

Design and Access Statement

Proposed Development at Menai Avenue, Croeserw

Client: Tai Tarian Ltd
Job No: 2754
Date: June 2026



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Design And Access Statement

Design Team

Applicant

Tai Tarian Ltd

Architect

Spring Design Consultancy Ltd

Planning Consultant & Agent

Asbri Planning Ltd

Civil Engineer

Spring Design Consultancy Ltd

Landscape Architect

Transport Consultants

Design And Access Statement

Introduction

History

Spring Design has been appointed by to provide proposals for the development of two parcels of vacant land at Menai Avenue, Croeserw, Port Talbot.

Design Vision

The vision for the site was the provision of a high-quality residential development, providing affordable dwellings. The aim is to create a new development with its own unique sense of place but also one that pays due respect to its setting.

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

1. A variety of new houses and apartments suitable for a variety of needs
2. A unique and attractive but also sustainable and functional place to live
3. The redevelopment of previously used land to return to create new and vibrant street scenes to both Pen-y-Bryn and Menai Avenue

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 “site” comprises of two individual land parcels. The eastern parcel, site 3, is situated between Menai Avenue and Pen-Y-Bryn. The Western parcel, site 2, is served from Menai Avenue only.

Site 2 slopes from south to north and contains a steep embankment close to the northern boundary. The site is currently open land situated between two development areas and is located such that there is no direct overlooking of the site from any existing dwellings. The site is bounded to the south by a chain link fence and to the west by a mixture of palisade and metal rail fencing. The northern and eastern boundaries are currently open. A public bridleway crosses the site and will require a diversion order to facilitate the development.

Site 3 is a larger and flatter site and is more directly linked to existing dwellings. It has a long frontage to both Menai Avenue and Pen-y-Bryn. The site previously contained dwellings fronting Pen-Y-Bryn that were demolished circa 2012. The proposed scheme will enable the street scene here to be reinstated. The site is currently open to Menai Avenue and Pen-y-Bryn and an informal track is apparent where people have used the site to access the nearby shop.

The redevelopment of both sites will make a much-needed contribution to the street scene. The use of the larger assisted living block on site 2 will also provide a key building for the area but the natural topography of the site will ensure that the mass of the building will be placed against the hill and would not dominate the neighbourhood.

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Google Earth Image Showing Site Connectivity



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S.W.O.T Analysis Plan

Strengths

- Site slopes down towards the northeast with commanding views
- Good vehicular connections
- Established residential area
- Close to existing facilities

Weaknesses

- Steeply sloping
- Part of site has dense tree coverage
- Medium pressure gas main requires diversion.
- Existing Bridleway requires diversion

Opportunities

- Strengthen townscape with frontage, development to Menai Avenue and Pen-y-Bryn
- Provide a range of new sustainable affordable dwellings in an existing residential area .
- Close to local amenities
- Improve landscape quality & biodiversity with Suds drainage scheme.

Threats

- In part previously developed land
- Medium pressure gas main to be diverted on Site 3
- Public bridleway crosses site 2 and will require diversion
- Gas main to be diverted in Site 3



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Response to TAN 12 objectives of good design

Character

All component parts of the site occupy prominent positions. 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;

Grey slate effect roofs

Black PVCu rainwater goods;

Soffits and Facias – PVCu White:



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 adjoining road network has clearly defined footpaths 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.

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.

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*

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 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 11: Noise (1997)
- TAN 12: Design (March 2016)
- TAN 15: Development Flooding and Coastal Erosion (2025)
- TAN 16: Sport Recreation and Open Space (2009)
- TAN 18: Transport (2007)

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.



Neath Port Talbot County Borough Council Local Development Plan (2011-2026)

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning application decision should be made in accordance with the authority’s adopted development plan, unless material considerations indicate otherwise. In this instance, the statutory development plan for this application site is provided in the Neath Port Talbot County Borough Council Local Development Plan, adopted in January 2016. LDP Proposals Map shows that Site 2 and Site 3 are located within the settlement limit as defined by Policy SC1 (Settlement Limit) while Site 1 is located outside the settlement boundary. All sites are not identified for a specific use and therefore considered as “White Land”.



Neath Port Talbot LDP – cover page

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

Policy reference	Relating to
SP1	Climate Change
SP2	Health
SP3	Sustainable Communities
SP4	Infrastructure
SP6	Development in the Valleys Strategy Area
SP 7	Housing Requirement
SP 8	Affordable Housing
SP 10	Open Space
SP 15	Biodiversity & Geodiversity
SP 16	Environmental Protection
SP18	Renewable and Low Carbon Energy
SP19	Waste Management
SP 20	Transport Network
SC1	Settlement Limits
I1	Infrastructure Requirements
AH1	Affordable Housing
AH2	Affordable Housing Exception Site
OS1	Open Space Provision
EN6	Important Biodiversity and Geodiversity Sites
EN7	Important Natural Features
EN8	Pollution and Land Stability
M2	Surface Coal Operations
RE2	Renewable and Low Carbon Energy in New Development
W3	Waste Management in New Development
TR2	Design and Access of New Development
BE1	Design

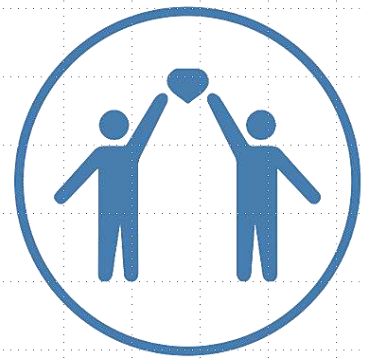
Supplementary Planning Guidance

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

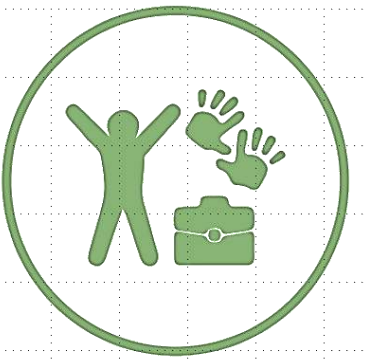
- Planning Obligations (October 2016);
- Affordable Housing (October 2016);
- Biodiversity and Geodiversity (May 2018);
- Pollution (October 2016);
- Open Space and Greenspace (July 2017);
- Design (July 2017).

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Placemaking Analysis



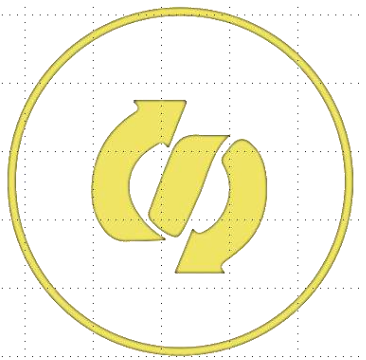
Sociability	Neighbourly Friendly Welcoming Interactive Diverse Safe	Street life – Providing a natural interactive scheme – With self-surveillance & secure spaces. Accessible front doors clearly visible from the street with all units overlooking open space areas. Mixed Demographic use encouraged.
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Uses	Sustainable Density Social Demands Mixed use Sensitive Practical	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
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Image	Safe Clean Sustainable Attractive Historic Quality Design	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
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Access	Topography Accessible Walkable Connectivity Proximity Continuity	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
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Site Photographs - Architectural Context



