



891. BRYNWAEELON. DESIGN & ACCESS STATEMENT

Brynwaelon, Resolven, Neath, Neath Port
Talbot, SA11 4EF

A PREFACE

APPLICATION SUBMITTED BY:

George & Co,

Crownford House, Swan Street, Merthyr Tydfil,

Mid Glamorgan, Wales, CF47 8EU

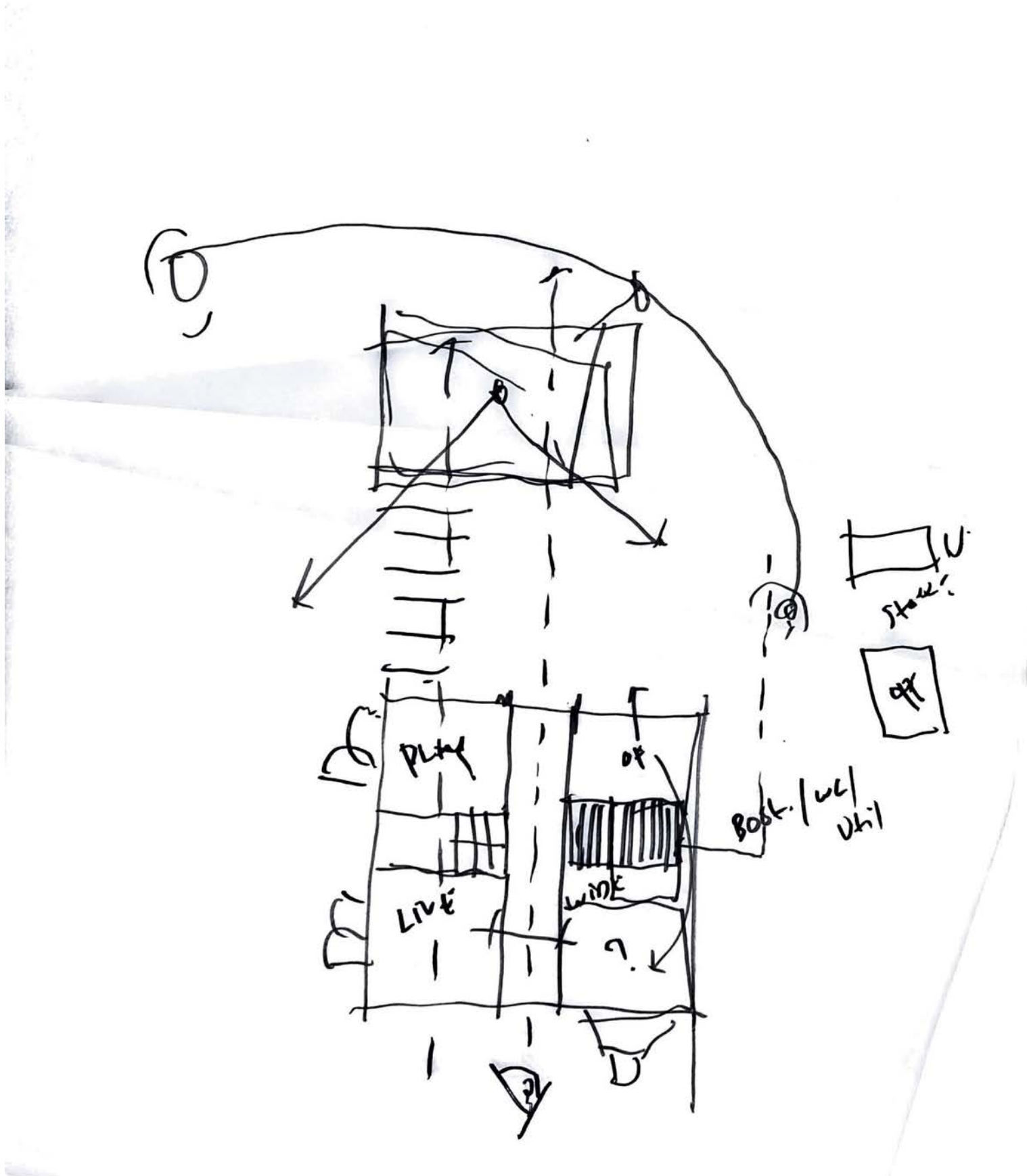
TEL 07830328652

hello@georgeandco.studio

APPLICATION SITE ADDRESS:

Brynwaelon, Resolven,

Neath, Neath Port Talbot. SA11 4EF.



A PREFACE

This document contains statements to support a householder application and for minor alterations to the existing house and extension to the rear of the dwelling, known as Brynwaelon, Resolven. The document has been prepared in conjunction with both local and national planning guidance.

Both local and national planning guidance has provided the basis upon which this Design and Access Statement have been prepared. This document should be read in conjunction with the supporting documentation and drawings.

