

Design and Access Statement



Proposed
Development at:
Heol Tabor,
Cwmafan.



Client:
Bluefield Land Ltd
Job No: 2851
Date: August 2026



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- Summary

Design And Access Statement

Design Team

Applicant

Bluefield Land Ltd

Architect

Spring Design Consultancy Ltd

Planning Consultant & Agent

Amity Planning Ltd

Civil Engineer

Spring Design Consultancy Ltd

History

Spring Design has been appointed by Bluefield Land Ltd to provide proposals for the redevelopment of an area of vacant land at the junction of Heol Tabor and Heol Tewgoed, Cwmafan.

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 historic setting and the former use of the land.

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

- Create a high-quality development.
- Deliver a unique, attractive and distinctive scheme that responds positively to its setting.
- Provide a sustainable, functional and inclusive place to live, work and visit.
- Create vibrant and active street frontages that encourage activity throughout the day and evening.
- Deliver high-quality public realm and landscaping that encourages social interaction and supports wellbeing.
- Promote sustainable design principles, contributing to environmental performance and long-term resilience.
- Support the regeneration of the area by creating a strong sense of place and a thriving local community.
- The 3D visualisations illustrate an indicative continuation of the architectural form beyond the application site, demonstrating the potential for a cohesive and unified design solution.

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 historic context 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 WDQR21 and client requirements, will be sufficient to develop more detailed proposals. This will in turn assist the Welsh Government quality agenda to provide robust, healthy, sustainable and pleasant places in which to live.

Conceptual Strategic Response to Brief and Analysis

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

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

The Site

The existing site is a vacant greenfield site located at the junction of Heol Tabor and Heol Tewgoed in Cwmafan. It is surrounded by residential development, but no records exist of any previous development on the land.

The site falls gently from north to south with a fall of approximately 1m to the base of the embankment on the northern boundary. Beyond this point the bank rises sharply between 2.5m to 4m at various points.

The site is located at the entrance to Heol Tabor and presents itself as a gap in the street scene. It occupies a prominent location that is highly visible and as such the development of the site will serve to complete the street scene and provide a focal point for the surrounding area.

Site Description – Overview

The site is currently a vacant greenfield site situated on Heol Tabor in Cwmafan. The site slopes gently from south to north until it reaches a man made embankment against the northern boundary. Behind this bank is a timber close boarded fence. A small ditch has been formed on the top of this bank that takes flows from a watercourse running to the north of the site.

There is no meaningful vegetation within the site boundary as the site has been previously stripped. Some shrubs have grown along the western boundary and on the embankment. The main tree growth is behind the northern boundary.

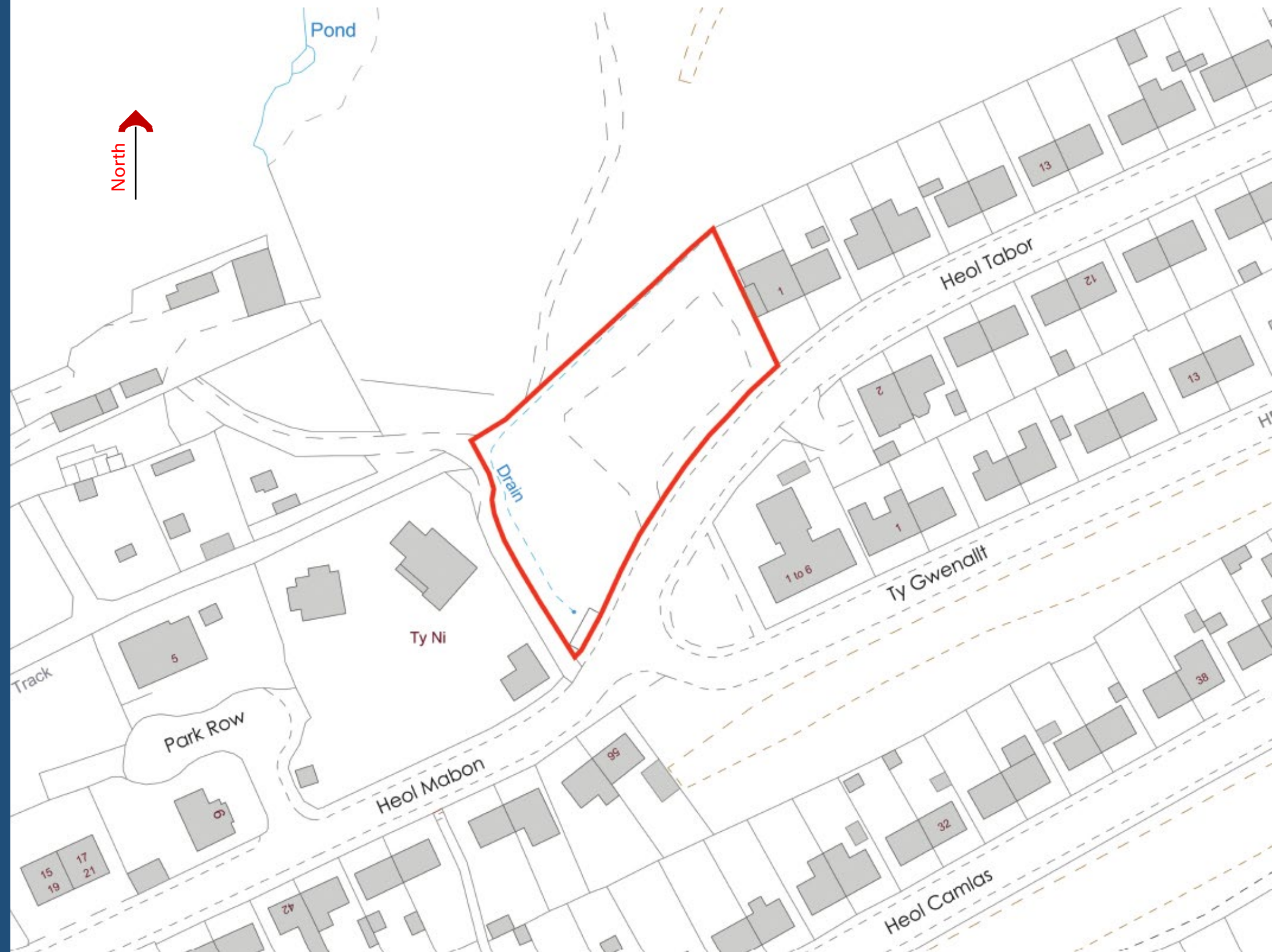
The site is bounded to the south by Heol Tabor and the boundary is defined by a low timber fence with a gap left for access that is currently roped off.

The western boundary is defined by a timber close boarded fence. Another embankment runs along this boundary albeit smaller than that to the north. Close to this boundary a ditch runs north to south, and this takes flows from the ditch along the northern embankment and from an exposed drain that enters the site on the western boundary.

The eastern boundary is against an existing dwelling in Heol Tabor. It comprises of a combination of brick wall and timber fence and is the only boundary directly abutting an existing occupied house.

The site has been subject to two previous planning applications. An outline application was approved in 2020 under the reference number of P2020/1071. Although this application was approved but never implemented.

A further application for full planning approval was made in 2024 under the reference number of 2024/0623. This application was withdrawn before determination.



Site Location

The site is in the Afan Valley to the north of Port Talbot. It has good road connections and has easy access to the M4 motorway. The closest junction to the site is junction 41 which is 2 miles to the south of the site. This gives easy access to Swansea to the west and Cardiff to the east.

The closest railway station is Port Talbot Parkway which is 2.9 miles south of the site and accessible by public transport.



Historical Context

The site is located within an existing housing area that was provided as a major part of the redevelopment of Cwmafan. The site is located on land previously owned by the Cwmafan Copper Works. Prior to its construction in the early 1970's Heol Tabor was a terrace of workers cottages known as Copper Row.