Photo One



Photo Two



Photo Three



Photo Four

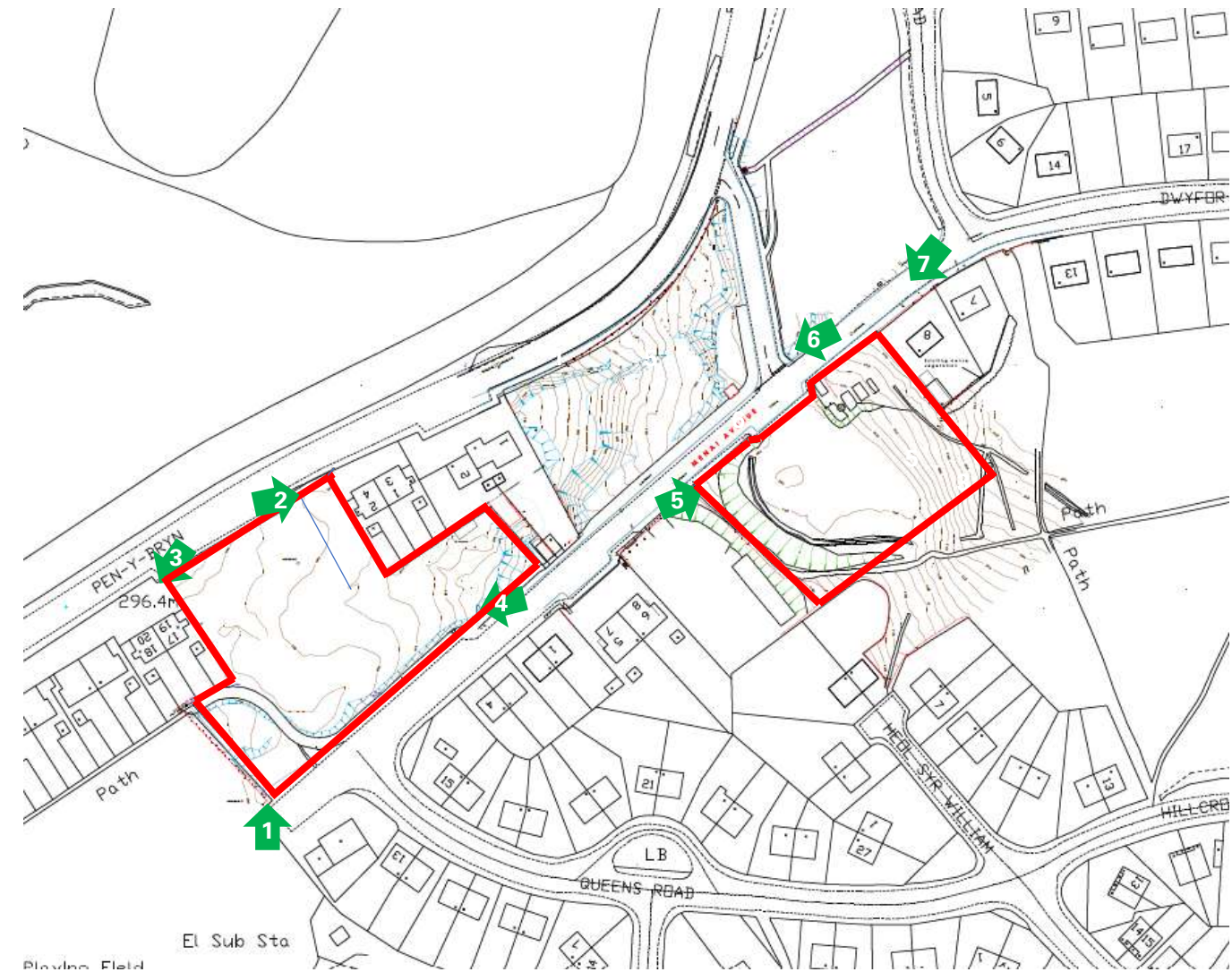


Photo Location Key Plan



Photo Five



Photo Six



Photo Seven



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Surrounding Architecture Contextual Analysis

The area surrounding the site comprises mostly of semi-detached housing and maisonette apartments. These would date from the late 1970's. Most of these houses are served from Menai Avenue and Queens Road. The maisonette apartments are served from Pen-Y-Bryn and these have rendered facades and contrasting soldier courses to emphasise window and door openings.

The frontage to Pen-y-Bryn previously contained a row of maisonette apartments that were demolished circa 2009. Situated further along Pen-Y-Bryn there is one maisonette apartment remaining and the redevelopment of the site in this area will create a new street scene. Further along there are two larger detached houses with hipped roofs, both of which have been extended. All these dwellings have rendered facades.

There is also an area of existing housing based in Queens Road. These are also semi-detached houses of a uniform design. The architectural style here matches the existing buildings in Menai Avenue and gives a sense of continuity to the built form. Apart from those close to the junction with Menai Avenue. Most of the dwellings in Queens Road are hidden from the application site and have no direct visual connection to inform a design solution for the new development

There is an area of development further to the north of the site in Dwyfor Road. Houses here comprise of larger detached houses with a smaller number of semi-detached dwellings further away from the site. They have red brick facades with prominent gable elevations. The density of the buildings here is lower than the proposed site owing to the size of the individual dwellings.



Houses in Menai Avenue



Apartments in Pen-y-Bryn

These dwellings have large gables fronting the road and are have red brick facades under brown tiled roofs. These houses are set much lower than the site and do not relate visually to the proposed scheme. This means that they will have little bearing on a design solution for the site.

There is a larger building at the end of Menai Avenue that is clad in painted white stone and concrete. This is a premier store, and its architecture is fitting for its functional use.

The proposed scheme, comprising of two storey dwellings will fit in well with the vernacular of the area. Also, the proposed apartment block on site 1, although of a much greater mass is set on the high side of the site. This means that most of the building will be set against the hillside and its visual presence in the street scene will be reduced.

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Surrounding Architecture



Apartments in Pen-y-Bryn



Dwellings in Menai Avenue



Dwellings in Queens Road



Existing larger dwellings in Pen-Y-Bryn



Shop in Queens Road



Dwelling in Dwyfor 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



Initial Sketch Layout, April 2024

32 units comprising of :-

- 18 x 1 bedroom walk up flats
- 4 x 1 bedroom bungalows
- 6 x 1 bedroom common access flats
- 4 x 2 bedroom houses

Revised Sketch Layout, April 2024

31 units comprising of :-

- 16 x 1 bedroom walk up flats
- 4 x 1 bedroom bungalows
- 9 x 1 bedroom common access flats
- 2 x 2 bedroom houses



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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 a variety of single and two storeys in height and the walk-up apartments have been designed to have the appearance of houses.

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

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

Mix of Units, 25 units in total:

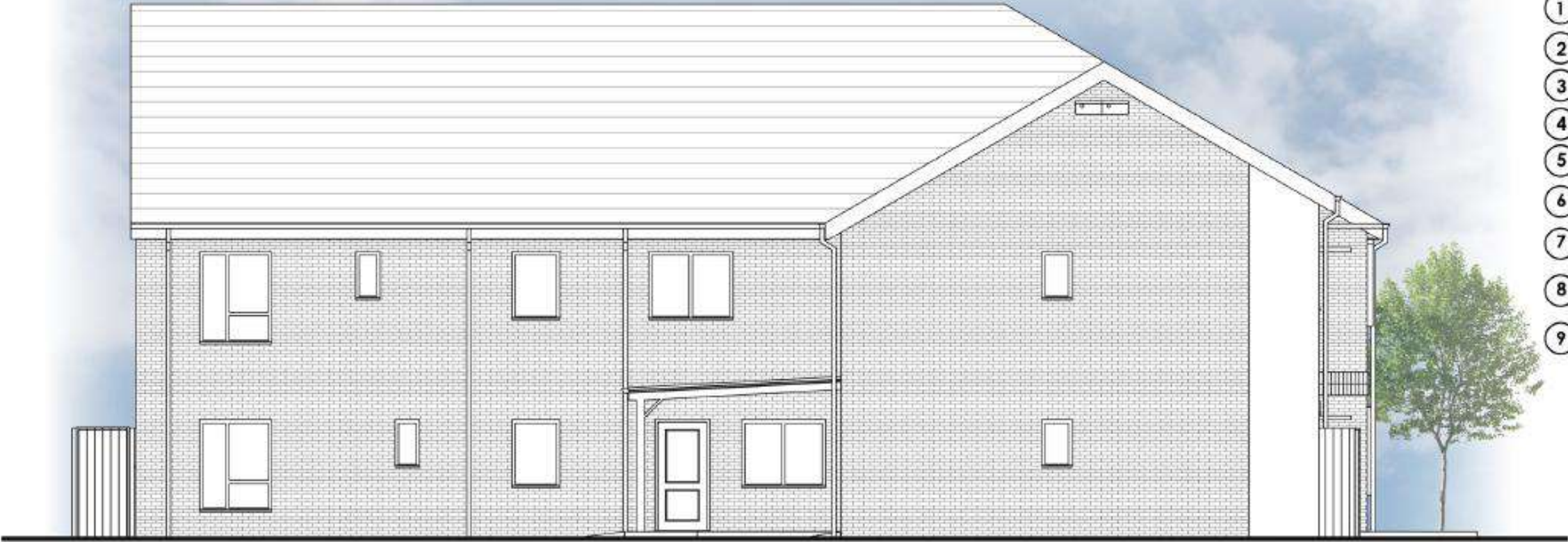
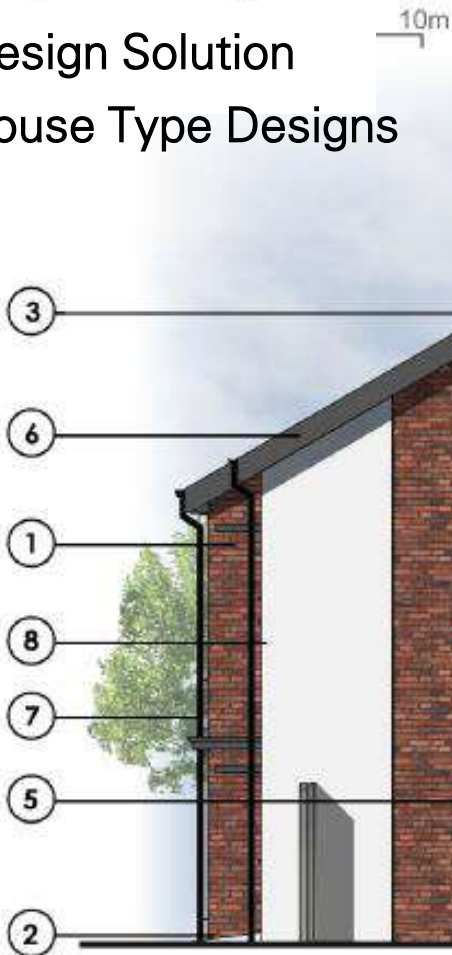
1 bedroom walk up apartments	10
2 bedroom bungalows	4
2 bedroom houses	2
1 bedroom assisted living apartments	9