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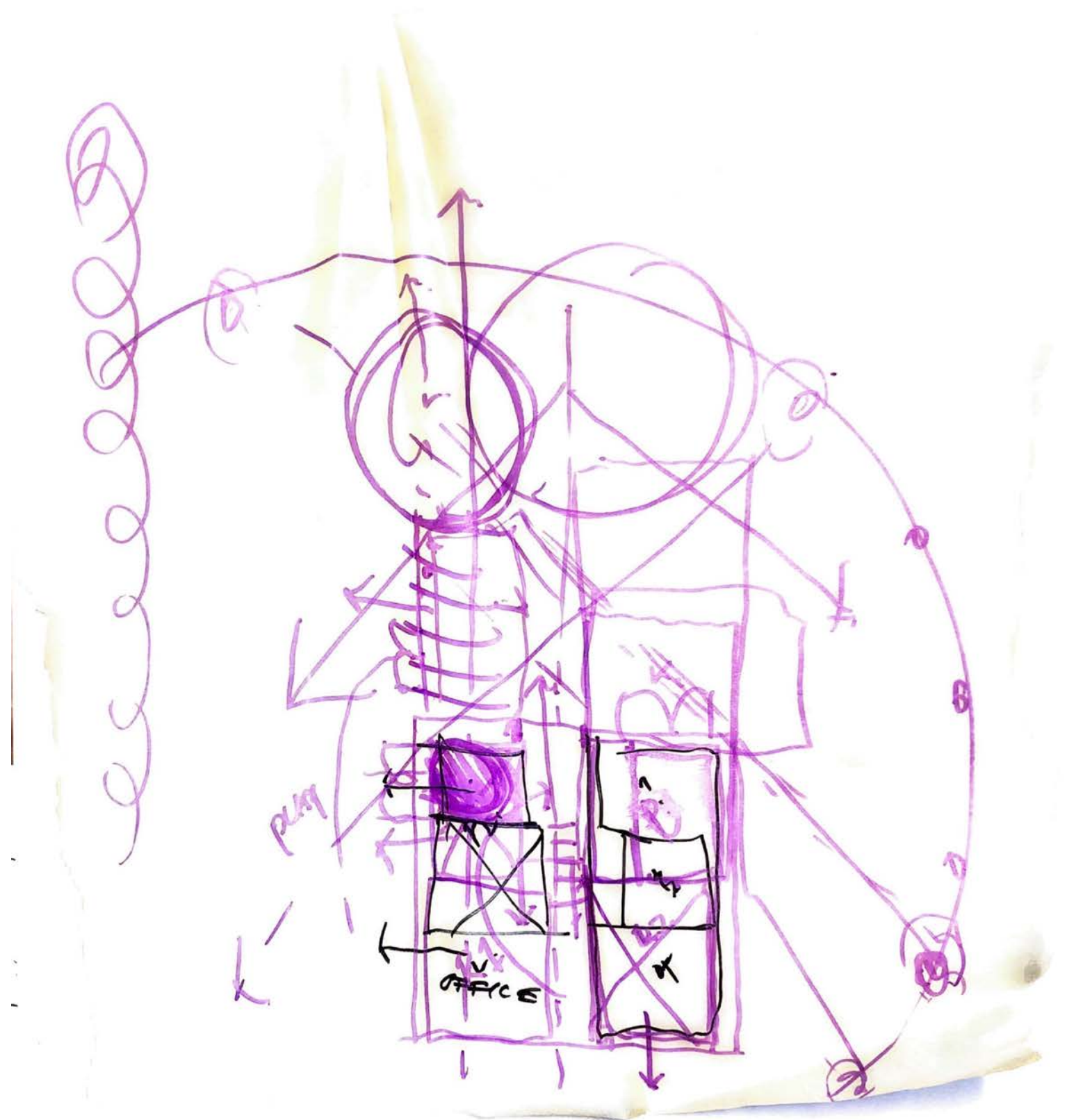
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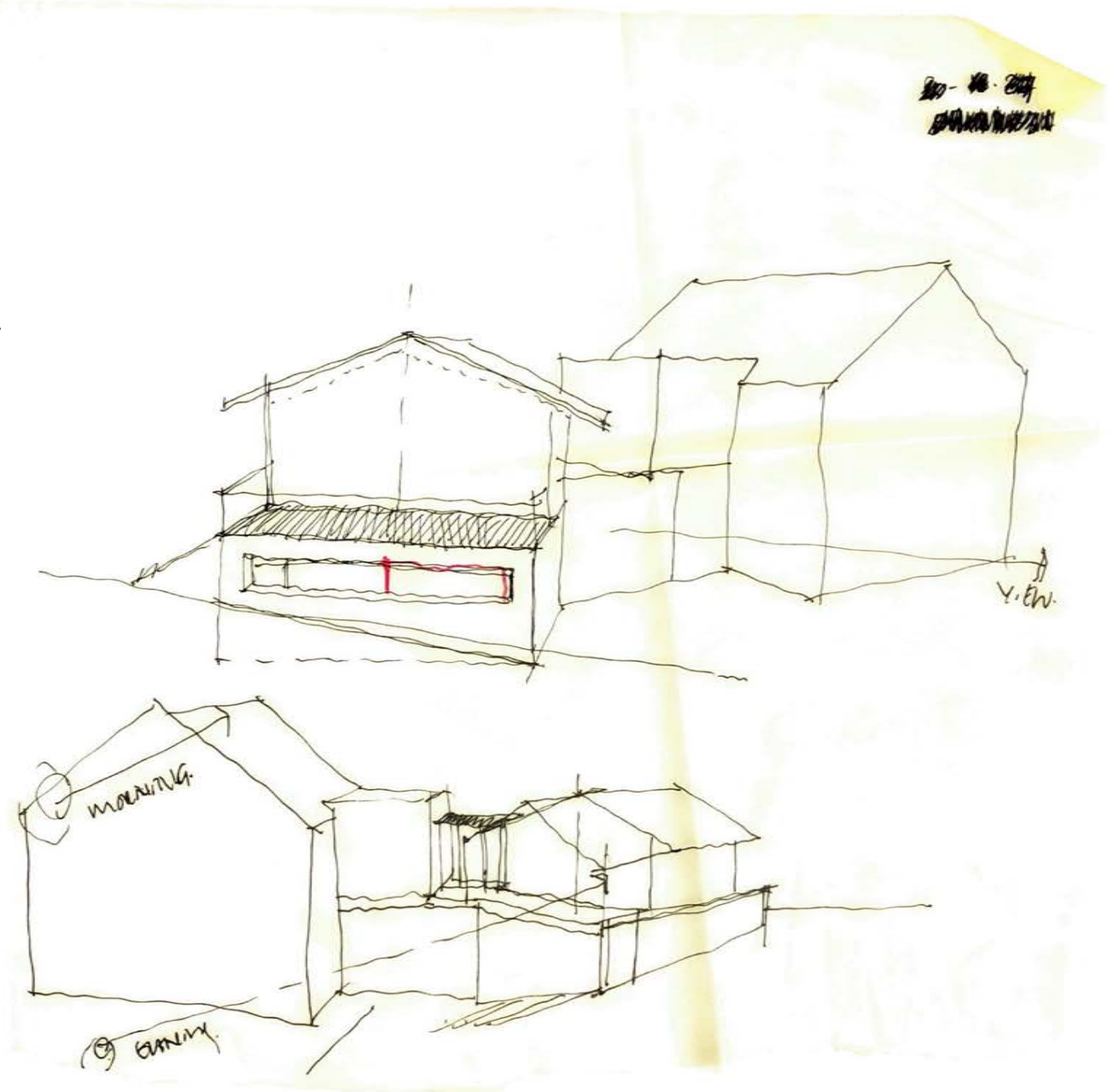
1.0 EXPLAINING THE OBJECTIVE OF THE PROPOSAL