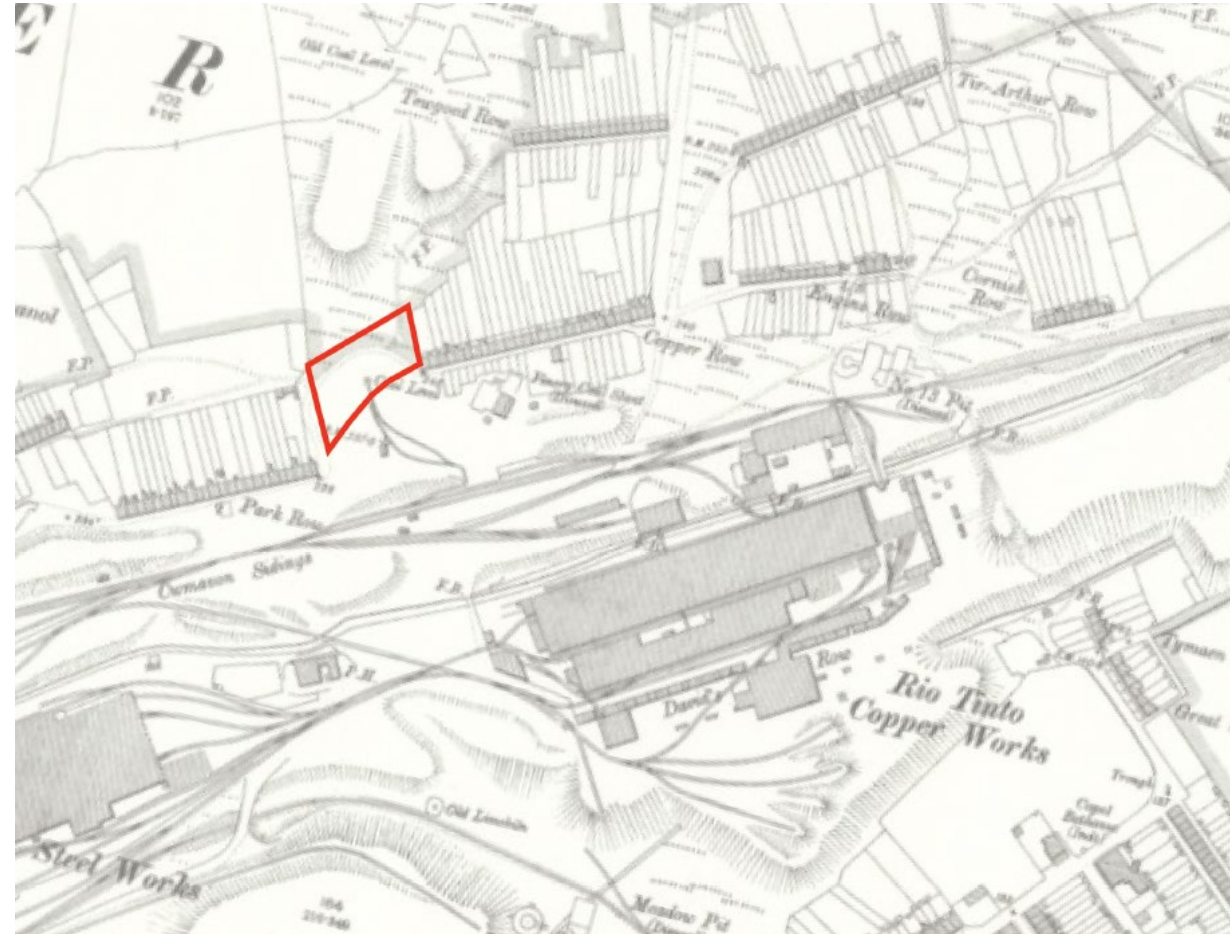
The works, established in 1835 was a significant industrial centre in the Afan valley. It produced copper from 1838 until its abandonment in 1906. The works were taken over in 1884 by Rio Tinto and swiftly became the largest works in the UK. The workforce was reduced in 1902 when the calcining process was located to Spain. This led to the closure of the copper works leaving only the tin plate and brickworks as the main industrial uses in the valley.

Another row of workers cottages, known as Park Row stood to the west of the application site until its demolition in the mid 1970's .

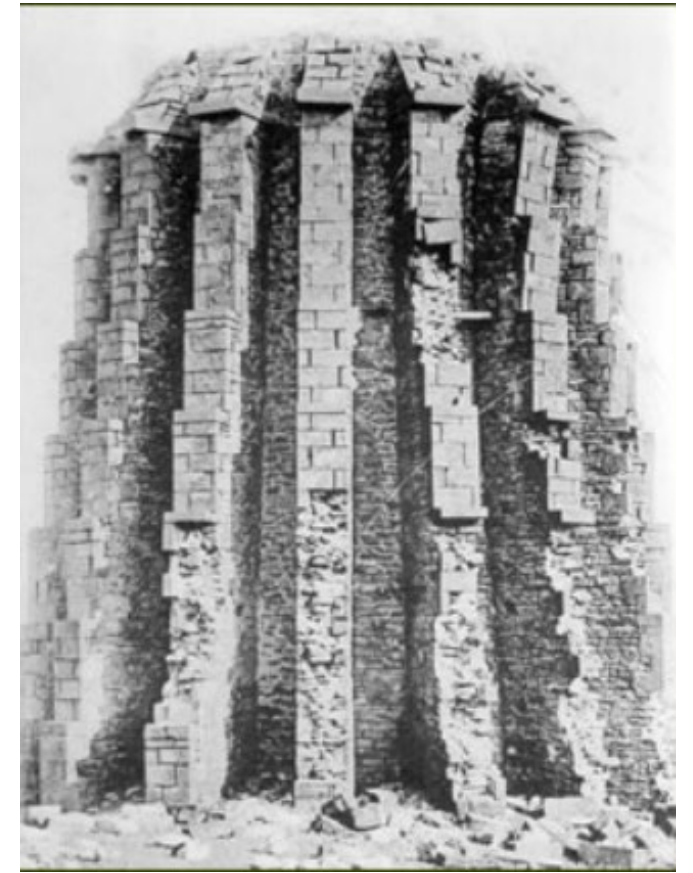
The copper works had a unique system in place where fumes from the works were carried, via a flue, up the slopes of Mynydd Foel to a chimney known as Stack y Foel which was 13 metres high and stood on the summit of the mountain. The line of the tunnel can still be seen running up Mynydd Foel from the end of Heol Tabor.

The stack itself was intentionally destroyed during world war 2, as it was being used as a navigation aid by the Luftwaffe during bombing raids on Swansea.

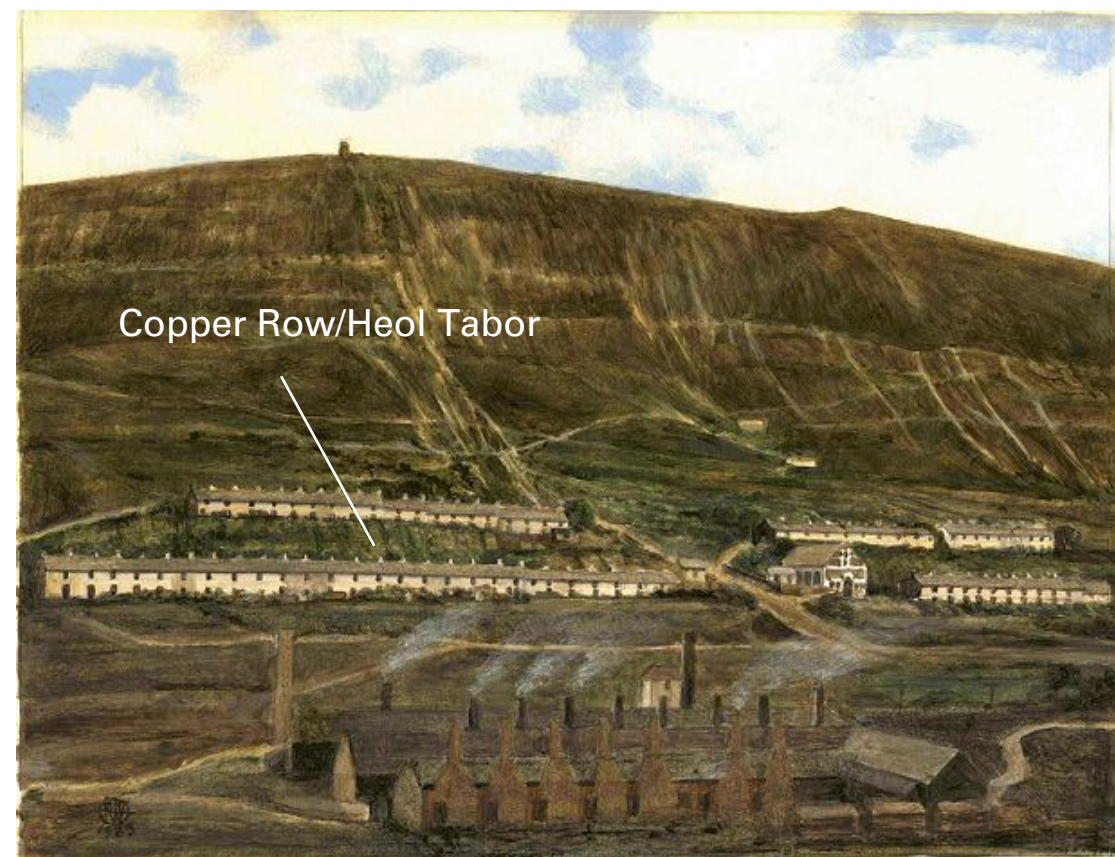
The construction of Heol Tabor was part of a major redevelopment of Cwmafan. However, there is no recorded evidence of the application site having ever been developed,



Copper works circa 1890 location of site shown



Stack y Foel



View showing Stack-y-Foel on Mynydd Foel



Afan valley c 1904

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);
- [Swansea Local Development Plan 2010-2025](#) (adopted February 2019).