Key Design Points:

1. The creation of a new street scape to Menai Avenue and Pen-y-Bryn
2. Assisted living block as a feature building:
3. Proposed surface water bio-retention attenuation basins and SuDS feature to be landscaped appropriately and offer play spaces during dry periods;



Design Solution
House Type Designs



EXTERNAL MATERIAL FINISHES SCHEDULE:

- ① Facing brickwork to main walls. Colour red as approved.
- ② Blue Engineering brick below Dpc
- ③ Roof Tiles. Quality replica slate.
- ④ Render window surrounds. Colour white as approved.
- ⑤ Grey Upvc windows
- ⑥ Upvc fascias and soffits. Colour to be confirmed.
- ⑦ Upvc Rainwater Goods. Colour to be confirmed.
- ⑧ Render. Parex Roughcast Render. Colour Brilliant White. Or similar approved.
- ⑨ Photovoltaic array (see specialist drawings for exact location).

A3

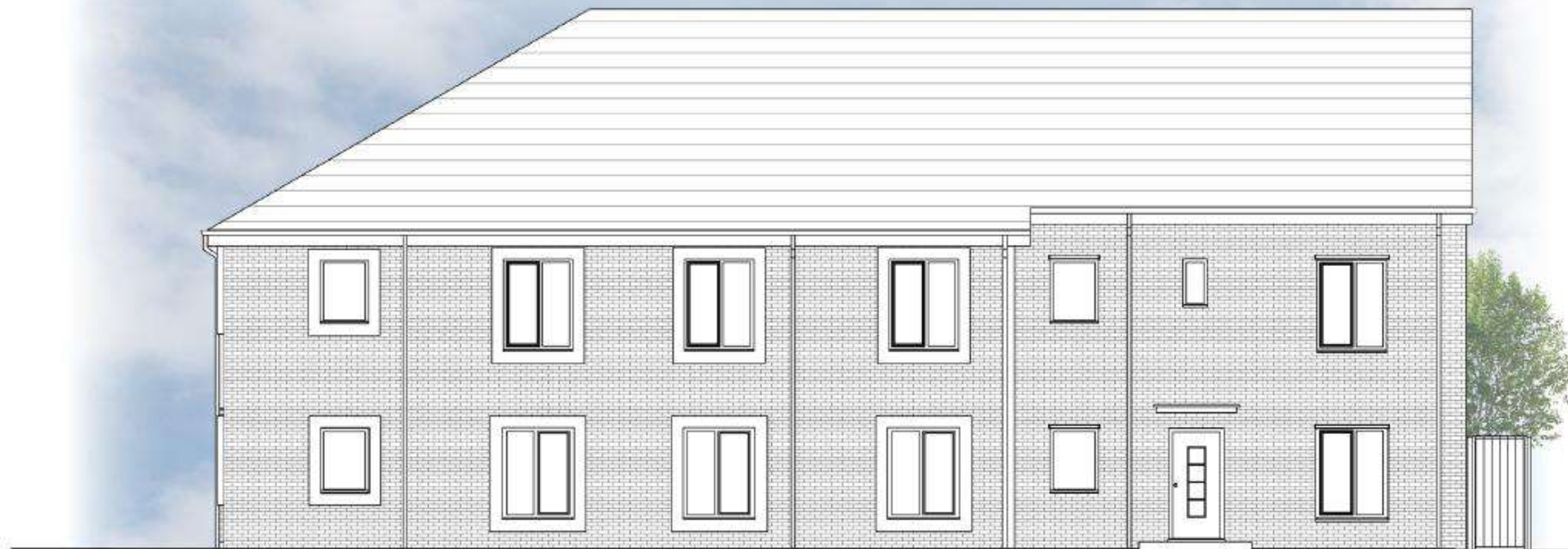
Rev	Date	By	Chk	Description
A	25.02.24	CC		As above revised

Client		Project		Drawing Title			
Tai Tarian		Mencal Avenue, Croserw		Proposed Building Elevations North + West			
Drawing Date		Scale	Drawn By/Checked	Scale	Issue No.	Rev.	Issued Date
JUN 17		clg JM	1:200@A3	2754	03-301	A	



Design Solution

House Type Designs



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- ⑨ Photovoltaic array (see specialist drawings for exact location).

A3

Original sheet size

Rev	Date	By	CHK	Description
1	20.03.20	CC		Rev Note omitted

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Client Tai Tarian	Project Menai Avenue, Crowsw	Drawing Title Proposed Building Elevations South + East	Scale 1:100@A3	Sheet No. 2754	Page 03-300	Rev B
Drawing Status PLANNING SUBMISSION JUN 17	Drawn By clg	Checked By JM	Scale 1:100@A3	Sheet No. 2754	Page 03-300	Rev B

Spring Design
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Design Solution

House Type Designs

General Notes:
This drawing to be read in conjunction with all other SDC drawings, Structural Engineers drawings and calculations for all sub structures, Window/ Door specialist drawings, M&E consultants drawings and sub-contractors drawings and performance specifications for all specialist design elements.
All works to be carried out in strict accordance with current B.Regs, British Standards Codes of Practice relating to Workmanship and Materials, & current manufacturers details and instructions where appropriate.

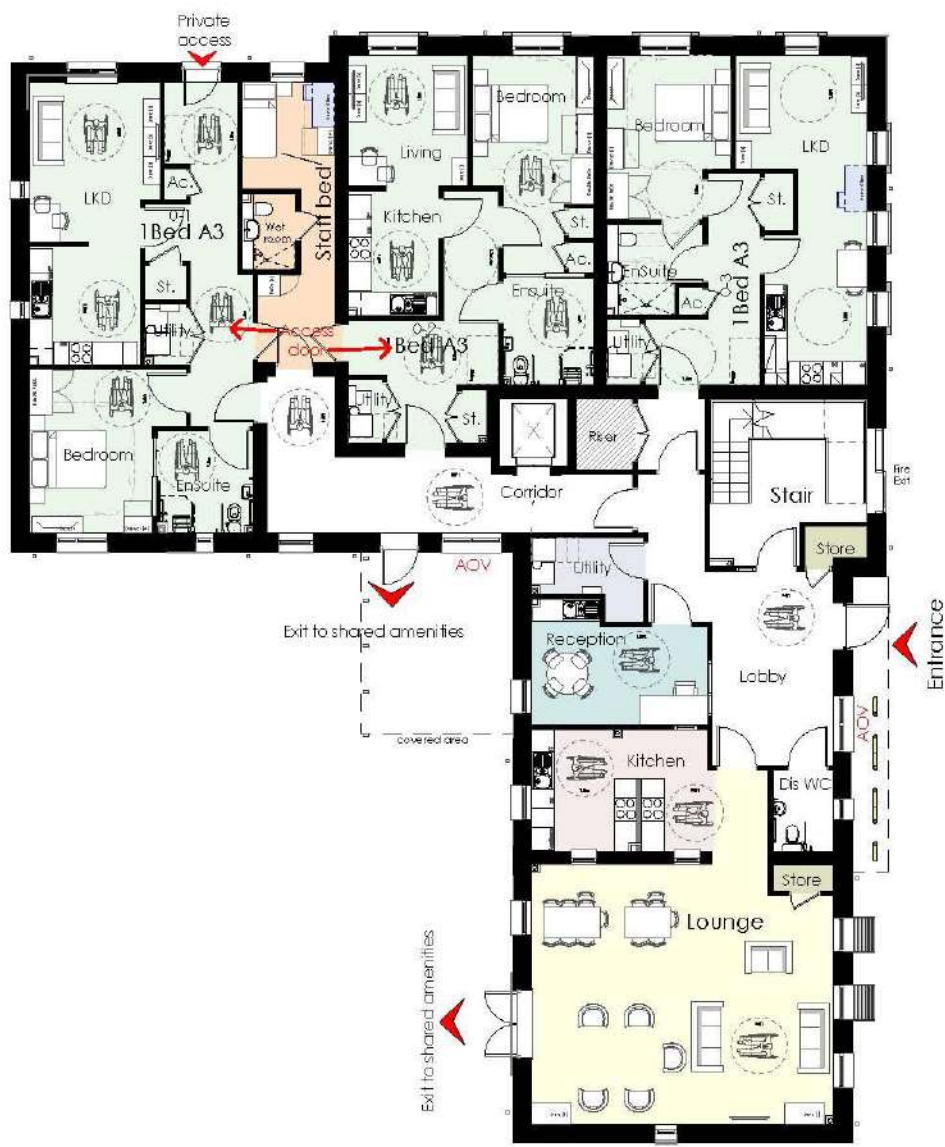
Colour Key

1 Bed A3	Lounge
office	Staff bed
Kitchen	Riser
Store	Plant

Apartment Mix Schedule	
Type	Total
1Bed A1	1
1Bed A2	4
1Bed A3	3
Grand total: 8	

Apartment Accessibility Type:
A1 - Visitable home
A2 - Accessible and adaptable home
A3 - Wheelchair user home