The existing property is situated approximately 84m above sea level, nestled within the Resolven hillside. The site enjoys fantastic views across the valley and is surrounded by greenery. The plan itself is well organised with well proportioned rooms situated around a central hallway/stairs and a small extension to the rear.

The existing layout, however, does not address views out and an opportunity for a connection to nature. The proposal seeks to respect the existing architecture with an extension that has minimal impact on the architectural fabric. The proposal is intended to be an extension of the small vernacular outbuildings that are situated to the rear of the property, helping to retain the mass and character of the existing dwelling.

1.1 PRINCIPLES OF THE SCHEME

- Preservation of the historic characteristics of Brynwaelon
- Improve access to views from within the dwelling
- Improve connectivity to nature
- Clarity between what is old and what is new to preserve its authenticity
- Quality materials and workmanship chosen for the scheme
- Massing that respects the existing frontage and orientation
- Keep all trees where possible (subject to final conclusions of tree report)



1.0 EXPLAINING THE OBJECTIVE OF THE PROPOSAL

1.2 PLANNING APPRAISAL/POLICY CONTEXT

Planning Policy Wales

The planning policy framework for the determination of this application is provided by the content and scope of National Planning Guidance, together with the Development Plan. National planning policy is contained within Planning Policy Wales [PPW], first published by the Welsh Assembly Government in March 2002.

PPW is supported by 21 topic-based Technical Advice Notes [TAN's] which are also relevant. Planning Policy Wales is the Welsh Assembly Government's principal planning policy document and it sets out the context for sustainable land use planning policy, within which Local Planning Authorities' statutory Development Plans are prepared and development control decisions on individual applications and appeals are taken.

PPW is the principal document of the Welsh Assembly Government which sets out the land-use policy context for the consideration and evaluation of all types of development. The main thrust of PPW is to promote sustainable development by ensuring that the planning system provides for an adequate and continuous supply of land available and suitable for development to meet the needs of society in a way that is consistent with overall sustainability principles.

