-consultancy.co.uk



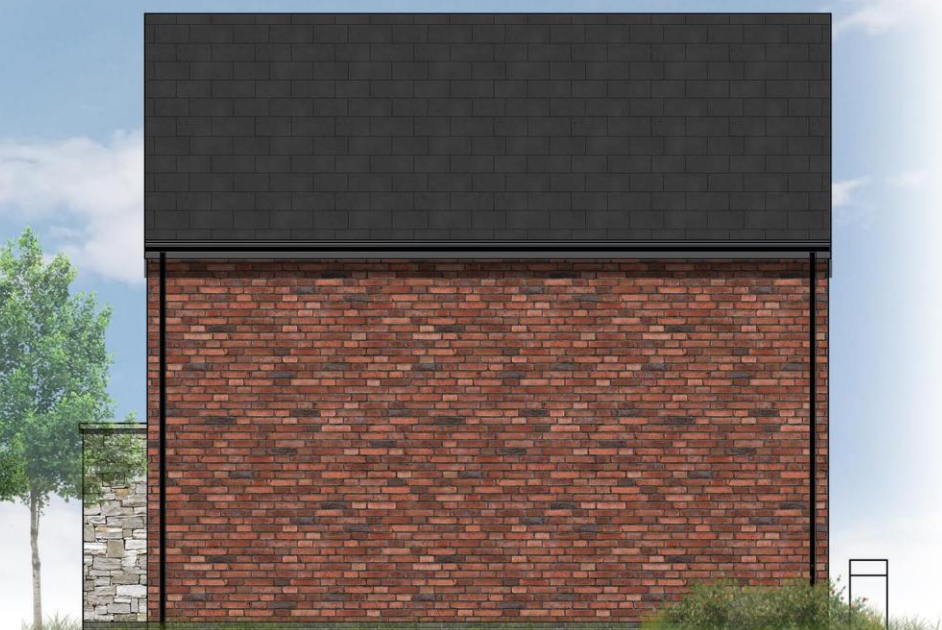
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

A3

Original sheet size

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Rev	Date	By	CHK	Description

Client: Hedyn		Project: Midway Lane		Drawing Title: Elevations 421		
Drawing Status: CONCEPT DESIGN	Date: July 26	Drawn By: CC	Director: 	Scale: 1:100 @ A3	Job No: 2800	Opt. Drawing No. 421 (03) 300
				Rev. 	Unit 2 Chapel Barns Merthyr Mawr Bridgend CF32 0LS t: 01656 656267 e: mail@spring-consultancy.co.uk	

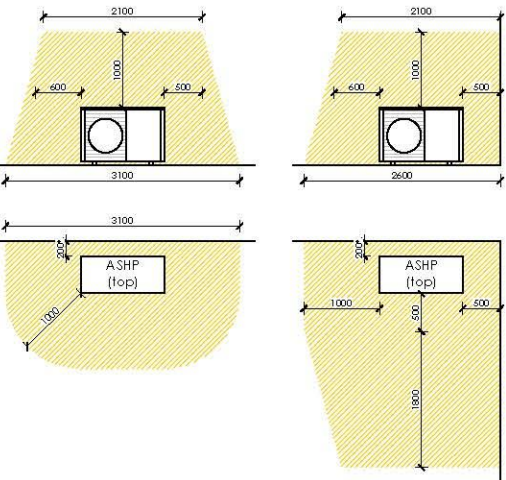
spring
design

LOW CARBON PLANT

Minimum
Minimum
Dimensions denote minimum installation & maintenance clearances, extrapolated to hatched areas. All as defined by manufacturer's requirements, refer to product literature for specifics.

ASHP

ASHP
Vaillant aroTHERM plus 3.5 / 5 / 7kW
dimensions: 765 / 965x1100x490mm (hwd)
Vaillant aroTHERM plus 3.5kW: HT 211
Vaillant aroTHERM plus 5kW: HT 421 & HT 531
Vaillant aroTHERM plus 7kW: HT 641



*Clearance for heating only: +50mm if ASHP provides cooling.