Apartment Schedule		
Number	Type	Area
Level 0		
0-1	1Bed A3	68 m²
0-2	1Bed A3	62 m²
0-3	1Bed A3	60 m²
Level 1		
1-4	1Bed A2	49 m²
1-5	1Bed A2	49 m²
1-6	1Bed A2	60 m²
1-7	1Bed A1	50 m²
1-8	1Bed A2	59 m²
Total Number of Apartments: 8		



A3

Rev	Date	Description	By
A	28.05.25	Revisions removed Planning Issue	CLG
B	27.02.26	Floor plans rotated on sheet	NE

Client Tai Tarian	Project Menai Avenue, Croserw	Drawing Title Proposed Ground Floor Plan - GA	 Unit 2 Chapel Lane Merthyr Tydfil Mid Glamorgan CF32 0LS w.spring-consultancy.co.uk t: 01656 650267				
Drawing Status FEASIBILITY	Date JUN 13	Drawn By/Checked By alg JM		Scale 1 : 200@A3	Job No. 2754	DPT PL	Drawing No. 03-200



Design Solution

House Type Designs

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Colour Key

1 Bed A1

1 Bed A2

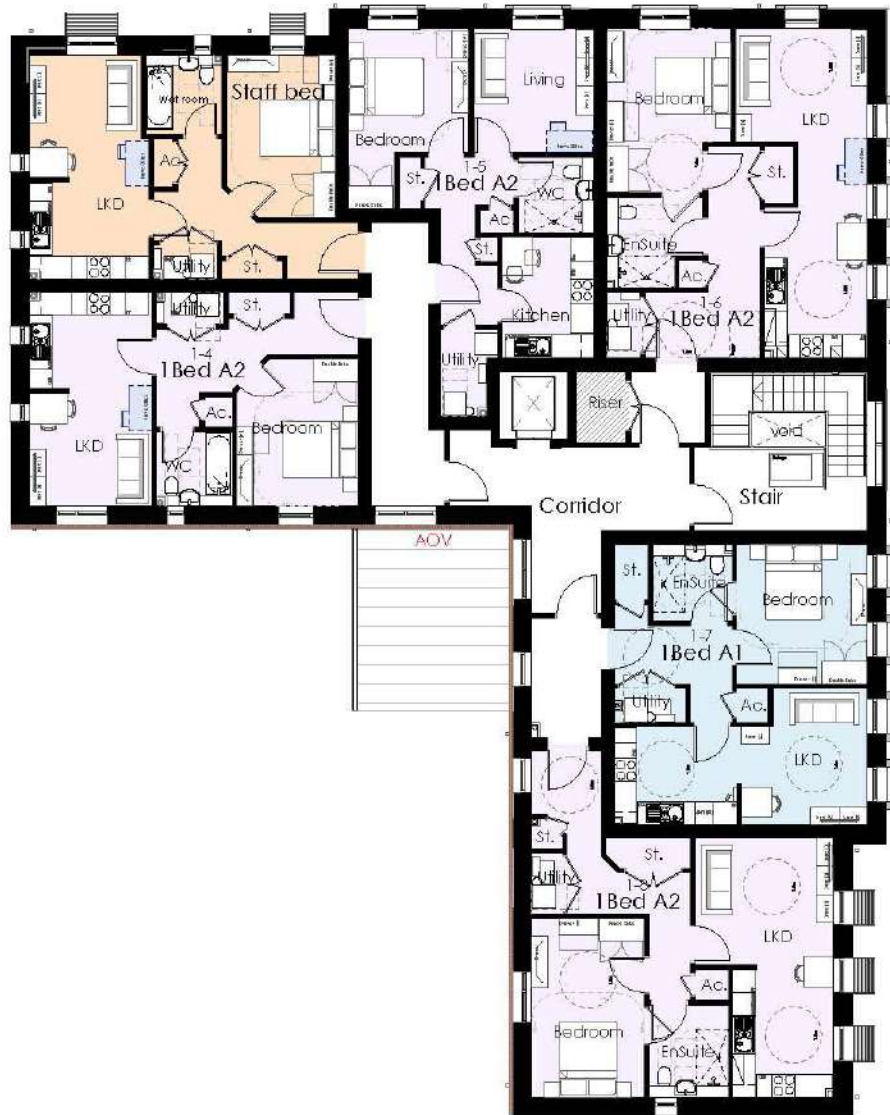
Staff bed

Riser

Apartment Mix Schedule	
Type	Total
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1-8	1Bed A2	59 m²
Total Number of Apartments: 8		



A3

Rev	Date	Description	By
A	28.05.25	Revisions removed Planning Issue	CLG
B	27.02.26	Floor plans rotated on sheet	NB

Client Tai Tarian	Project Menai Avenue, Croserw	Drawing Title Proposed First Floor Plan - GA	 Unit 2 Chapel Lane Merthyr Tydfil Mid Glamorgan CF32 0LS w.spring-consultancy.co.uk t: 01656 656267			
Drawing Status FEASIBILITY	Date JUN 13	Drawn By/ Director cg JM		Scale 1 : 200@A3	Job No. 2754	Drawing No. PL 03-201

Design Solution

House Type Designs



- EXTERNAL MATERIAL FINISHES SCHEDULE:
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 - 9 Photovoltaic array (see specialist drawings for exact location).

FRONT ELEVATION
RENDER

SIDE ELEVATION



REAR ELEVATION

SIDE ELEVATION

A3

Original sheet size

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Rev	Date	By	CHK	Description

Client: Tai Tarian	Project: Menai Avenue	Drawing Title: HT 211 Elevations Render		
Drawing Status: PLANNING SUBMISSION	Date: May 25	Drawn By/Checked/ Director/ Scale: cc 1:100 @ A3		Job No: 2754
		Drawing No: 211(03)300-02	Rev: -	Unit 2 Chapel Barns Merthyr Mawr Bridgend CF32 6LS t: 01656 656267 e: mail@spring-consultancy.co.uk

07. Design Solution

House Type Designs



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FRONT ELEVATION
BRICK

SIDE ELEVATION



REAR ELEVATION

SIDE ELEVATION

A3

Original sheet size

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Rev	Date	By	CHK	Description

Client: Tai Tarian		Project: Menai Avenue		Drawing Title: HT 211 Elevations Brick			
Drawing Status: PLANNING SUBMISSION	Date: May 25	Drawn By: cc	Checked / Director: cc	Scale: 1:100 @ A3	Job No: 2754	Drawing No: 211(03)300-01	Rev: - Unit 2 Chapel Barns Merthyr Mawr Bridgend CF32 0LS t: 01656 656267 e: email@spring-consultancy.co.uk

Design Solution

House Type Designs

AREA SCHEDULE

WDQR 2021 Area Requirements	
2 Person 1 Bed Walk-up:	53.0m²
GF Flat	52.4m²
FF Flat	58.4m²
Averaged GIA:	55.4m²

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

GF	
Store	1.5m²
Total:	1.5m²

FF	
Airing Cupboard (AC)	0.8m²
Store	0.7m²
Total:	1.5m²

MEP & PLANT PROVISIONS

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.

CONSTRUCTIONS

External walls	500mm
Internal walls	100mm
Intermediate floors	400mm

Constructional thicknesses are indicative only & must be coordinated with fabric requirements for acoustic, fire & thermal performances on a site-by-site basis. All TBC by the constructional preferences of the appointed contractor.