Paragraph 3.60 states: 'Development in the countryside should be located within and adjoining those settlements where it can best be accommodated in terms of infrastructure, access, habitat and landscape conservation. Infilling or minor extensions to existing settlements may be acceptable, in particular where they meet a local need for affordable housing or it can be demonstrated that the proposal will increase local economic activity. However, new building in the open countryside away from existing settlements or areas allocated for development in development plans must continue to be strictly controlled. All new development should be of a scale and design that respects the character of the surrounding area.'

1.0 EXPLAINING THE OBJECTIVE OF THE PROPOSAL

1.2 PLANNING APRAISAL/POLICY CONTEXT

Technical Advice Notes (TAN)

As mentioned previously PPW is supported by Technical Advice Notes [TAN’s] which refer to land use planning considerations relating to various forms of development and act as guidance to local planning authorities in dealing with the determination of planning applications.

TAN 12 – DESIGN

Design is defined in PPW as :

“the relationship between all elements of the natural and built environment. To create sustainable development, design must go beyond aesthetics and include the social, environmental and economic aspects of the development, including its construction, operation and management, and its relationship to its surroundings.”

And emphasises that:

“Good design is also inclusive design. The principles of inclusive design are that it places people at the heart of the design process, acknowledges diversity and difference, offers choice where a single design solution cannot accommodate all users, provides for flexibility in use, and, provides buildings and environments that are convenient and enjoyable to use for everyone.”

TAN 12 also defines ‘character’ as follows:

“Appraising “**character**” involves attention to topography; historic street patterns, archaeological features, waterways, hierarchy of development and spaces, prevalent materials in buildings or floorscape, architecture and historic quality, landscape character, field patterns and land use patterns, distinctive views (in and out of the site), skylines and vistas, prevailing uses and plan forms, boundary treatments, local biodiversity, natural and cultural resources and locally distinctive features and traditions (also known as vernacular elements)."