Hot Water Cylinder

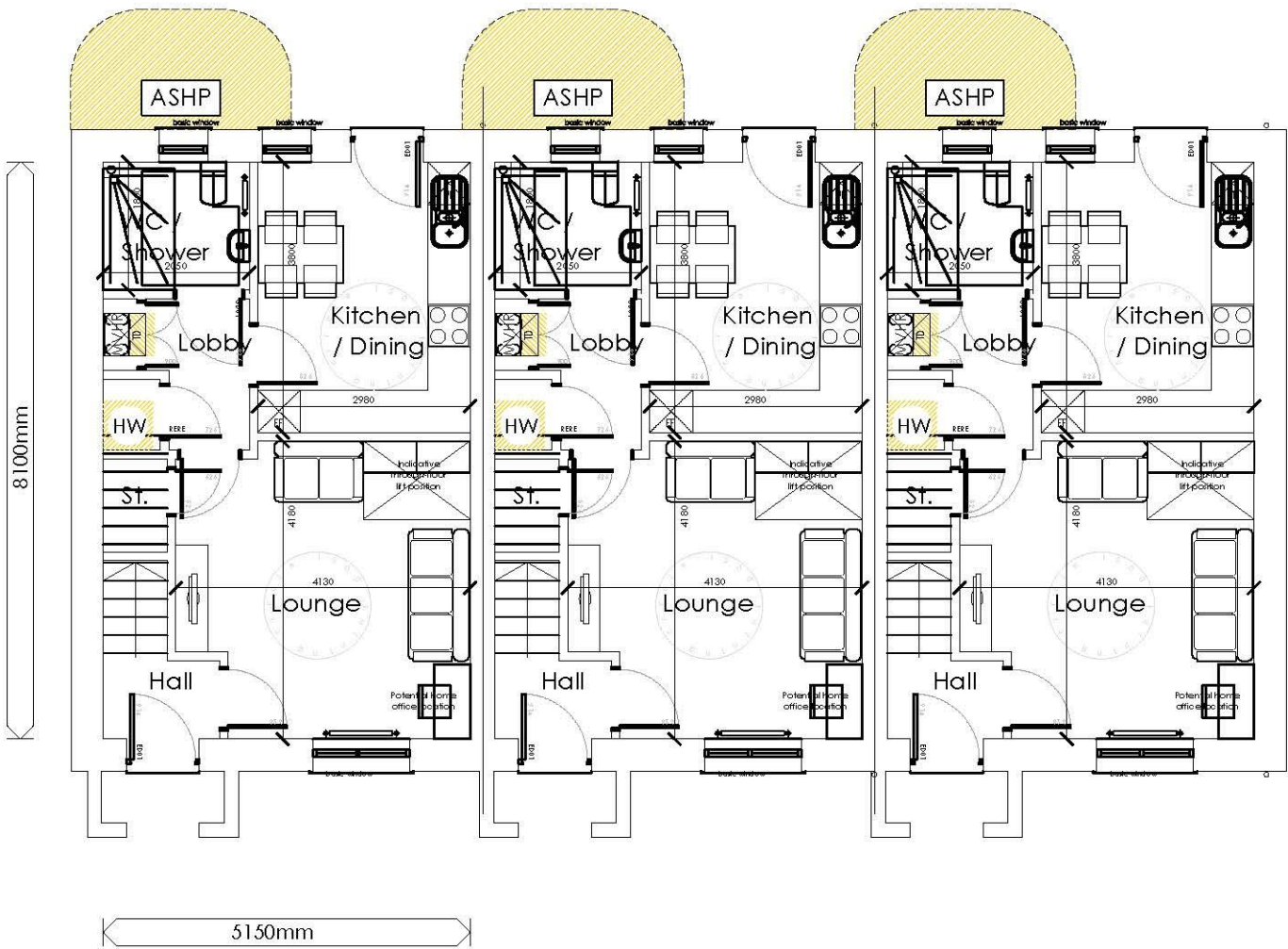
Mixergy cylinder 150 / 210L
dimensions: 1255 / 1585x545mm (hwd)
Mixergy 150L for HT 211 & HT 212
Mixergy 210L for HT 421, HT 531 & HT 641

MVHR

Nuair MRXBOX-ECO2 (TBC)
dimensions: 504x607x357mm (hwd)
Volume flow: 40-324m³/h
Heat recovery: 83.0%* at 22.5m³/h
N.B. Maintenance clearances to be coordinated with Nuair prior to installation.