MVHR



Ubiflux Vigor W225
dimensions: 650x600x455mm (hwd)

Volume flow: 40-225m³/h
Heat recovery: 85.0% at 225m³/h
89.0% at 125m³/h



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

LOW CARBON PLANT



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

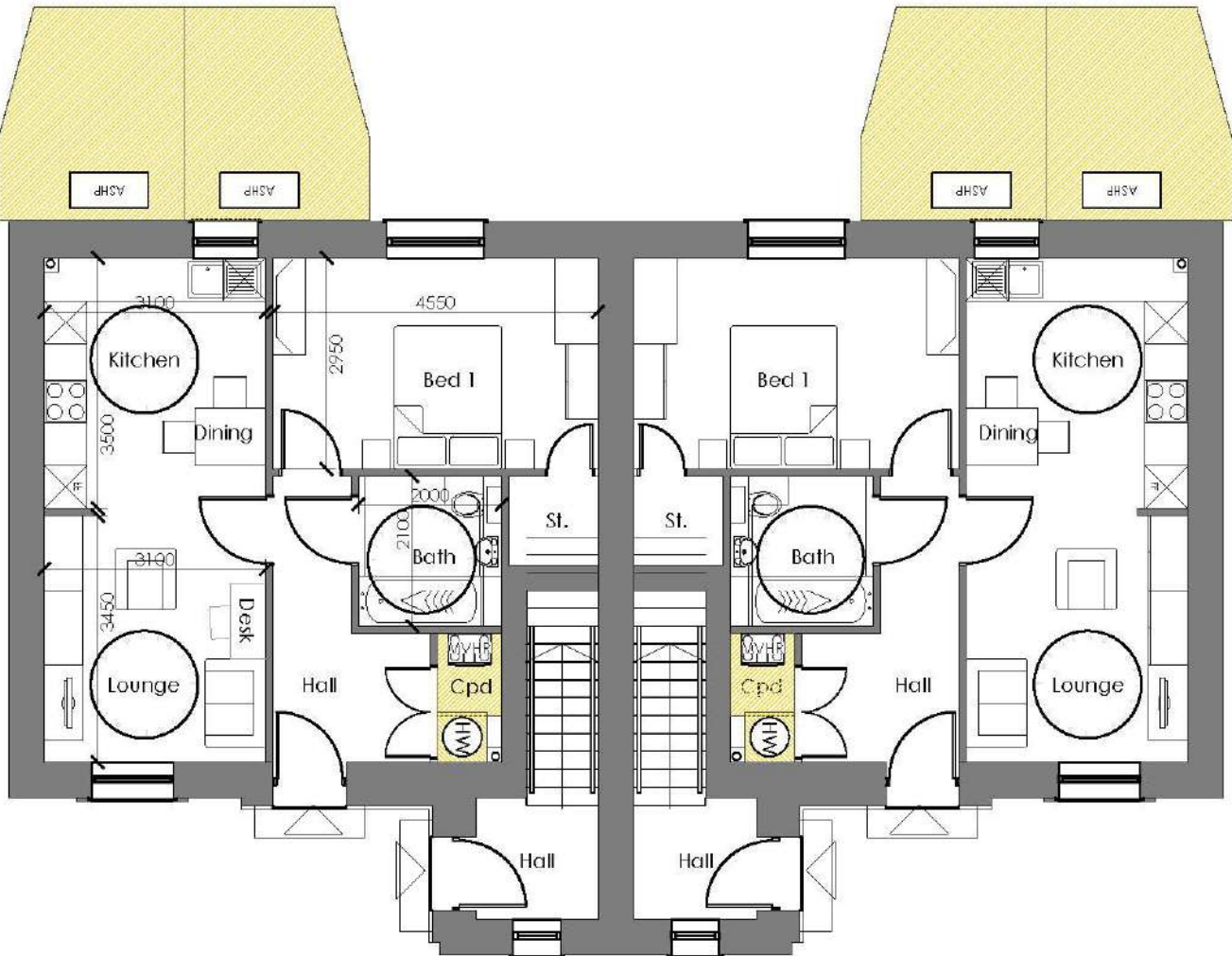
Vaillant aroTHERM plus 3.5 / 5 / 7kW
dimensions: 765 / 965x1100x490mm (hwd)



Vaillant aroTHERM plus 3.5kW: HT 211
Vaillant aroTHERM plus 5kW: HT 421 & HT 531
Vaillant aroTHERM plus 7kW: HT 641



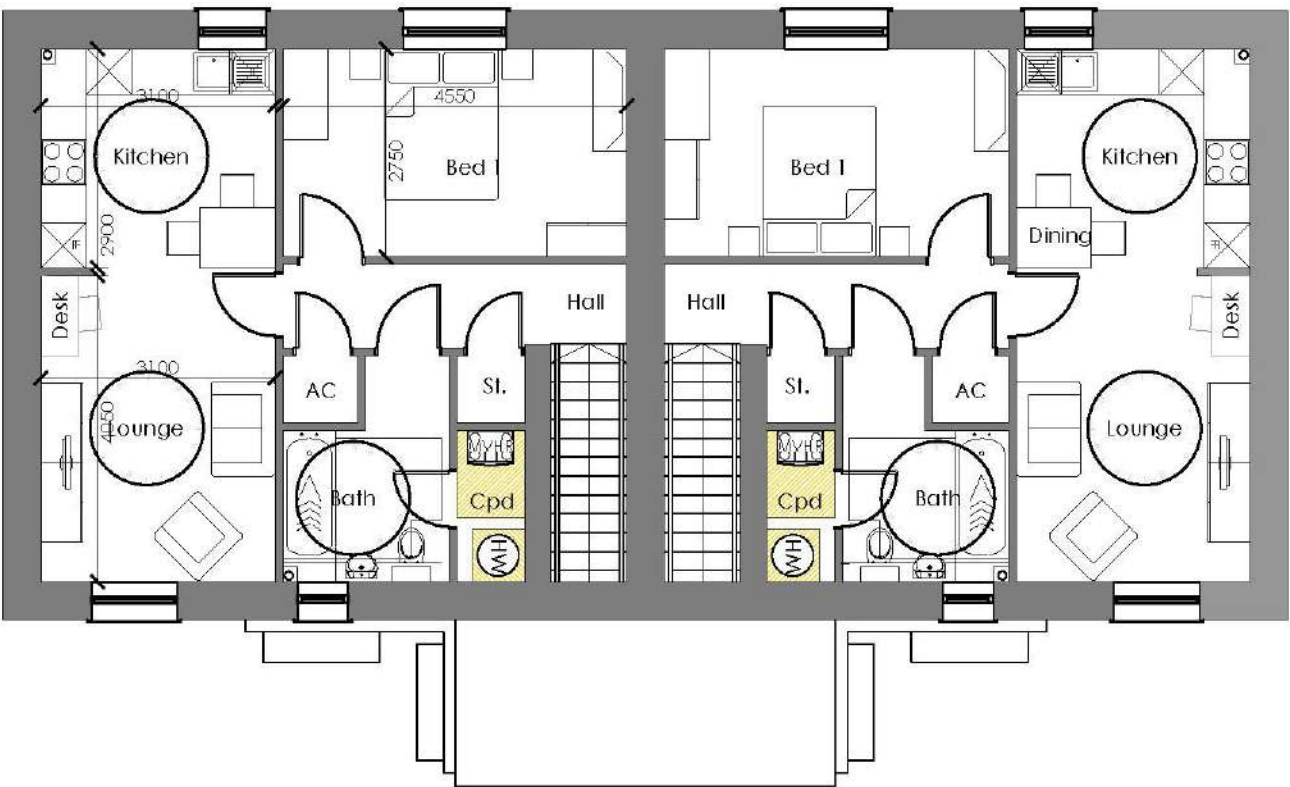




GROUND FLOOR PLAN

A3

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Rev	Date	By	CHK Description



FIRST FLOOR PLAN

Client:	Project:	Drawing Title:
Tai Tarian	Menai Avenue	HT 211 Floor Plans
Drawing Status:	Date:	Drawn by / Checked / Director / Scale:
PLANNING SUBMISSION	May 25	cc 1:100 @ A3
Job No:	Drawing No:	Rev:
2754	211 (03)200	
Unit 12, Chapel Barrs Merthyr Mawr Bridgend CF32 0LS t: 01656 656267 e: email@spring-consultancy.co.uk		