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.
- Neath and Port Talbot 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

Design And Access Statement

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.

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National Planning Policy



Neath Port Talbot Local Development Plan
(2011-2026)

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning application decisions should be made in accordance with the development plan unless material considerations indicate otherwise. The statutory development plan for this site is provided by Neath Port Talbot Borough Council Local Development Plan (20122)-2026) which was adopted by the Council on 27th January 2016.

Supplementary Planning Guidance

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

- Planning Obligations (October 2016)
- Parking Standards (October 2016)
- Affordable Housing (October 2016)
- Open Space and Green Space (July 2017)
- Biodiversity and Geodiversity (May 2018)
- Pollution (October 2016)
- Design (July 2017)
- Renewable and Low Carbon Energy (July 2017)

Planning History

- App ref: P2024/0623 - Construction of 5 No. 2-bedroomed bungalows with on-site parking, landscaping scheme and associated engineering works – Withdrawn 2026.
- App ref: P2020/1071 - Construction of 4 x detached bungalows and 2 x semi-detached dwellings (Outline application with all matters reserved) – Approved 2021.

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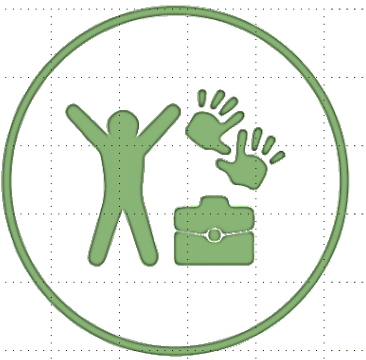
Local Planning Policy

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

Policy Ref	Relating to
SP1	Climate change
SP2	Health
SP3	Sustainable Communities
SP4	Infrastructure
SP6	Development in the Valleys Strategy Area
SP7	Housing Requirement
SP8	Affordable Housing
SP10	Open Space
SP15	Biodiversity and Geodiversity
SP16	Environmental Protection
SP18	Renewable and Low Carbon Energy
SP19	Waste Management
SP20	Transport Network
SP21	Built Environment and Historic Heritage
SC1	Settlement Limits
I1	Infrastructure
H1	Housing Sites
AH1	Affordable Housing
AH2	Affordable Housing Exception Sites
OS1	Open Space Provision
EN6	Important Biodiversity and Geodiversity sites
EN7	Important Natural Features
EN8	Pollution and Land Stability
TR2	Design and Access of New Development
W3	Waste Management in New Development



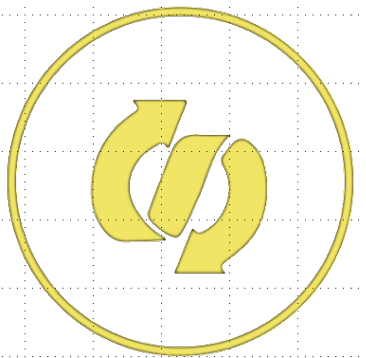
Sociability	Neighbourly Friendly Welcoming Interactive Diverse Safe	Street life – Providing a natural interactive scheme – With self-surveillance & secure spaces. Accessible front doors clearly visible from the street with all units overlooking open areas. Mixed Demographic use encouraged.
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Uses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

The site is in an existing residential area with good road and footpath links to the town. There is an existing bus route that runs locally with the closest bus stop being on the junction of Heol Tabor and Heol Tewgoed. This service is the number 81 which provides hourly services to Port Talbot Parkway.

There is also great opportunity to explore the surrounding countryside with a network of public footpaths running along Myndd Foel. The closest connection to this network is to the east of the site at the end of Heol Tabor

Key



Bus Routes



Public Footpaths



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 stops to the site are in Heol Tewgoed to the south of the site. The area is well served with schools with two being located 1km away from the site.

In terms of shopping there are two convenience stores 500m away from the site in Heol Jwbli. There are a greater variety of shops further afield in Cwmafan Town centre.

The closest medial facilities are at the Cwmafan health centre and a doctor's surgery 600m south of the site.



Context Analysis - Site Description.

The site is currently vacant and is situated at the junction of Tabor Road with Mabon Road. The site is relatively flat but climbs sharply towards the northern boundary by the introduction of a constructed embankment running along the entire northern boundary. Behind the embankment there is a timber close boarded fence.

A storm drain enters the site from the northeast corner and appears to have been directed along the top of the bank, into the ditch inside of the western boundary.

The western boundary is also defined by a close boarded fence behind which is a track running north to south. There is a culverted watercourse that crosses this track and a storm water drain enters the site here.

Just inside this boundary there is an open ditch that is taking the flow from this pipe and the drain that runs along the top of the embankment to the north.

The entire length of the southern boundary is formed by Heol Tabor itself and is defined by a low timber fence. The eastern boundary abuts an existing dwelling in Heol Tabor, and the boundary fence comprised of a combination of walls and fencing.

The site has been recently tripped to form the embankment and as such there is no vegetation left. There are several trees beyond the northern boundary and as the land rises sharply there is an attractive green backdrop to the development.



View along northern boundary looking east



View looking south along western boundary



View towards western boundary.



View looking north west.



Existing pipe entering site, western boundary



Lane running behind western boundary

Context Analysis - Architectural

The area immediate surrounding the site comprises mostly of semi detached housing. Dwellings in Heol Tabor are built as semi detached houses with rendered facades. Many have red brick soldier courses below the windows which are white Upvc. Roof tiles are mostly brown concrete profile tiles.

This pattern of development and appearance is repeated across the area in Heol Mabon and Heol Tewgoed.

There are areas where more modern and varied introductions have been made. The first of these is to the west of the site in Park Row where there are two large detached, self build houses constructed in red brick with brown tiled roofs. There is also a large modern red brick detached house in Heol Mabon.

There is a two storey apartment block on the junction of Heol Tabor and Heol Tewgoed. Although much larger in plan form the external appearance matches the nearby houses using cream colored render and brown tiled roof.

Along Heol Tewgoed itself the pattern of semi detached houses is repeated but there is a greater variety of façade treatment in the form of redbrick and white colored render.

Along Heol Mabon and Heol Tabor several properties have been owner purchased and these have different window styles and, in some cases, new façade treatments with different colored render and porch additions.

Even with this introduction the overriding character of the area remains the same. With light rendered facades in terraced form, outward facing and running with the contours of the valley.