Battery Storage

Further discussion is required to consider the impact of PAS 63100: 2024, which effectively precludes the indoor installation of storage batteries.



4 person, 2 bedroom house GIA: 83.44 sq.m

WDQR21 COMPLIANT CRITICAL DIMENSIONS:

Bedroom 1 Area: 13.45 sq.m

Bedroom 2 Area: 14.21 sq.m

ASSUMED CONSTRUCTIONS

External walls 451mm
Internal walls 120mm
Intermediate floors 300mm

NB: The currently assumed external wall thickness of 451mm requires the use of PIR or similar petrochemical insulants in order to achieve the fabric u-value requirements of WDQR 2021 & revised AD: L (Wales) 2022 that are necessary for delivery of demand-based energy standards.

Increasing the allowance for external wall thickness to a notional 500mm would facilitate both the specification of natural/non-flammable insulation and closer alignment with Delivering Net Zero.

STORAGE

WDQR 2021 General Storage Requirements
4 Person 2 Bedroom House: 2.5m²

GF
Store 1.17m²
Total: 1.17m²

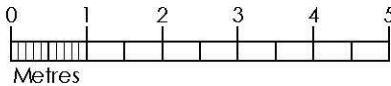
FF
Airing Cupboard (AC) 0.66m²
Store 0.78m²
Total: 1.44m²

Overall Total Storage: 2.61m²

FLOOR AREA

WDQR 2021 Area Requirements
4 Person 2 Bedroom House: 83m²

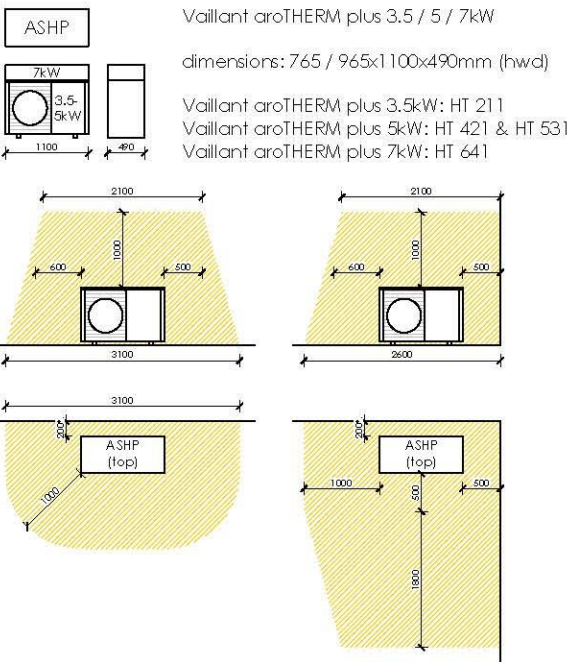
GIA: 83.44m²



LOW CARBON PLANT

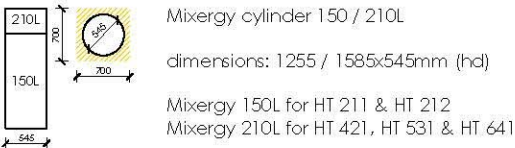
Minimum
Minimum
Dimensions denote minimum installation & maintenance clearances, extrapolated to hatched areas. All as defined by manufacturer's requirements, refer to product literature for specifics.

ASHP

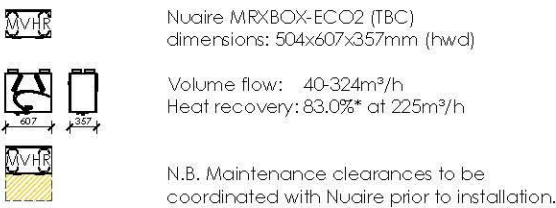


*Clearance for heating only: +50mm if ASHP provides cooling.