Design Solution

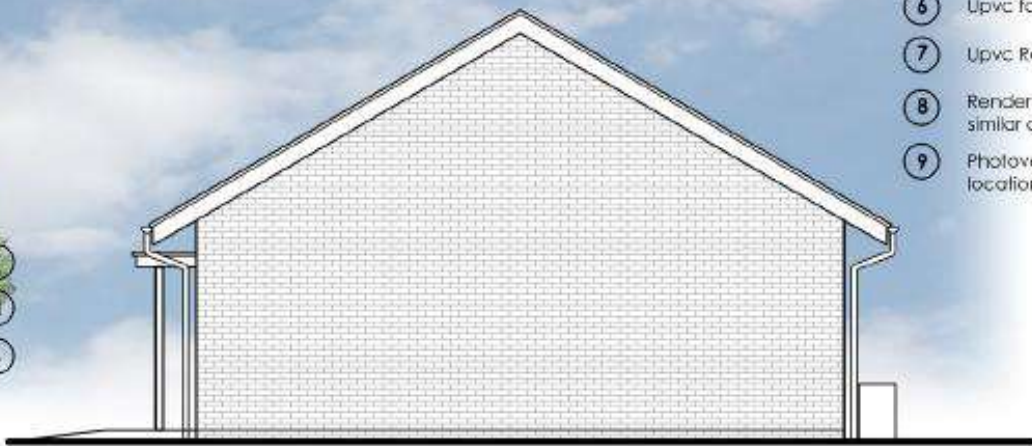
House Type Designs

EXTERNAL MATERIAL FINISHES SCHEDULE:

- 1 Facing brickwork to main walls. Colour red as approved.
- 2 Blue Engineering brick below Dpc
- 3 Roof Tiles, Quality replica slate.
- 4 Render window surrounds. Colour white as approved.
- 5 Grey Upvc windows
- 6 Upvc fascias and soffits. Colour to be confirmed.
- 7 Upvc Rainwater Goods. Colour to be confirmed.
- 8 Render. Parex Roughcast Render. Colour Brilliant White. Or similar approved.
- 9 Photovoltaic array (see specialist drawings for exact location).



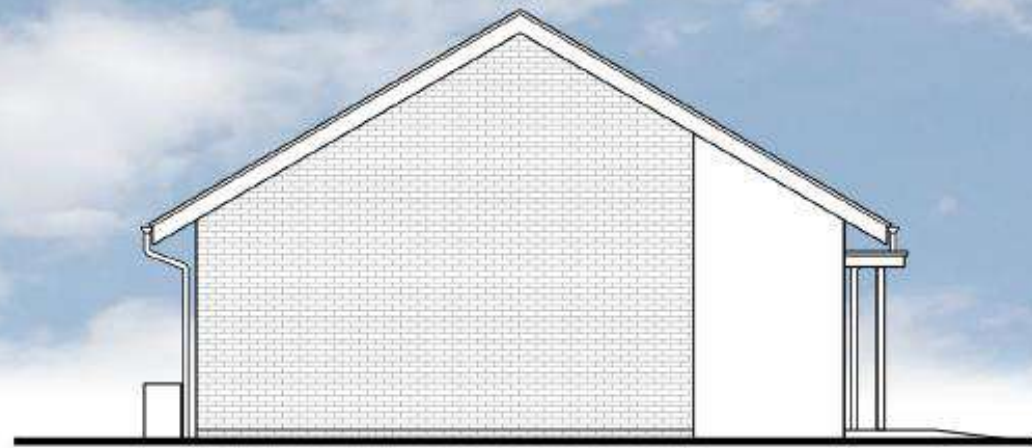
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

A3

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Rev	Date	By	CHK	Description

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Client:	Project:	Drawing Title:				
Tai Tarian	Menai Avenue	HT 212 Elevations				
Drawing Status:	Date:	Drawn By / Checked / Director / Scale:	Job No:	Drawing No:	Rev:	Unit 2, Chapel Barns Merthyr Mawr Bridgend CF32 6LS t: 01456 656267 email@spring-consultancy.co.uk
PLANNING SUBMISSION	May 25	cc 1:100 @ A3	2754	212(03)300	-	

AREA SCHEDULE

WDGR 2021 Area Requirements
2 Person 1 Bed Bungalow: 53.0m²

Measured GIA: 53.0m²

WDGR 2021 General Storage Requirements
2 Person 1 Bed Bungalow: 1.5m²

Store 1.0m²
Airing Cupboard (AC) 1.0m²
Total: 2.0m²

PLAN
MEP & PLANT PROVISIONS

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.

CONSTRUCTIONS

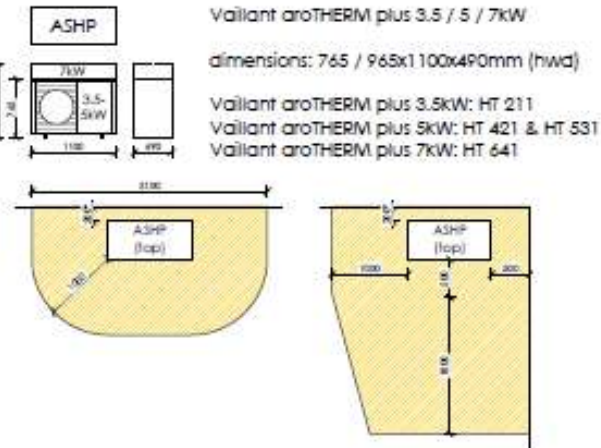
External walls 500mm
Internal walls 100mm
Intermediate floors 400mm

Constructional thicknesses are indicative only & must be coordinated with fabric requirements for acoustic, fire & thermal performances on a site-by-site basis. All TBC by the constructional preferences of the appointed contractor.

LOW CARBON PLANT

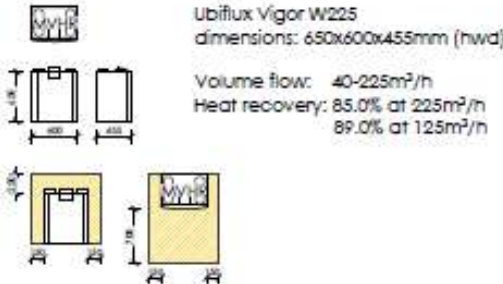
Dimensions denote minimum installation & maintenance clearances, extrapolated to hatched areas. All as defined by manufacturer's requirements; refer to product literature for specifics.

ASHP

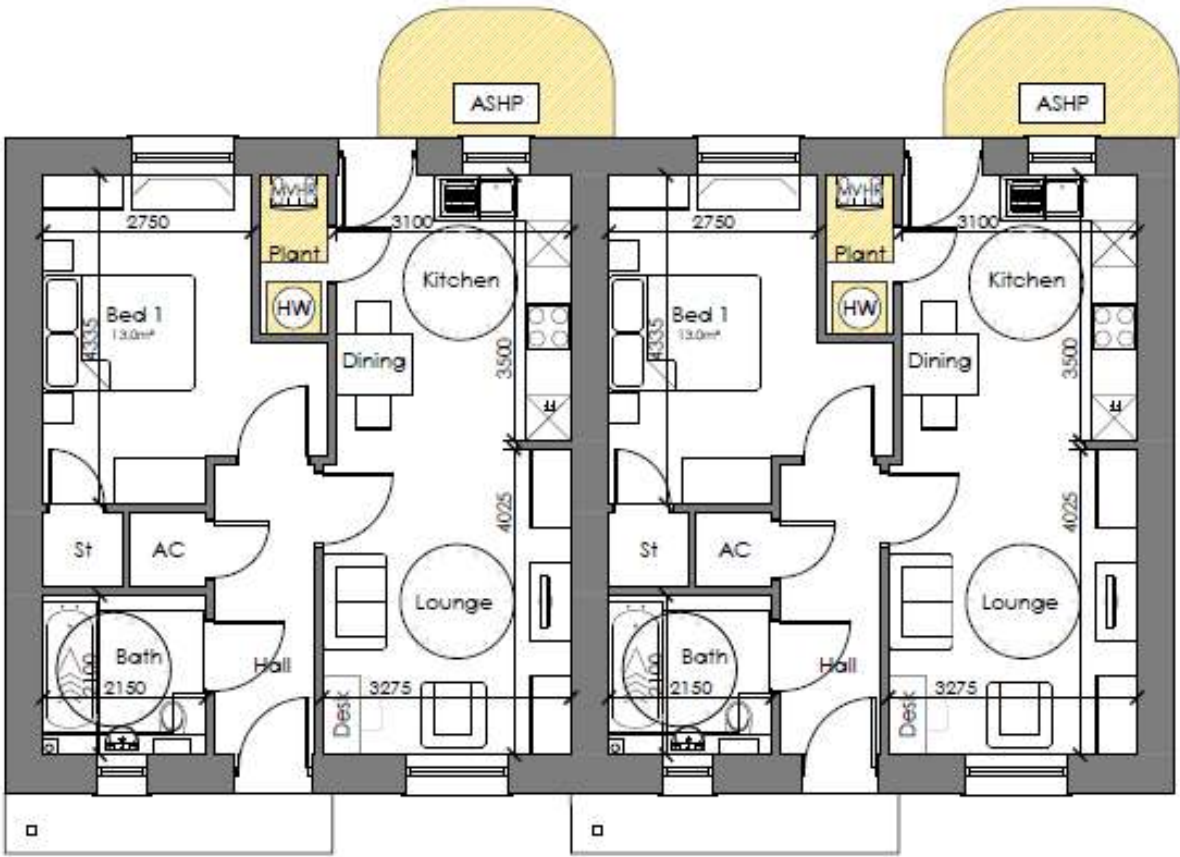
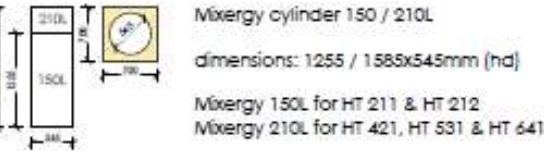


*Clearance for heating only; +50mm if ASHP provides cooling.