Houses next to site in Heol Tabor



Semi Detached houses in Heol Tabor



Apartments Heol Tabor / Heol Tewgoed



Large detached house to west of the site



New detached house in Heol Mabon



Semi detached refurbished house Heol Mabon

S.W.O.T Plan

Strength

- Site has good public connections
- Close to existing bus routes on Heol Tewgoed
- Established residential area
- Established utility services connection

Weaknesses

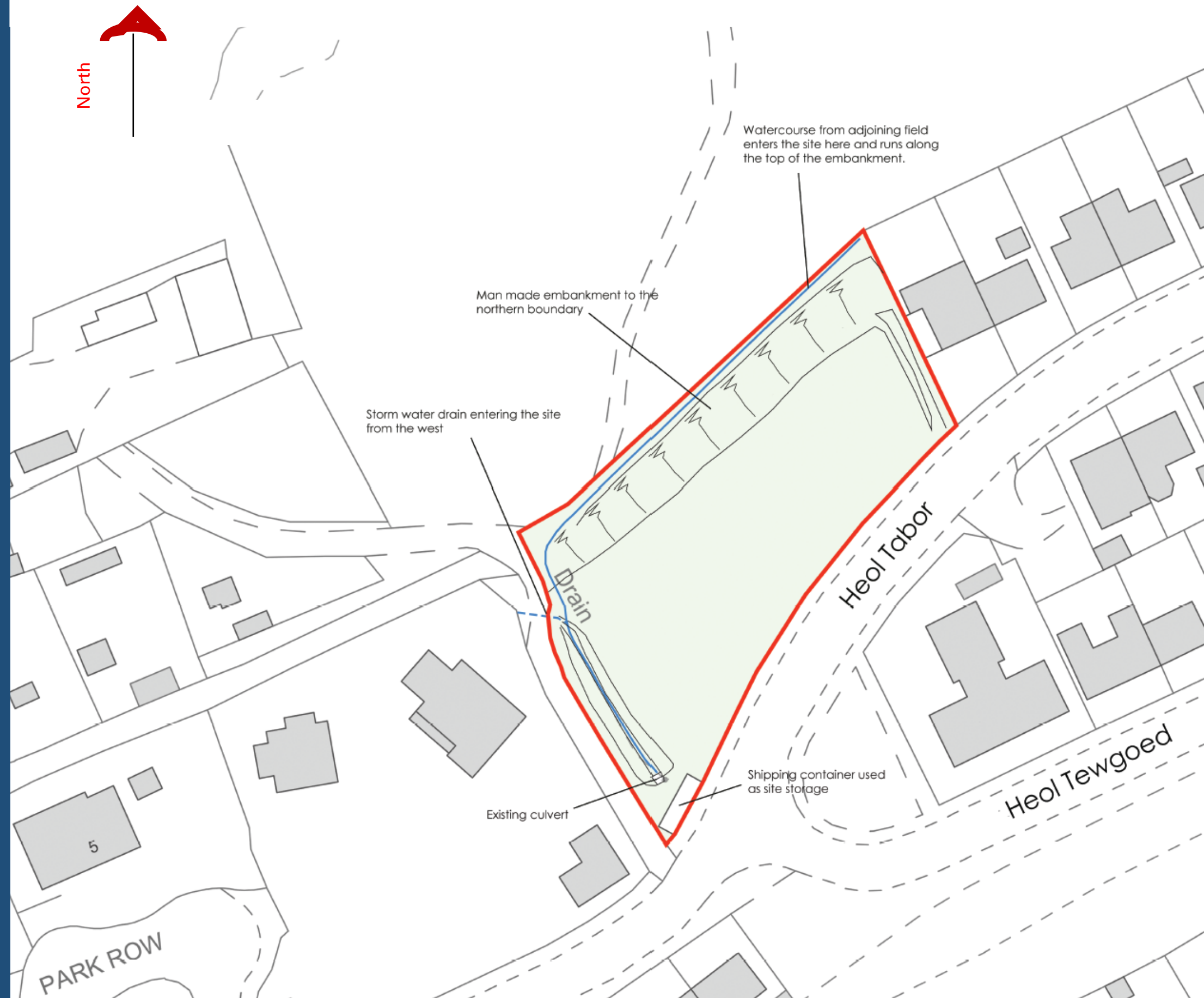
- Adjacent dwelling close to the boundaries
- Construction access along a road with on street parking
- External drainage flows entering the site
- Possible mine entry point to be resolved

Opportunities

- To redevelop an existing vacant site
- To provide 10 new affordable dwellings
- Provision of new outward facing development overlooking Heol Tabor
- Provision of a new landscaping scheme to increase the biodiversity of the site

Threats

- Proximity to adjoining dwellings
- External drainage flows into site
- Access along busy estate roads
- Potential below ground mining features



Character

The site is a flat open space currently being used as a temporary unsurfaced car park. The surrounding character has been described in detail in the previous pages of this document. The site is in a unique dockside location and is surrounded by a range of buildings creating a modern contemporary environment that is suited to its waterside location.

Proposed design cues:

Semi detached build form

Gable roofs facing the highway

White PVCu windows

Two storey building height

Proposed materials:

Brickwork façade, Red facing brick

Timber cladding to front elevations – Colour Black

Plain smooth slate effect tiles – Colour slate grey.

Grey PVCu rainwater goods.

Soffits and fascias – PVCu 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 existing road network has clearly defined footpaths 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.



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 sketch layout illustrating a scheme of 10 units.

The scheme was designed to provide a new street scene to Heol Tabor and to provide new landscaping and increased biodiversity value to the site.

ACCOMMODATION SCHEDULE

8 x One bedroom walk up apartments
2 x Two bedroom bungalows



02 Sketch Scheme

The next layout for the site was also prepared in September 2025. It provided for 10 units in total. The mix of units on the site remained unchanged

The changes made to the scheme were the handing of plots 1 to 8 to create a more attractive and balanced street scene

ACCOMMODATION SCHEDULE

8 x One bedroom walk up apartments
2 x Two bedroom bungalows





03 Final Layout

A pre application submission was made to Neath Port Talbot Council in June 2026, the response to which was generally favourable, with some suggested changes.

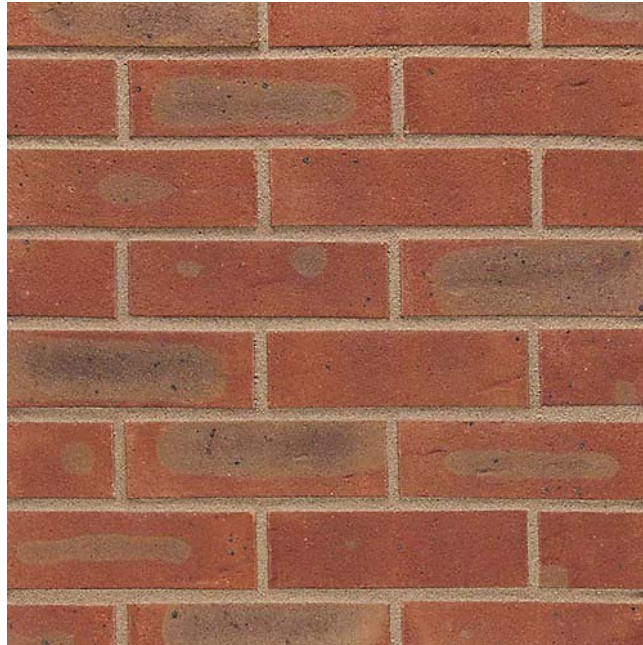
- It was determined that an additional two visitor spaces were required to serve the site. These were added to the western end of the site.
- Electric vehicle charging points were added to the bungalows
- Bin and Cycle stores added.
- Maintenance access added to the embankment.

ACCOMMODATION SCHEDULE

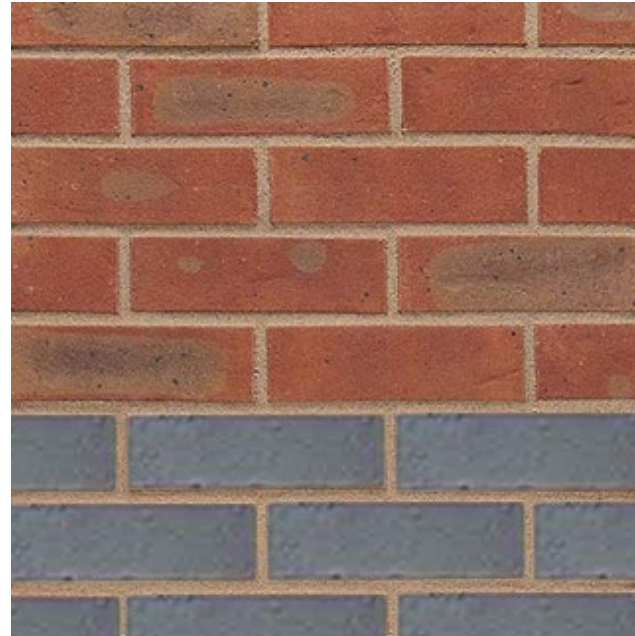
8 x One bedroom walk up apartments
2 x Two bedroom bungalows