1.0 EXPLAINING THE OBJECTIVE OF THE PROPOSAL

1.2 PLANNING APPRAISAL/POLICY CONTEXT

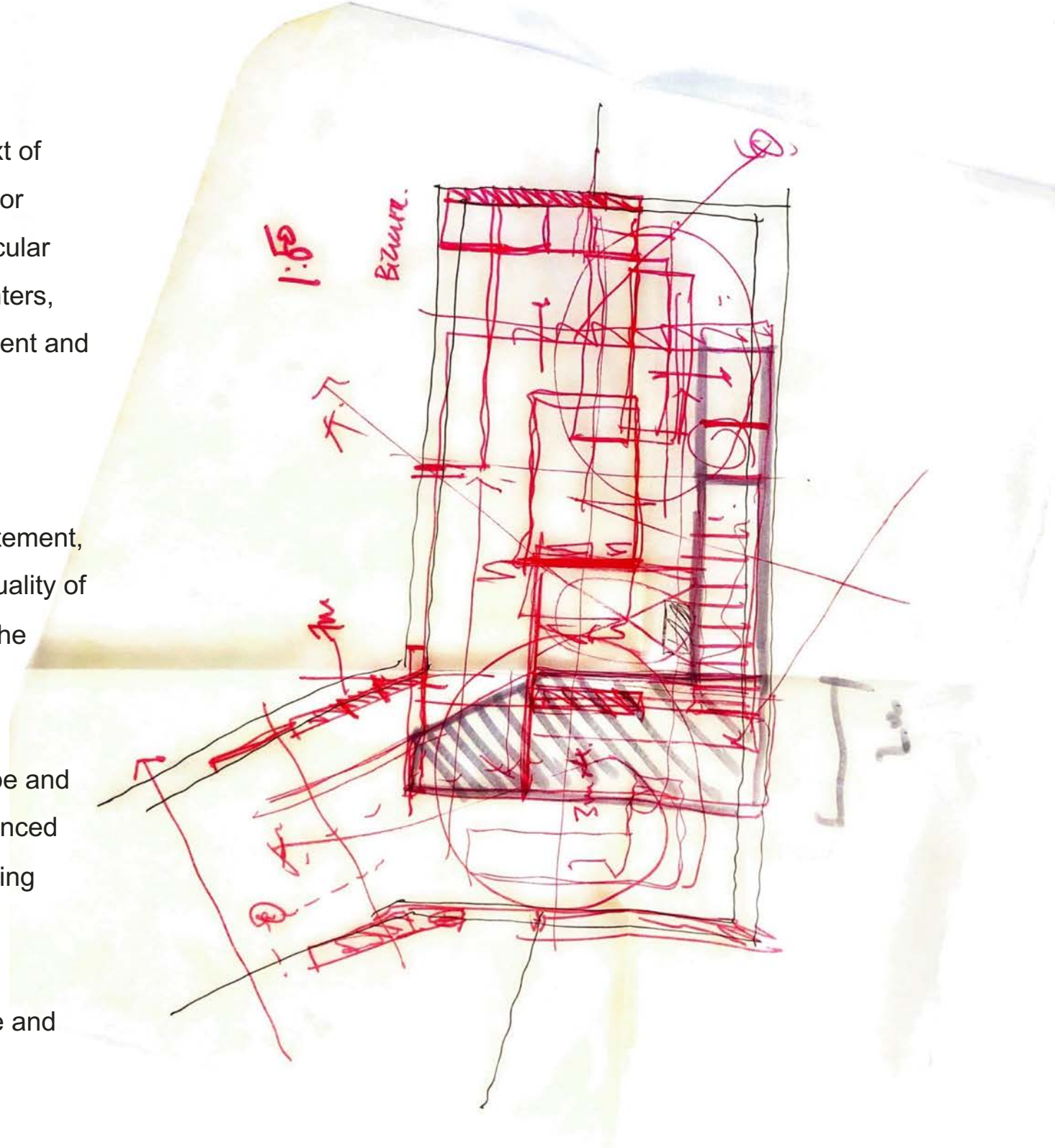
TAN 12 – DESIGN

Opportunities for **innovative design** will depend on the existing context of development and the degree to which the historic, architectural, social or environmental characteristics of an area may demand or inhibit a particular design solution. Thorough appraisal of context can provide design pointers, which help to inspire an innovative design response, which meets present and future needs. A contextual approach should not necessarily prohibit contemporary design.

The above is well documented throughout this Design and Access Statement, with the proposal seeking to preserve the architectural and historical quality of the dwelling with particular emphasis on its relationship to nature and the characteristics of the landscape.

The TAN goes on to say that “the special qualities of the rural landscape and coastline of Wales should be recognised. The qualities should be enhanced through conservation of the character of the countryside and by achieving quality in new development.”

The proposal for Brynwaelon identifies the quality of its rural landscape and responds with a sensitive rear extension that sits a part of the existing outbuildings therefore safeguarding a rural sense of place at the site.