MVHR



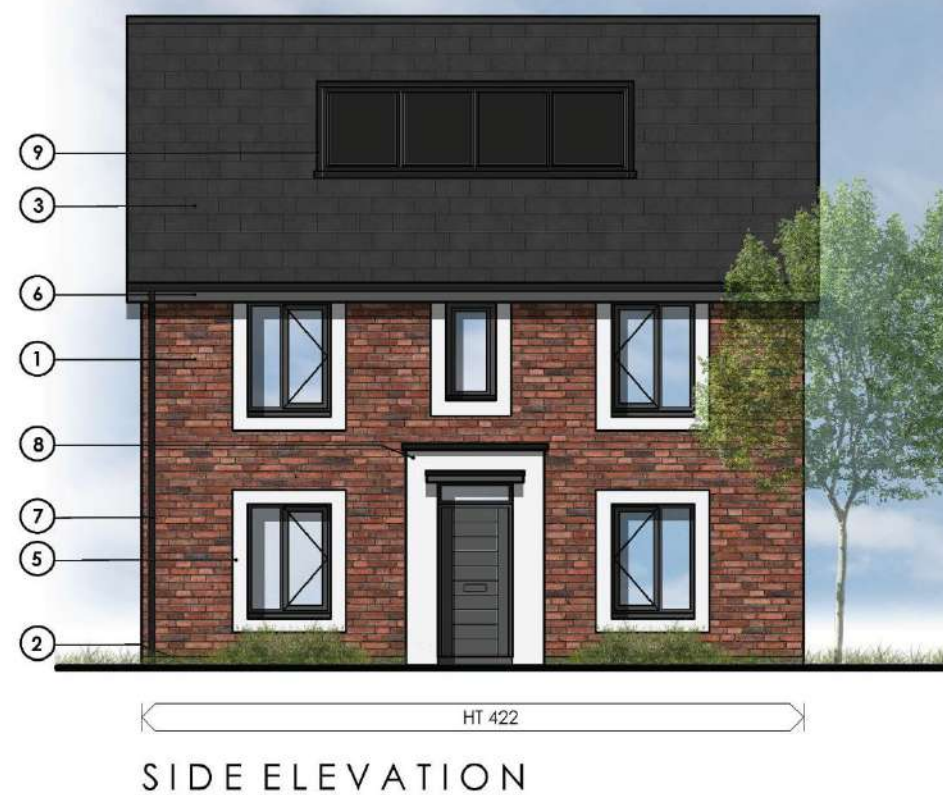
Hot Water Cylinder



GROUND FLOOR PLAN

Design Solution

House Type Designs



- EXTERNAL MATERIAL FINISHES SCHEDULE:
- ① Facing brickwork to main walls. Colour red as approved.
 - ② Blue Engineering brick below Dpc
 - ③ Roof Tiles. Quality replica slate.
 - ④ Render window surrounds. Colour white as approved.
 - ⑤ Grey Upvc windows
 - ⑥ Upvc fascias and soffits. Colour to be confirmed.
 - ⑦ Upvc Rainwater Goods. Colour to be confirmed.
 - ⑧ Render. Parex Roughcast Render. Colour Brilliant White. Or similar approved.
 - ⑨ Photovoltaic array (see specialist drawings for exact location).



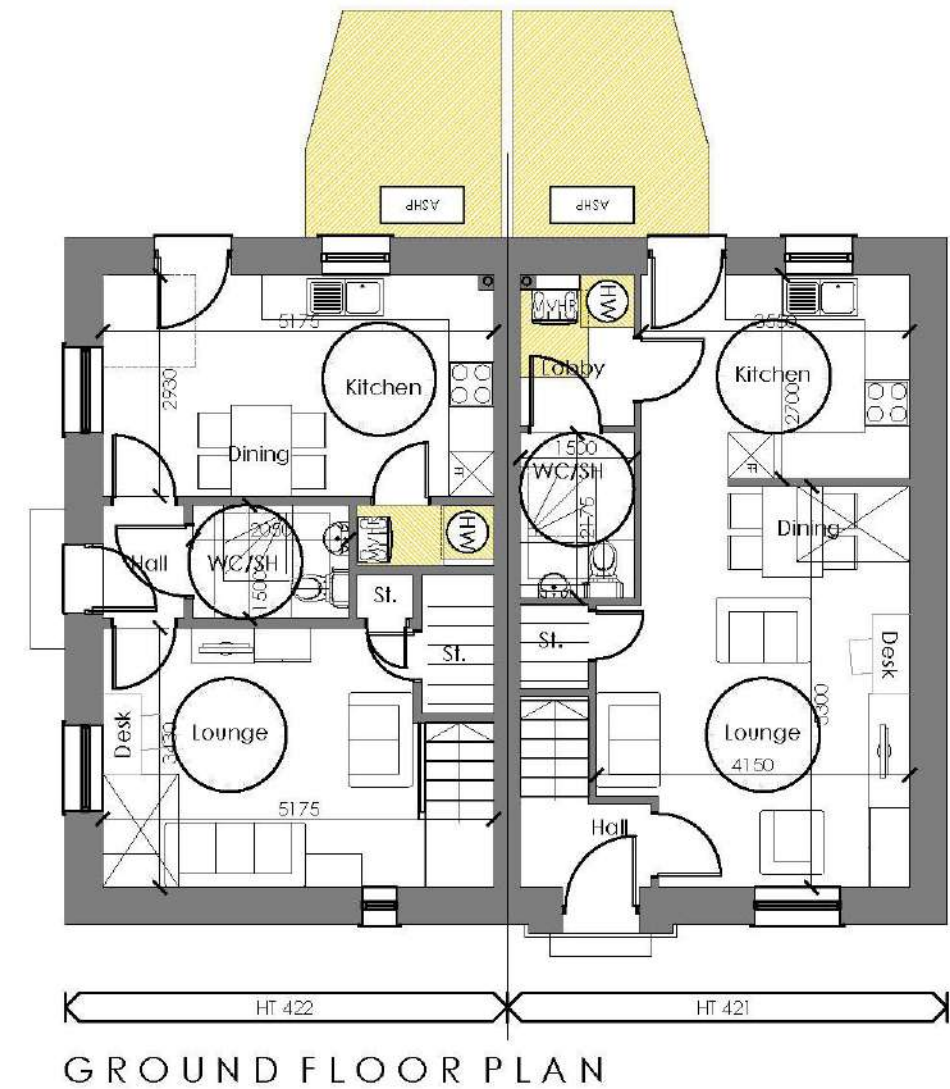
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Rev	Date	By	CHK Description

Client: Tai Tarian		Project: Menai Avenue		Drawing Title: HT 421 & 422 Elevations			
Drawing Status: PLANNING SUBMISSION		Date: May 25		Drawn By: cc		Checked: 1:100 @ A3	
Job No: 2754		Drawing No: 421 (03)300		Rev: -		Unit 2 Chapel Barns Merthyr Mawr Bridgend CF32 0LS t: 01656 656267 e: email@spring-consultancy.co.uk	