Design And Access Statement

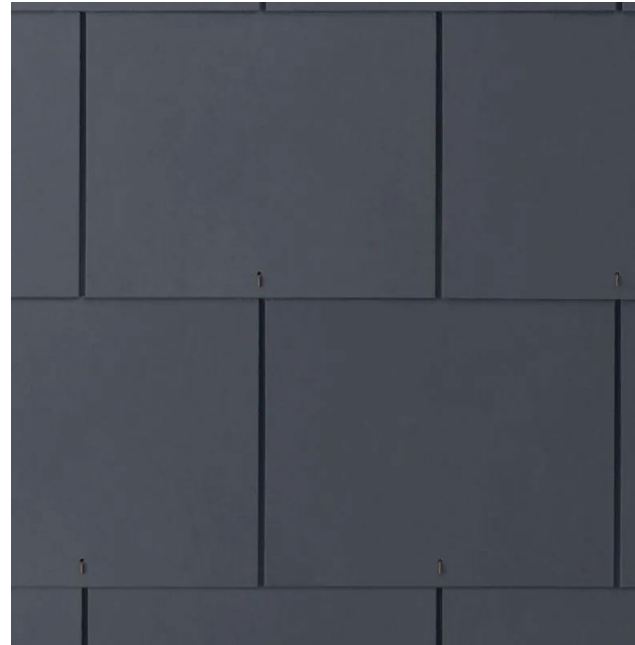
Proposed Materials



1 Red Facing bricks



2 Blue semi engineering brick below dpc



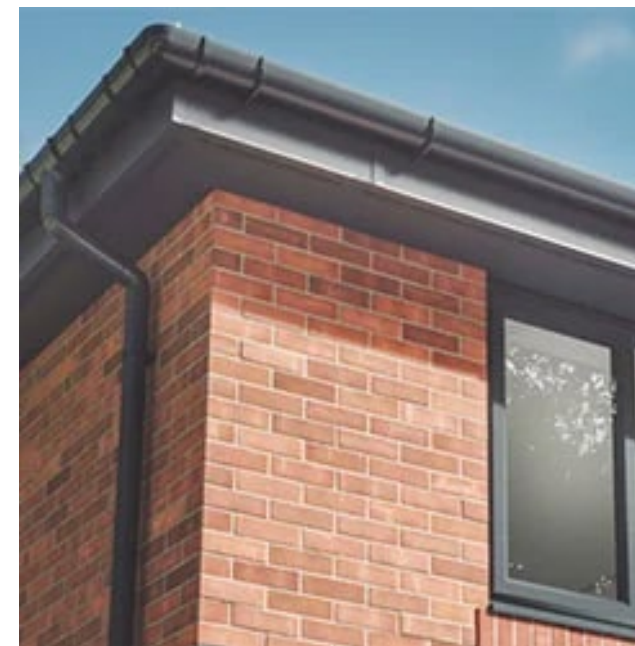
3 Grey slate effect roof tiles



4 Dark timber effect cladding



5 Dark Grey Upvc windows



6 Grey fascia boards, soffits and rainwater goods.

Proposed Materials

1. Red facing bricks
2. Blue semi engineering brick below dpc
3. Grey slate effect roof tiles
4. Dark Timber effect cladding
5. Dark Grey Upvc windows and doors
6. Grey fascia boards, soffits and rainwater goods
7. Metal cladding panels
8. Brick masonry with timber/wood cladding elements



Site Key

Site Boundary 

3D Perspective View



A3

Original sheet size

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Rev	Date	Description	By
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Client	Project	Drawing title
Bluefield Land	Heol Tabor	3D View Key Plan
Drawing status	Date	Drawn by / checked by
CONCEPT DESIGN	06/03/26	MV CW
Scale	Job No.	Client / Drawing No.
As indicated @ A3	2851	(02)170

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Rev	Date	Description	By
A	27.08.25	Stepped plots	NB

Client	Project	Drawing title
Bluefield Land	Heol Tabor	View 1

Drawing sheet	Date	Drawn by / Director	Scale	Job No.	Ref.	Drawing No.	Rev.
CONCEPT DESIGN	06/03/26	MV CW	1:1@A3	2851		(02)500	A

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Client		Project		Drawing title	
Bluefield Land		Heol Tabor		View 2	
Drawing status	Date	Drawn by / checked	Scale	Plot no.	Client / Drawing no.
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Rev	Date	Description
A	27.08.25	Stepped plots

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Client	Project	Drawing title
Bluefield Land	Heol Tabor	View 3
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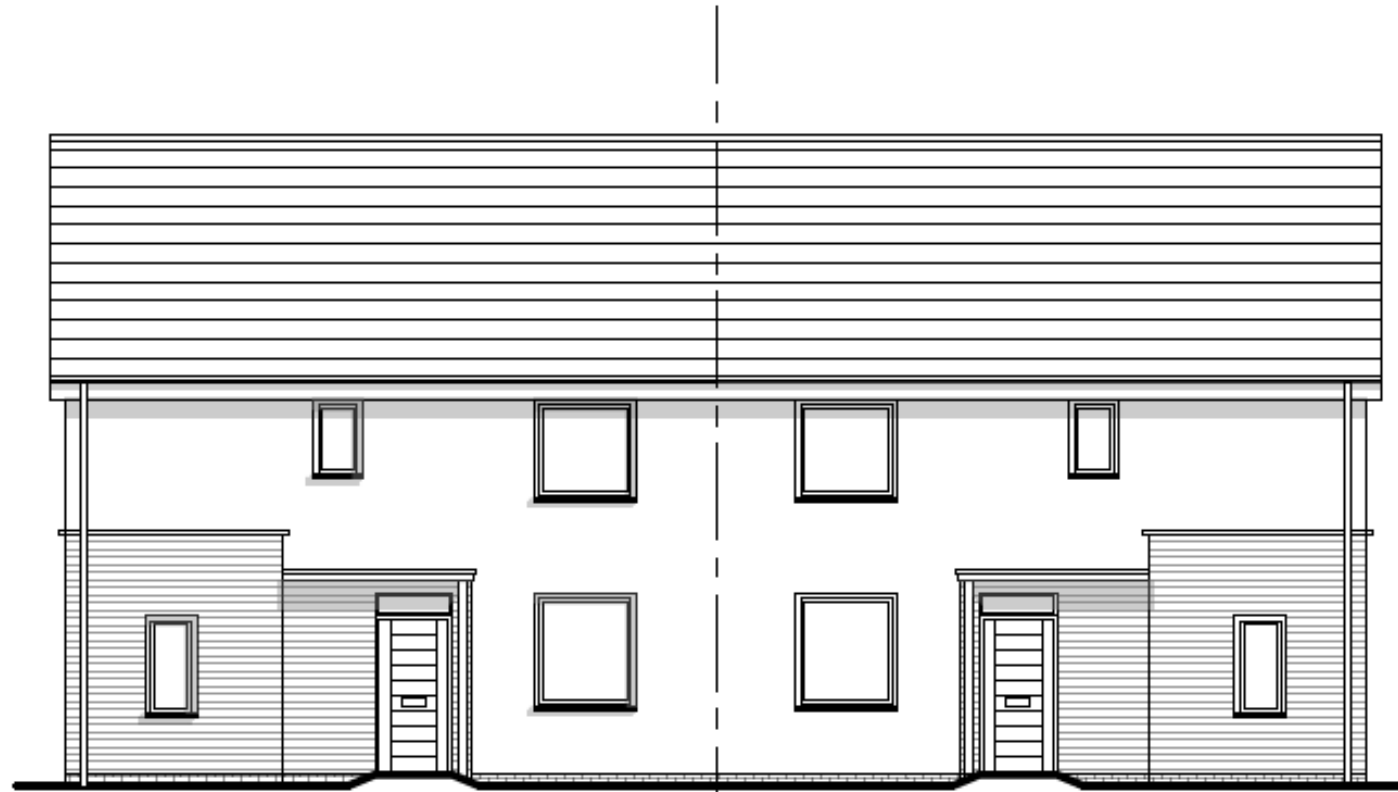
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By
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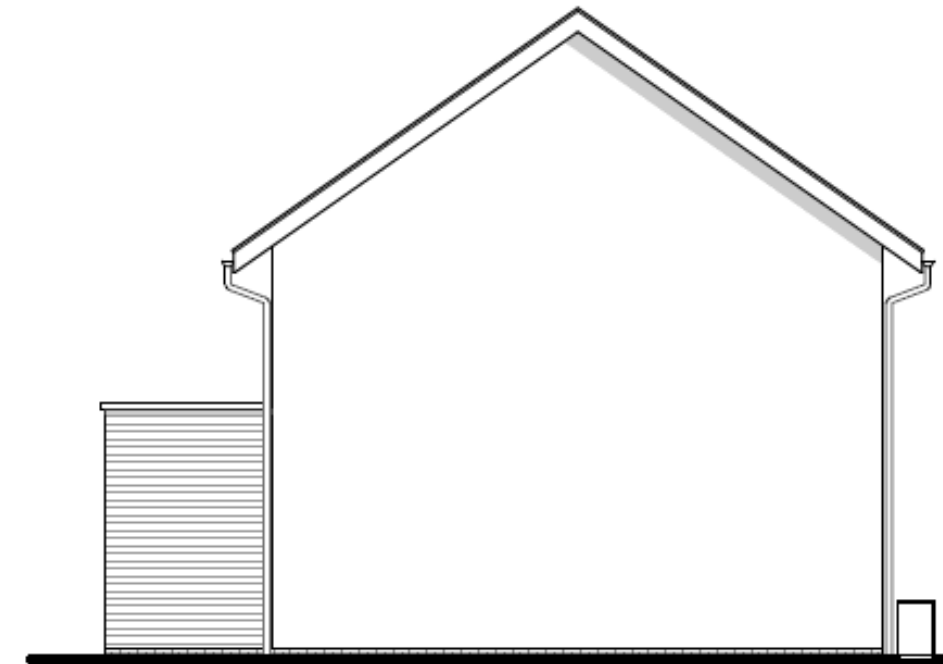
Client Bluefield Land		Project Heol Tabor		Drawing title View 4	
Drawing status CONCEPT DESIGN	Date 06/03/26	Drawn by / checked MV / CW	Scale 1 : 1 @ A3	Area 2851	Other (02) 503
				Drawn by A	Check A