Hot Water Cylinder

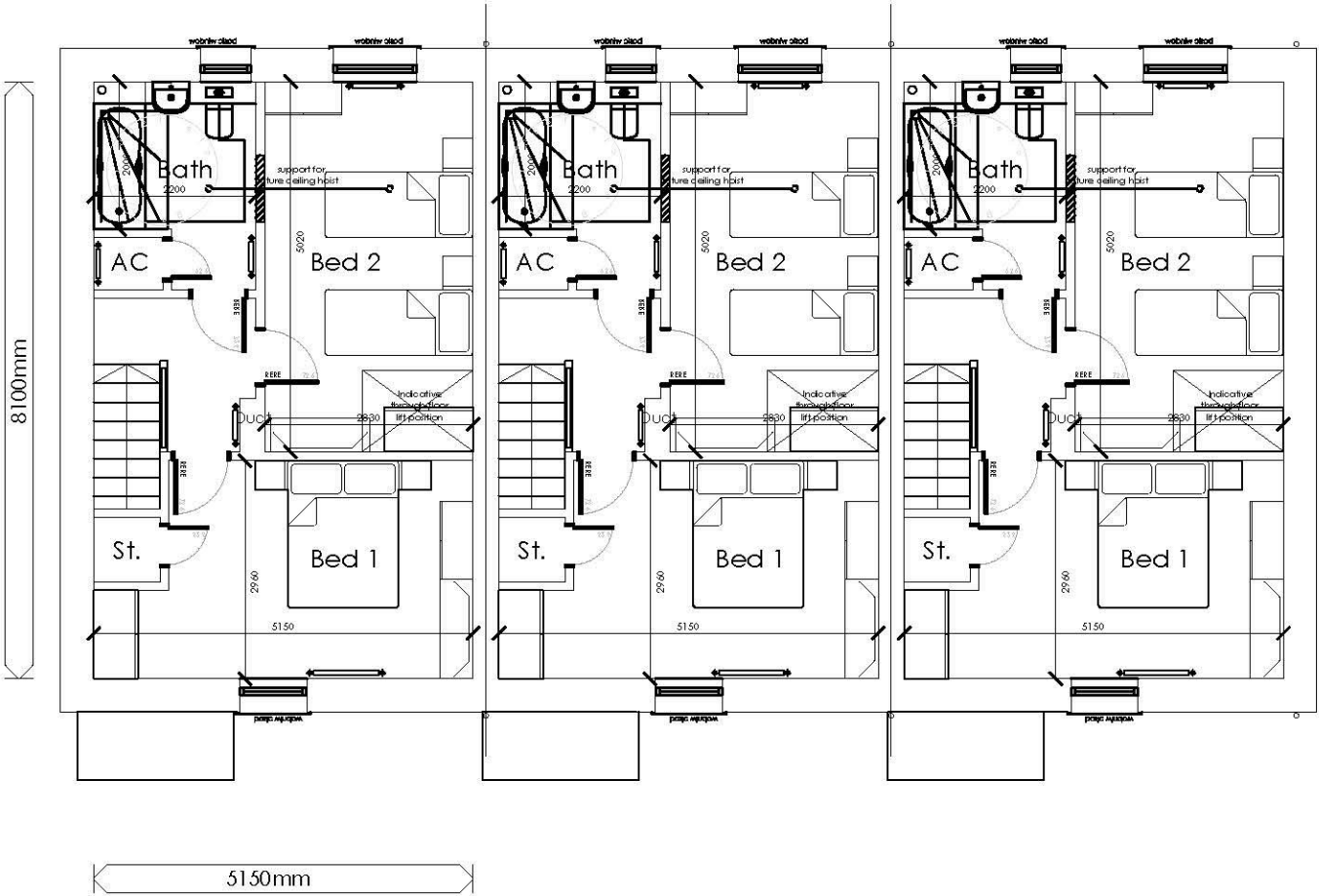


MVHR



Battery Storage

Further discussion is required to consider the impact of PAS 63100: 2024, which effectively precludes the indoor installation of storage batteries.