1.0 EXPLAINING THE OBJECTIVE OF THE PROPOSAL

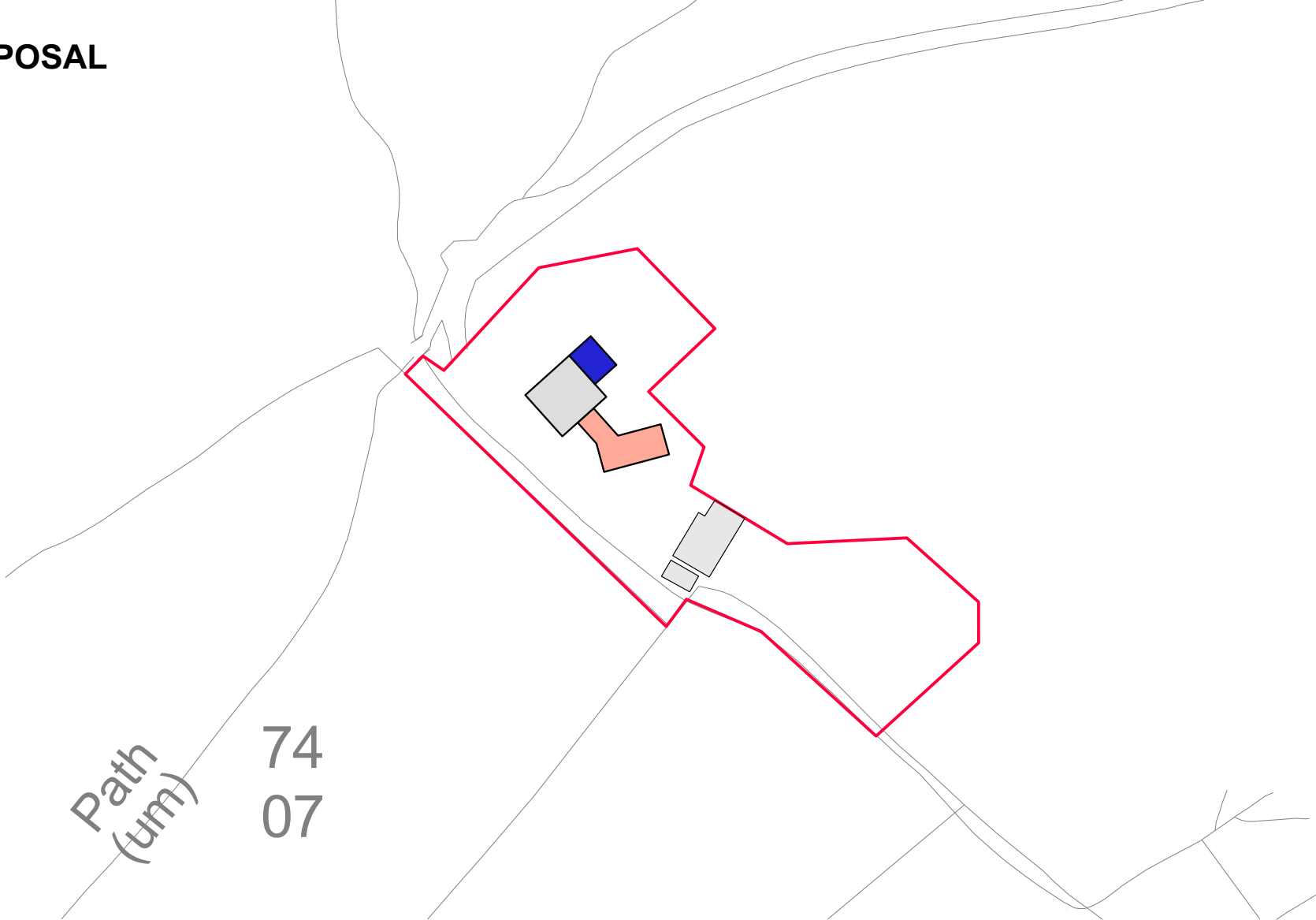
1.2 PLANNING APRAISAL/POLICY CONTEXT

Local Supplementary Planning Guidance – Policy EN5 Conservation and Extension of Existing Buildings in the Countryside

Policy EN5 applies to alteration, extension or conversion of existing buildings situated outside the defined settlement limits. The policy states that the proposal should not result in a disproportionate increase in the size, scale or massing of the existing building.

The proposal to extend to the rear rather than to the side is based on this policy. We feel a side extension would disproportionately effect the mass on the existing dwelling and have adverse effect on the character of its frontage.

The policy also states that the form and character of the original building should not be affected. By extending to the rear the proposal is intended to become a part of the existing outbuildings and is somewhat removed from the existing dwelling. Thus simple move has allowed for the existing mass and character to be retained within the landscape.



Option to extend to the side considered but deemed to have a negative effect on frontage, massing and character

Proposed rear extension. Hidden behind the existing building and connected to the outbuildings. Preserving the frontage massing and character of the existing architecture

See page 14 for visual example

2.0 SITE ANALYSIS

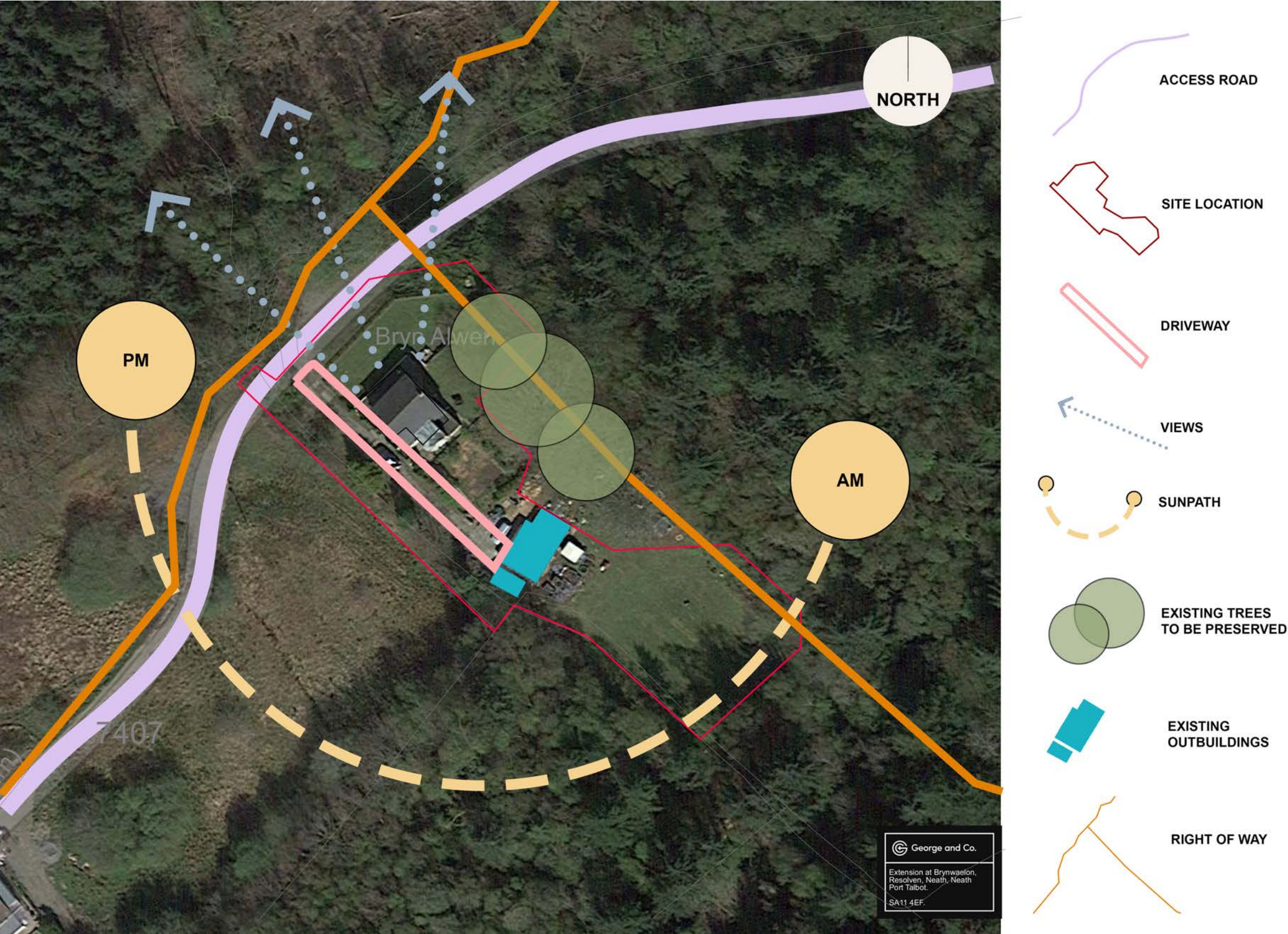
Brynwaelon is surrounded by dense forestry, barely visible from Resolven itself. It's immediate surrounding, frontage and relationship with the landscape is central to its architectural significance.