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Unit 2 Chapel Bank | Market Hall | B55 6ND | G120 0L3
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0 5 Metres

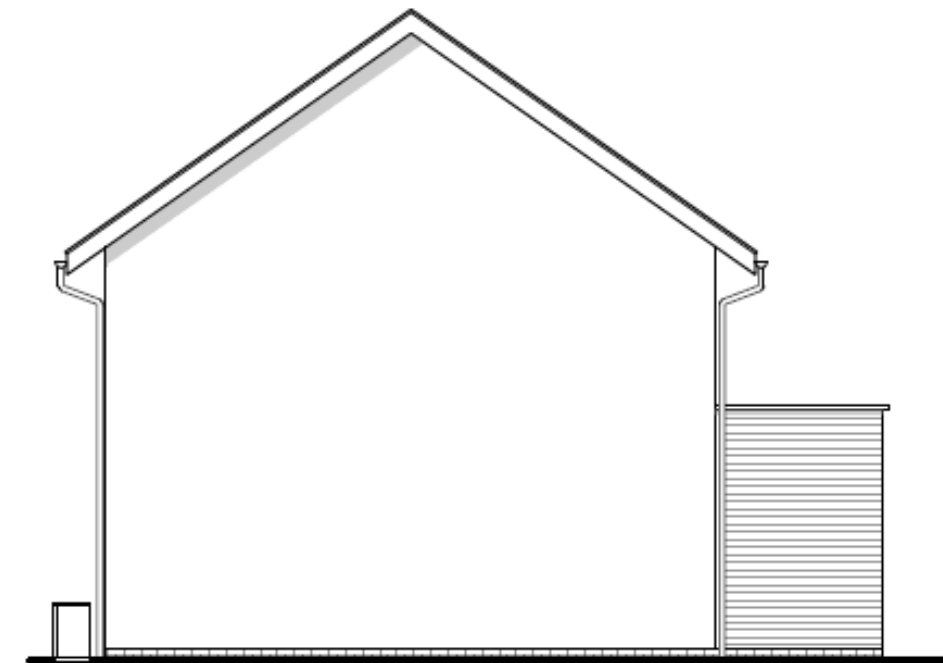
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

A3

Original sheet size

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Rev	Date	By	Description
A	10.06.26	CC	Units handed

Client	Project	Drawing Title	Scale	Drawn by / Checked / Director / Issue	Job No.	Drawing No.	Rev.	Unit 2 Chapel Barns Merthyr Mawr Bridgend CF32 0LS t: 01656 656267 e: mail@spring-consultancy.co.uk
Bluefield Land	Heol Tabor	HT 211 Elevations		cc cw 1:100 @ A3	2851	211(03)300	A	
Drawing Status	PLANNING SUBMISSION MAY 26							

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AREA SCHEDULE

WDQR 2021 Area Requirements	
2 Person 1 Bed Walk-up:	53.0m²
GF Flat	50.1m²
FF Flat	58.4m²
Averaged GIA:	54.3m²

WDQR 2021 General Storage Requirements	
2 Person 1 Bed Walk-Up:	1.5m²
GF	
Airing Cupboard (AC)	0.5m²
Store	1.8m²
Total:	2.3m²
FF	
Airing Cupboard (AC)	0.8m²
Store	0.9m²
Total:	1.7m²

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.

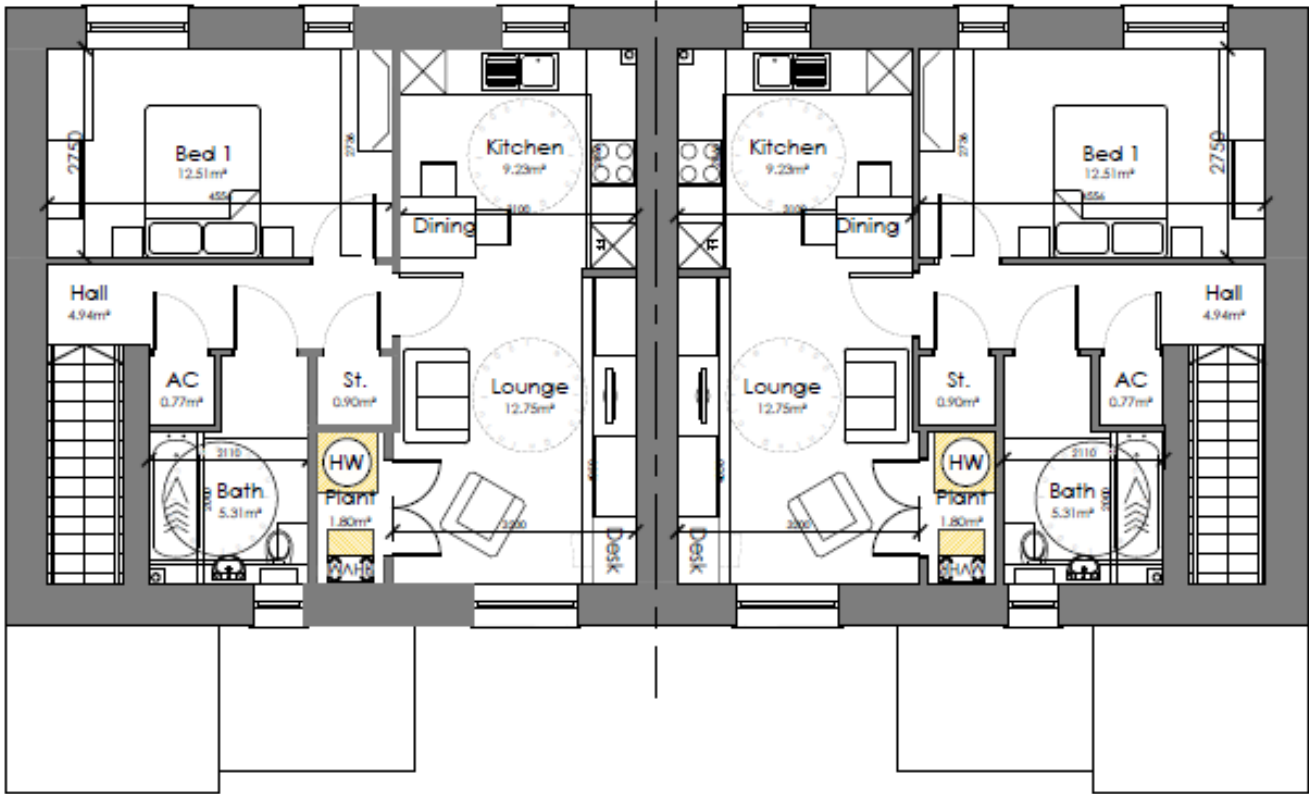
CONSTRUCTIONS

External walls	550mm
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.