4 person, 2 bedroom house GIA: 83.44 sq.m
WDQR21 COMPLIANT CRITICAL DIMENSIONS:
Bedroom 1 Area: 13.45 sq.m
Bedroom 2 Area: 14.21 sq.m

ASSUMED CONSTRUCTIONS

External walls	451mm
Internal walls	120mm
Intermediate floors	300mm

NB: The currently assumed external wall thickness of 451mm requires the use of PIR or similar petrochemical insulants in order to achieve the fabric u-value requirements of WDQR 2021 & revised AD: L (Wales) 2022 that are necessary for delivery of demand-based energy standards.

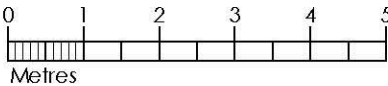
Increasing the allowance for external wall thickness to a notional 500mm would facilitate both the specification of natural/non-flammable insulation and closer alignment with Delivering Net Zero.

STORAGE

WDQR 2021 General Storage Requirements	
4 Person 2 Bedroom House: 2.5m²	
GF	
Store	1.17m²
Total:	1.17m²
FF	
Airing Cupboard (AC)	0.66m²
Store	0.78m²
Total:	1.44m²
Overall Total Storage:	2.61m²

FLOOR AREA

WDQR 2021 Area Requirements
4 Person 2 Bedroom House: 83m²
GIA: 83.44m²





Front Elevation



Side Elevation



Rear Elevation



Side Elevation

A3

Original sheet size

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Rev	Date	By	CHK	Description

Client: Hedyn		Project: Midway Lane		Drawing Title: Elevations 422	
Drawing Status: CONCEPT DESIGN	Date: July 26	Drawn By: CC	Director: Scale: 1:100 @ A3	Job No: 2800	Opt: Drawing No: 422(03) 300
Rev: Unit 2 Chapel Barns Merthyr Mawr Bridgend CF32 0LS				t: 01656 656267	

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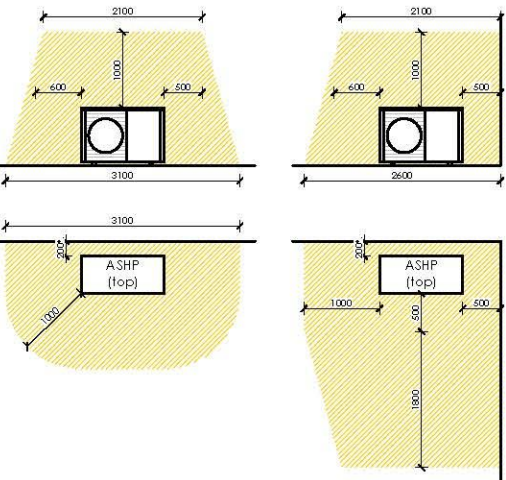
e:mail@spring-consultancy.co.uk

LOW CARBON PLANT

Minimum
Minimum
Dimensions denote minimum installation & maintenance clearances, extrapolated to hatched areas. All as defined by manufacturer's requirements, refer to product literature for specifics.

ASHP

ASHP
Vaillant aroTHERM plus 3.5 / 5 / 7kW
dimensions: 765 / 965x1100x490mm (hwd)
Vaillant aroTHERM plus 3.5kW: HT 211
Vaillant aroTHERM plus 5kW: HT 421 & HT 531
Vaillant aroTHERM plus 7kW: HT 641



*Clearance for heating only: +50mm if ASHP provides cooling.

Hot Water Cylinder

Mixergy cylinder 150 / 210L
dimensions: 1255 / 1585x545mm (hd)
Mixergy 150L for HT 211 & HT 212
Mixergy 210L for HT 421, HT 531 & HT 641