The proposal responds to the clients need for a larger dwelling that is better connected to its landscape and enjoys the views of the site but in a sensitive way that respects the architectural merit of the existing site.

Site analysis is a key part of our design process to ensure the best possible scheme for this particular site.



2.0 SITE ANALYSIS



2.1 SITE ANALYSIS

Site characteristics, context and location



Views out towards an existing tree and view across the valley beyond. The proposal seeks to orientate the primary kitchen, living, dining area towards these view which are not currently enjoyed by the existing layout.

2.1 SITE ANALYSIS

Site characteristics, context and location

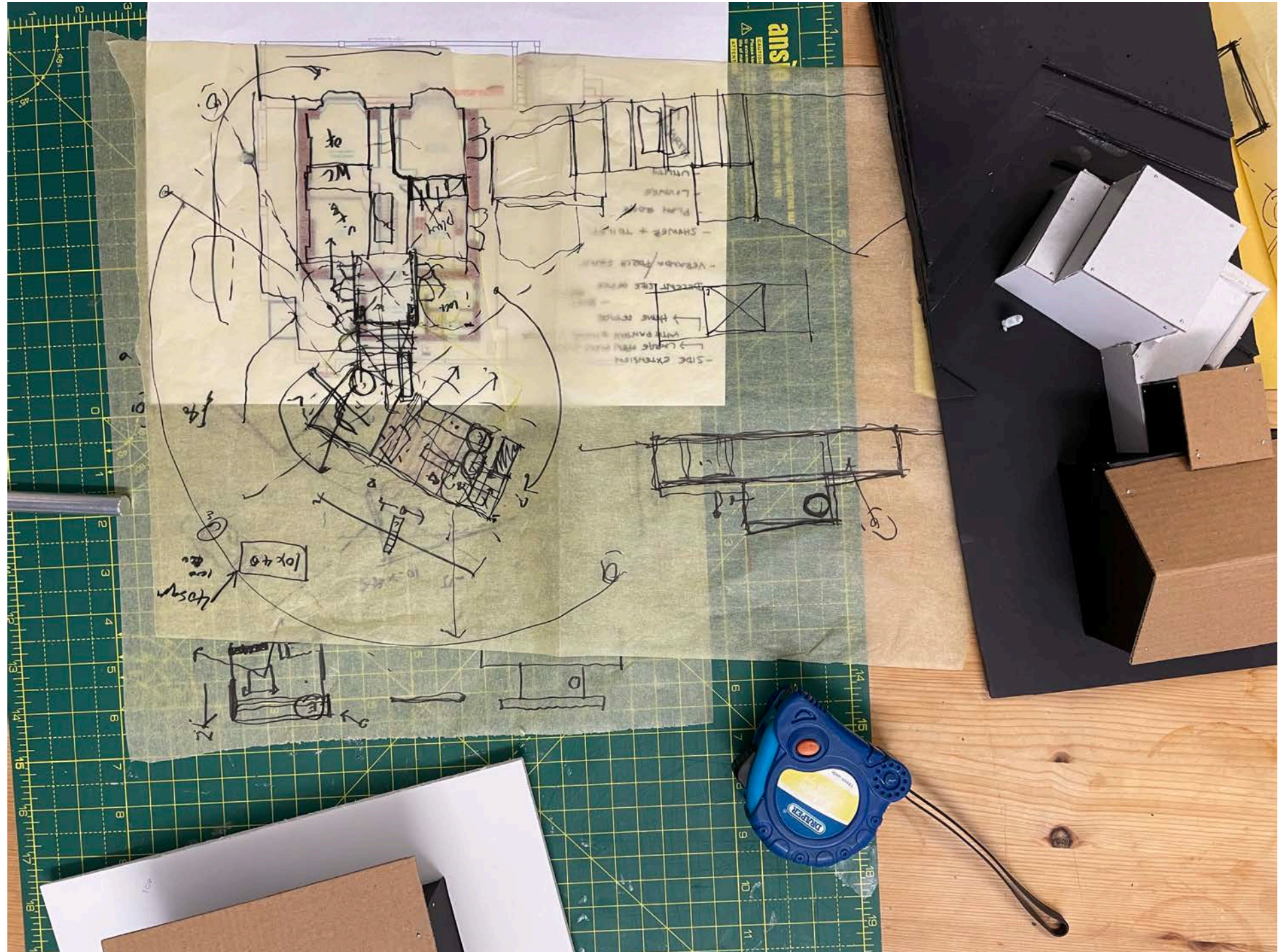


Views to the back of the existing property showing existing outbuildings. The proposal aims to become a part of this hap hazard architecture and nestle itself into the landscape.