A3 Original sheet size				
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Rev	Date	By	Description	
A	10.06.26	CC	Units handed	
B	26.06.26	CC	ASHP note added	

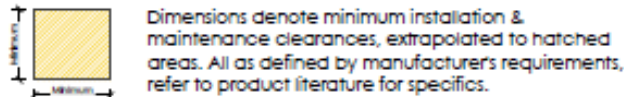


FIRST FLOOR PLAN

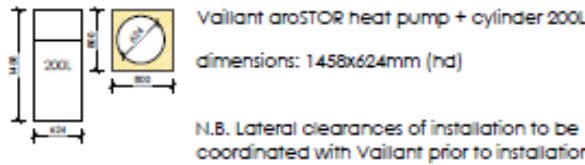


GROUND FLOOR PLAN

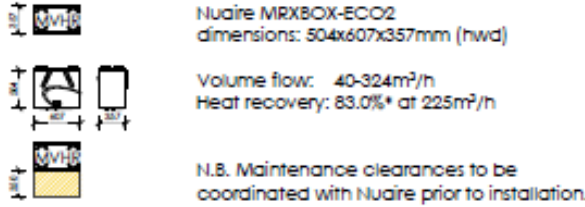
LOW CARBON PLANT



ASHP + Cylinder HT 211 & 212



MVHR



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.

All ASHPs are to be fully compliant with MSC-020(a) Issue 1.0 Standards

Client	Project	Drawing title				
Bluefield Land	Heol Tabor	HT 211 Floor Plans				
Drawing status	Date	Drawn by / Checked / Director Issue	Lab no	Drawing no	Rev	Unit 2 Chapel Barns Merthyr Mawr Bridgend CF32 0LS t: 01456 656267 email@spring-consultancy.co.uk
PLANNING SUBMISSION MAY 26	cc	cw 1:100 @ A3	2851	211(03)200	B	

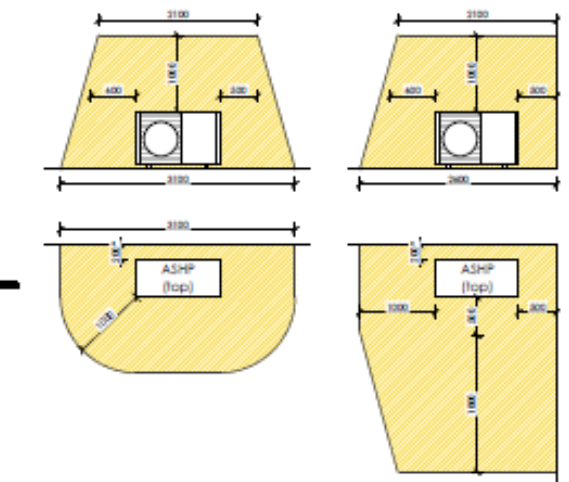


LOW CARBON PLANT

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

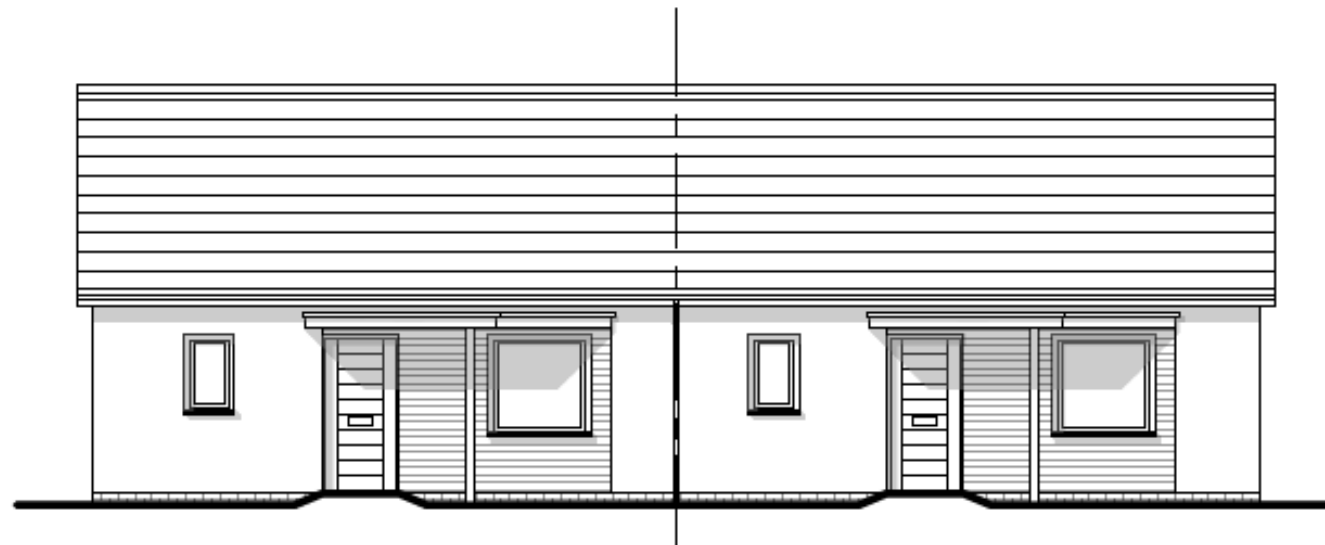
ASHP

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

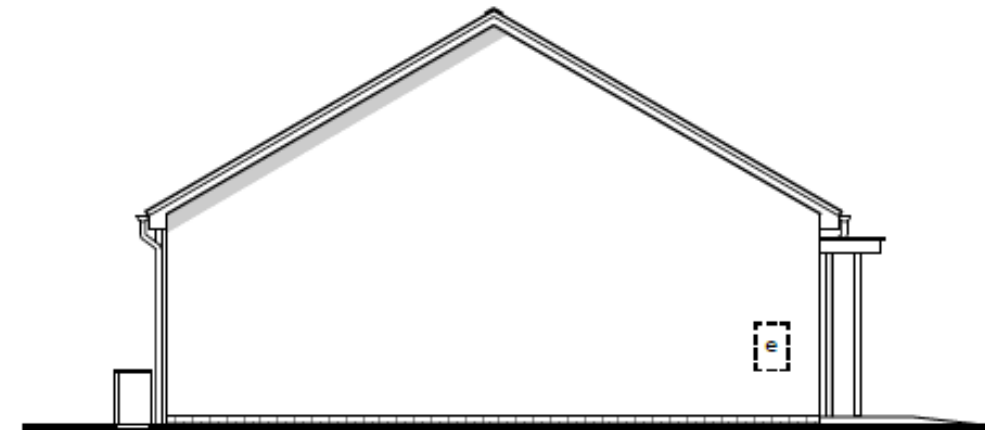


*Clearance for heating only: +50mm if ASHP provides cooling.

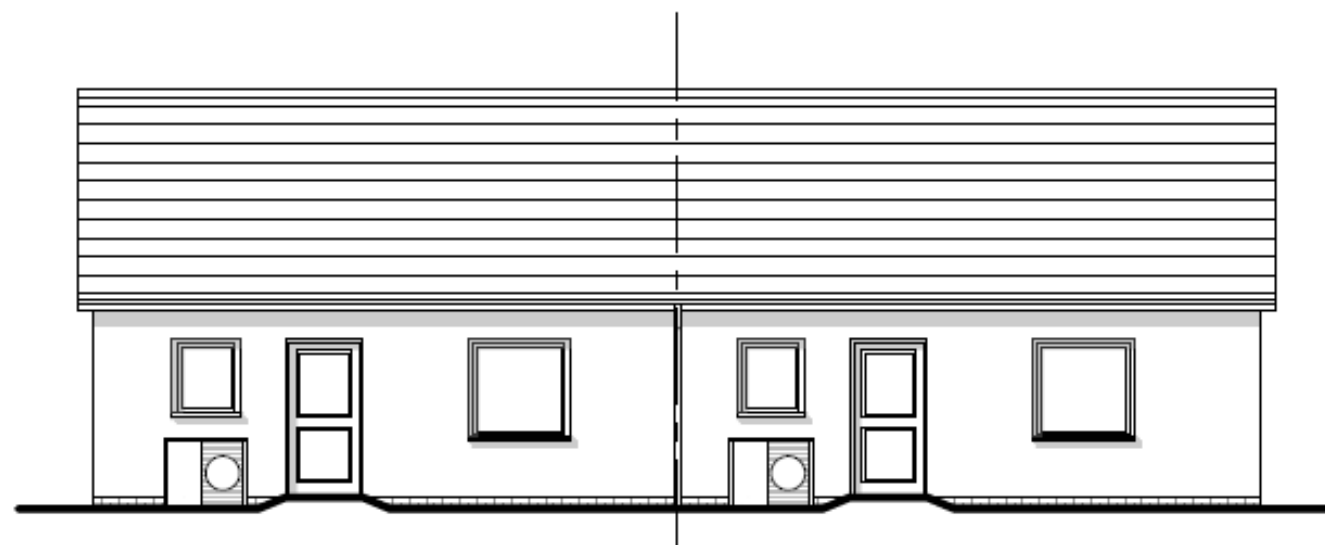
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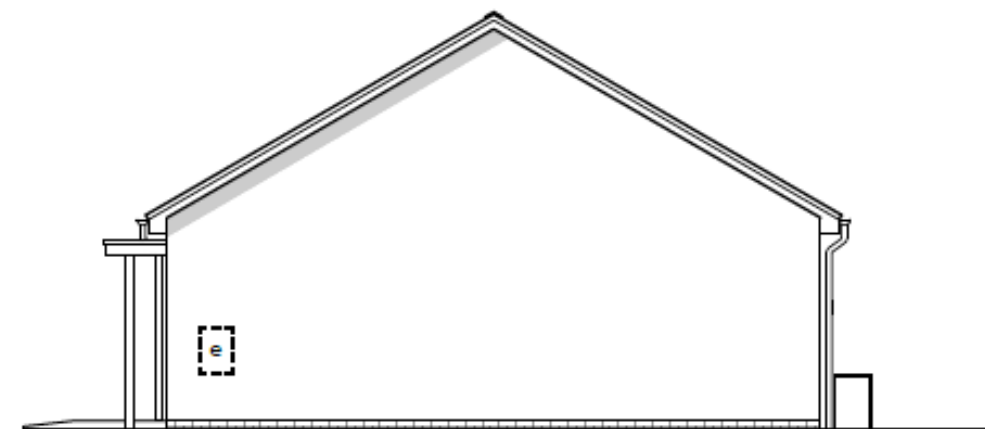
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