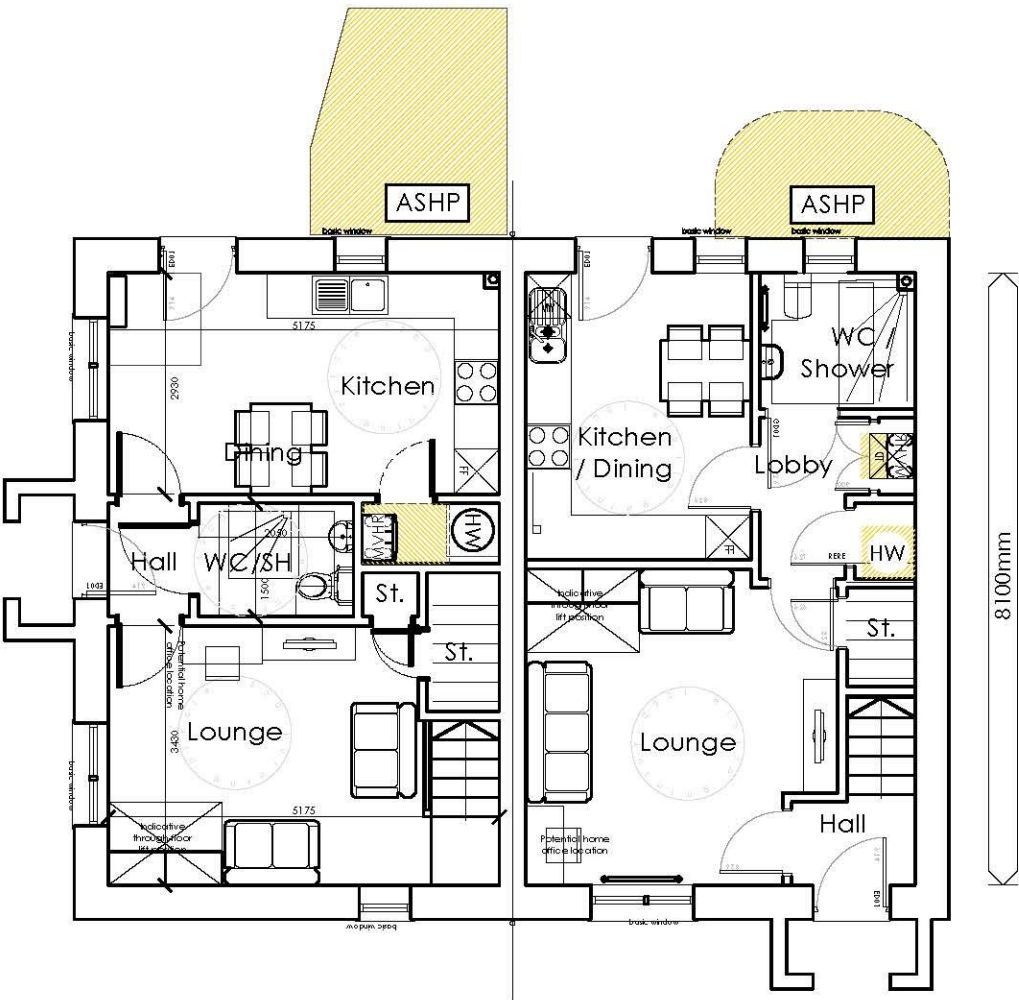
MVHR

Nuair MRXBOX-ECO2 (TBC)
dimensions: 504x607x357mm (hwd)
Volume flow: 40-324m³/h
Heat recovery: 83.0%* at 225m³/h
N.B. Maintenance clearances to be coordinated with Nuair prior to installation.