Design Solution

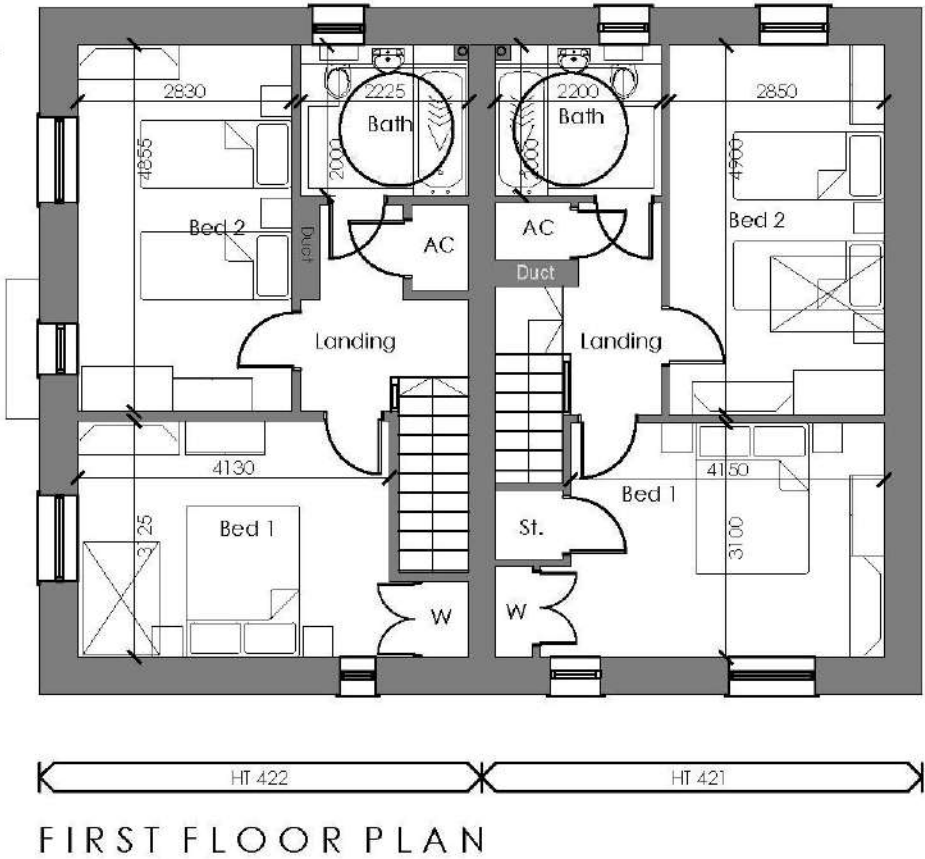
House Type Designs



AREA SCHEDULE

421	
WDQR 2021 Area Requirements	
4 Person 2 Bed House:	83.0m ²
WDQR 2021 General Storage Requirements	
4 Person 2 Bed House:	2.5m ²
GF Store	0.5m ²
Understair Store	1.7m ²
Airing Cupboard (AC)	0.9m ²
Total:	3.1m²

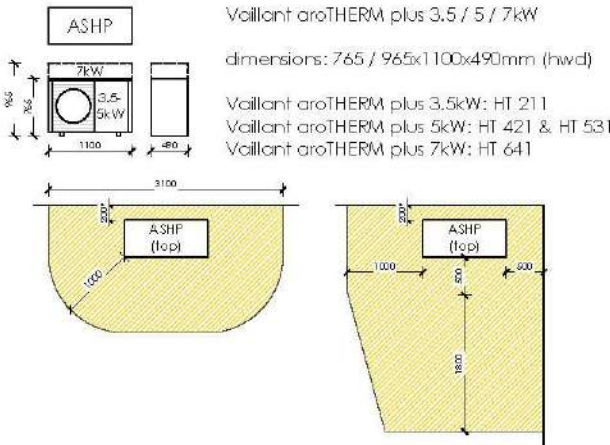
422	
WDQR 2021 Area Requirements	
4 Person 2 Bed House:	83.0m ²
WDQR 2021 General Storage Requirements	
4 Person 2 Bed House:	2.5m ²
GF Store	0.5m ²
Understair Store	1.7m ²
Airing Cupboard (AC)	0.9m ²
Total:	3.1m²



LOW CARBON PLANT

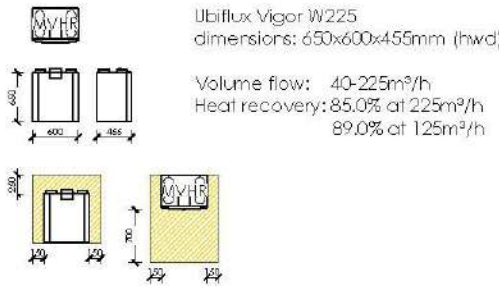
Dimensions denote minimum installation & maintenance clearances, extrapolated to hatched areas. All as defined by manufacturer's requirements, refer to product literature for specifics.

ASHP



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

MVHR



Hot Water Cylinder



MEP & PLANT PROVISIONS

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.

CONSTRUCTIONS

External walls	500mm
Internal walls	100mm
Intermediate floors	400mm

Constructional thicknesses are indicative only & must be coordinated with fabric requirements for acoustic, fire & thermal performances on a site-by-site basis. All TBC by the constructional preferences of the appointed contractor.

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Rev	Date	By	CHK Description

Client:	Project:	Drawing Title:
Tai Tarian	Menai Avenue	HT 421 & 422 Floor Plans
Drawing Status:	Date:	Drawn by / Checked / Director / Scale:
PLANNING SUBMISSION	May 25	cc 1:100 @ A3
Job No:	Drawing No:	Rev:
2754	421 (03)200	
Unit 2, Chapel Barrs Merthyr Tydfil Bridgend CF22 0LS t:01656 656267 e:mail@spring-consultancy.co.uk		



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Rev	Date	Description	By
A	27.02.26	Views updated in line with latest layout	NB

Client	Project	Drawing No.
Tai Tarian	Menai Avenue, Croserw	Proposed Visuals - View 1

Drawing Title	Date	Drawn By	Checked By	Scale	Sheet No.	Total Sheets	Version
FEASIBILITY	FEB 2026	AJH JM	@A3	2754	02-500	A	

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Rev	Date	Description	By
A	27.02.26	Views updated in line with latest layout	NB

Client	Tai Tarian	Project	Menai Avenue, Croserw	Drawing title	Proposed Visuals - View 2	Scale	
Drawing status	FEASIBILITY	Date	FEB 2026	Drawn by	AJH JM	Check by	@A3
		Job No.	2754	Rev	02-501	Drawn by	A

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Client Tall Tarian	Project Menai Avenue, Croserw			Drawing Title Proposed Visuals View3		
Drawing Status FEASIBILITY	Date JUN 17	Drawn by / Projected AJH / JM	Scale A3	Location 2754	Plot / Drawing No. PL 02-502	Rev

Design And Access Statement



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Client	Project	Drawing title				
Tai Tarian	Menai Avenue, Croserw	Proposed Visuals View 4				
Drawing status	Date	Drawn by	Checked by	Scale	Drawn by	Checked by
FEASIBILITY	JUN 17	AJH	JM	A3	2754	PL 02-503

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Client Tai Tarian	Project Mencal Avenue, Croserw	Drawing title Proposed Visuals View 5				
Drawing status FEASIBILITY	Date JUN 17	Drawn by / checked AJH / JM	Scale A3	Issue No. 2754	Proj. / Drawing No. PL 02-504	Rev.



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Client Tai Tarian		Project Mendai Avenue, Croserw		Drawing title Proposed Visuals View6	
Drawing status: FEASIBILITY	Date: JUN 17	Drawn by/Director: AJH JM	Scale: A3	Job No.: 2754	Form: Drawing No.: PL 02-505
				Rev:	

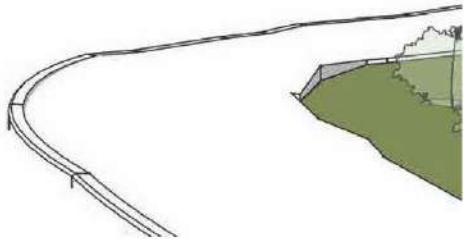


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Client Tai Tarian	Project Menai Avenue, Croserw			Drawing title Proposed Visuals View7		
Drawing status FEASIBILITY	Date JUN 17	Drawn by/checked AJH JM	Scale A3	Page 2754	Of PL 02-506	Rev -



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Client Tai Tarian	Project Mendai Avenue, Croserw			Drawing title Proposed Visuals View8		
Drawing status FEASIBILITY	Date JUN 17	Drawn by/Director AJH/JM	Scale A3	Job No. 2754	Rev. PL 02-507	Drawn by [Signature]
						 Unit 2 Chapel Barn Merthyr Mawr Bridgend CF92 9LS W: spring-design.co.uk T: 01656 556267



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Client Tai Tarian		Project Mendai Avenue, Croserw		Drawing title Proposed Visuals View9	
Drawing status FEASIBILITY	Date JUN 17	Drawn by/Director AJH/JM	Scale A3	Job No. 2754	Rev. PL 02-508



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Rev Date

Description

By

Client
Tai Tarian

Project
Menai Avenue, Croserw

Drawing title
Proposed Visuals - View 10

Drawing sheet
FEASIBILITY

Date
FEB 2026

Drawn by/checked by
AJH - JM

Scale
@A3

Sheet no.
2754

Drawn no.
02-509

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Rev Date

Description

By

Client
Tai Tarian

Project
Menai Avenue, Croserw

Drawing title
Proposed Visuals - View 11

Drawing stage
FEASIBILITY

Date
FEB 2026

Drawn by / checked by
AJH JM

Scale
@A3

Sheet no.
2754

Disc / Drawing no.
02-510

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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 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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Structural Engineering
Urban Design
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