A3

Original sheet size

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Rev	Date	By	Description

Client	Project	Drawing title	
Bluefield Land	Heol Tabor	HT 212 Elevations	
Drawing status	Date	Drawn by / checked / Director / Scale	Job No. / Drawing No. / Rev.
PLANNING SUBMISSION MAY 26	cc	cw 1:100 @ A3	2851 / 212(02)300 /

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t: 01656 656267
e: mail@spring-consultancy.co.uk

AREA SCHEDULE

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

Measured GIA: 53.0m²

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

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

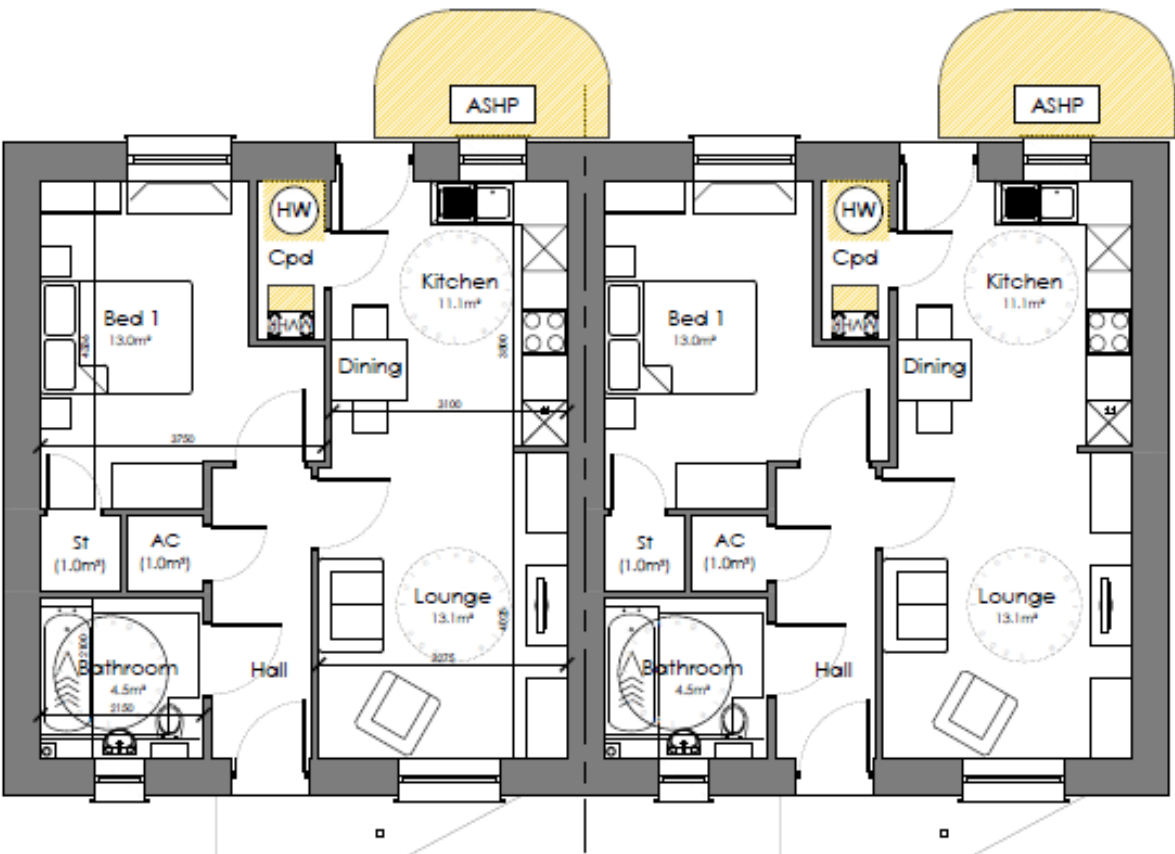
MEP & PLANT PROVISIONS

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 550mm
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.



GROUND FLOOR PLAN

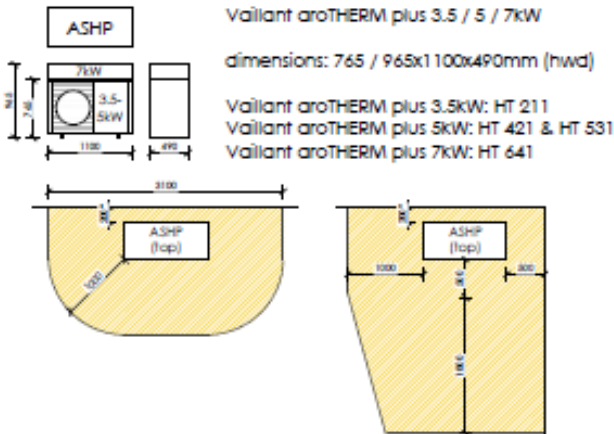


A3			
Original sheet size			
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Rev	Date	By	Description
A	26.08.26	CC	ASHP note added

LOW CARBON PLANT

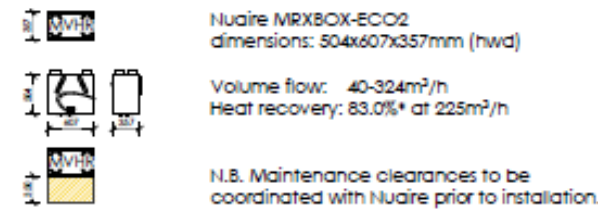
Dimensions denote minimum installation & maintenance clearances, extrapolated to hatched areas. All as defined by manufacturer's requirements, refer to product literature for specifics.

ASHP

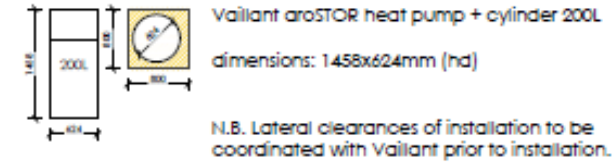


*Clearance for heating only: +50mm if ASHP provides cooling. All ASHPs are to be fully compliant with MSC-020(a) Issue 1.0 Standards

MVHR



ASHP + Cylinder HT 211 & 212



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Client		Project		Drawing title		Drawing No.		Rev.		Unit 2: Chapel Barns Merthyr Mawr Bridgend CF32 0LS	
Bluefield Land		Heol Tabor		HT 212 Floor Plans		2851		A		t: 01656 656267 e: mail@spring-consultancy.co.uk	
Drawing Status		Scale		Drawn by / Checked / Director Issue		Date		Drawing No.		Rev.	
PLANNING SUBMISSION MAY 26		cc		cw		1:100 @ A3		212(03)200		A	

Summary

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

- 8 No. 1 bed units @ 53m2
- 2 No. 2 bed units @ 53m2

Total number of New Homes = 10

Cycle Storage

- 8 No. Secure Cycles racks

Car Parking

- 12 No. Parking spaces





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