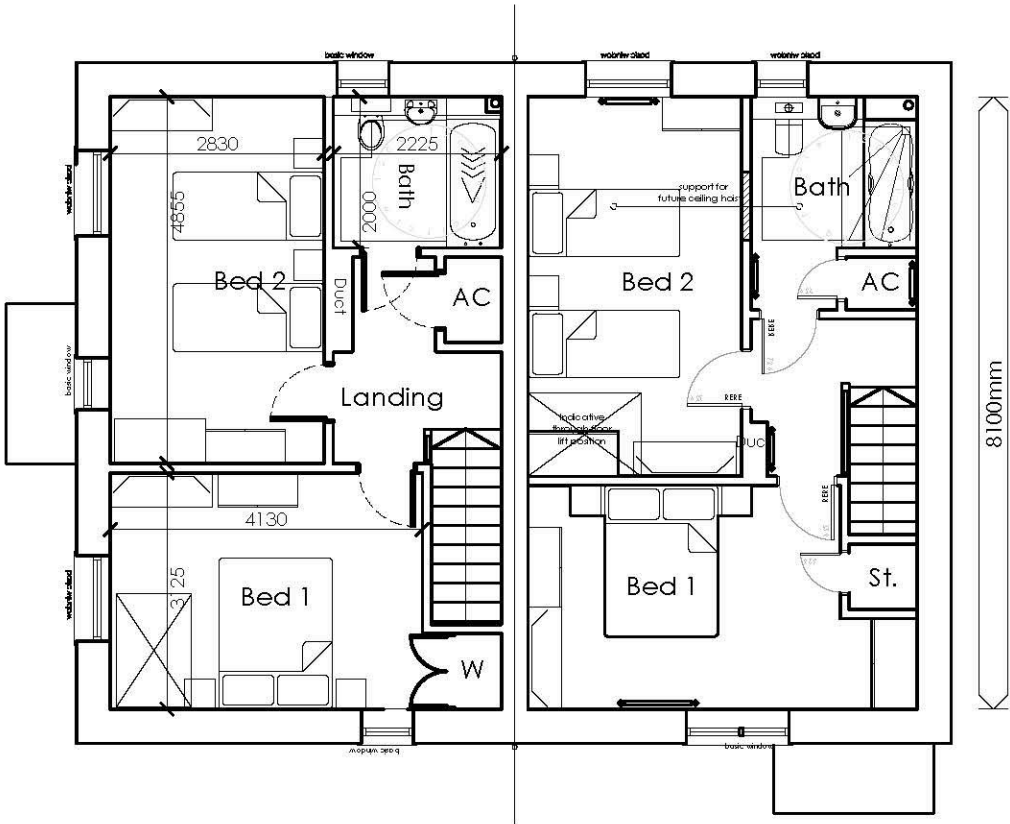
Battery Storage

Further discussion is required to consider the impact of PAS 63100 : 2024, which effectively precludes the indoor installation of storage batteries.

Note: Information presented indicatively for coordination with all - including manufacturer & model specification - TBC by relevant specialist consultant / subcontractor. All revisions to the plant specification must be reported for coordination.



5150mm



4 person, 2 bedroom house GIA: 83.84 sq.m

WDQR21 COMPLIANT CRITICAL DIMENSIONS:

Bedroom 1 Area: 13.98 sq.m

Bedroom 2 Area: 13.73 sq.m

ASSUMED CONSTRUCTIONS

External walls 451mm
Internal walls 120mm
Intermediate floors 300mm

NB: The currently assumed external wall thickness of 451mm requires the use of PIR or similar petrochemical insulants in order to achieve the fabric u-value requirements of WDQR 2021 & revised AD: L (Wales) 2022 that are necessary for delivery of demand-based energy standards.

Increasing the allowance for external wall thickness to a notional 500mm would facilitate both the specification of natural/non-flammable insulation and closer alignment with Delivering Net Zero.

STORAGE

WDQR 2021 General Storage Requirements
4 Person 2 Bedroom House: 2.5m²

GF
Store 0.42m²
Store Understair 1.75m²
Total: 2.17m²

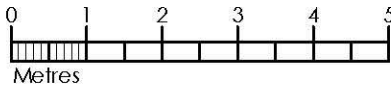
FF
Airing Cupboard (AC) 0.85m²
Wardrobe 0.62m²
Total: 1.44m²

Overall Total Storage: 3.61m²

FLOOR AREA

WDQR 2021 Area Requirements
4 Person 2 Bedroom House: 83m²

GIA: 83.44m²



Summary

This Design & Access Statement explores in detail how the associated planning application will deliver a well-designed residential development that is clearly integrated with the existing site context 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 through 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.

Schedule of accommodation

New Homes

- 20 No. 1 bed walk up apartments @ approx. 50m2
- 12 No. 1 bed common access apartments @ approx. 50m2
- 9 No. 2 bed houses @ approx. 83m2

Total number of New Homes = 41

Car Parking

- 50 No. Parking spaces

Summary





Unit 2
Chapel Barns
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