3.0 DESIGN STUDIES

We use a thorough design and testing process to explore design options for every project. Such testing is likely to include but not limited to hand sketching, physical model making and digital modelling and visualisation. These techniques are used with the view to generate the best possible designs that respond to site, location, people, planning and existing fabric.

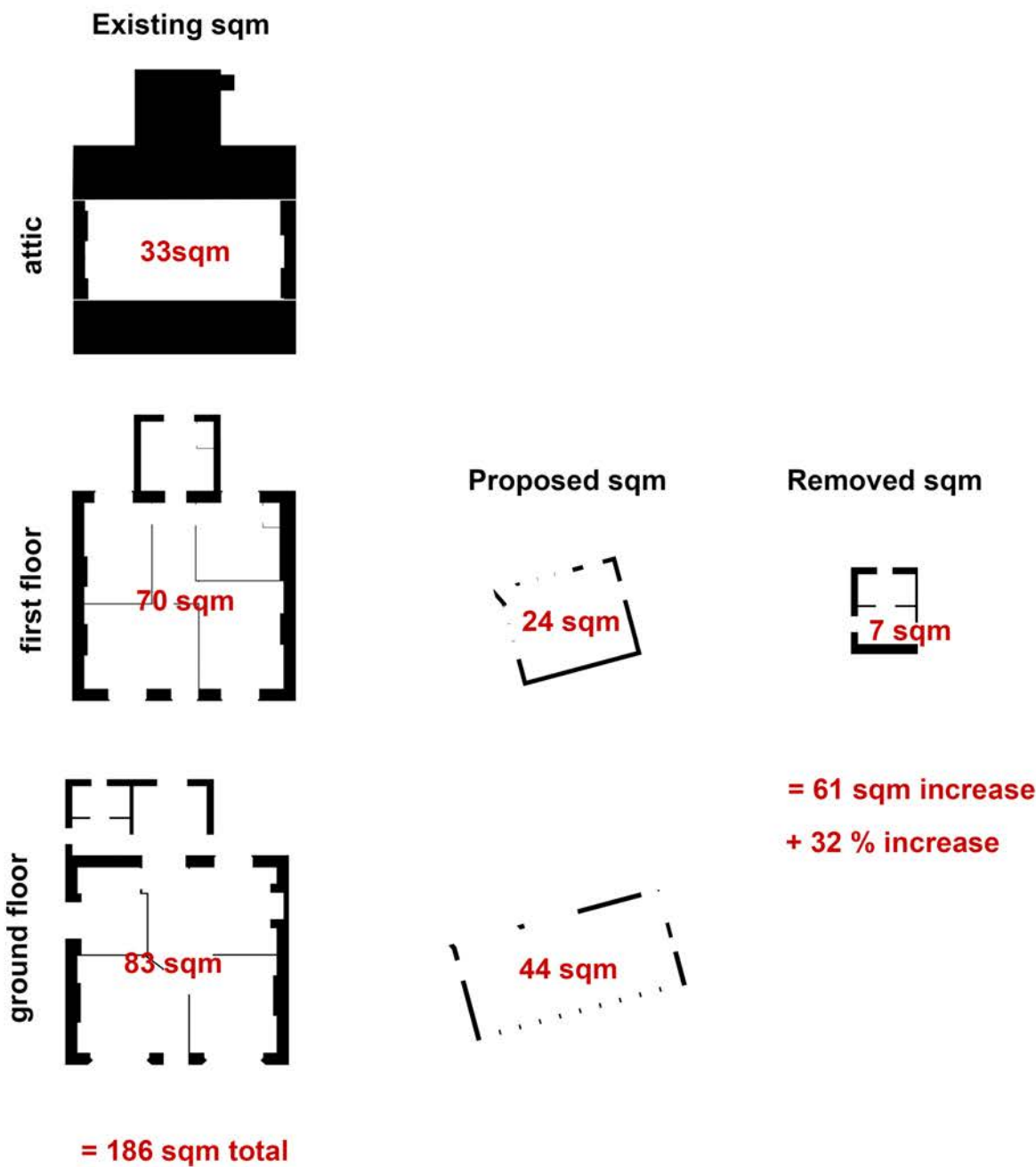
This project, Brynwaelon, has seen the use of hand sketching to test organise the plan and machete model making to address the massing. Each design decision throughout the testing process is centred around the functionality of the plan, appropriate massing and orientation, views out and a connection to nature.



3.0 DESIGN STUDIES

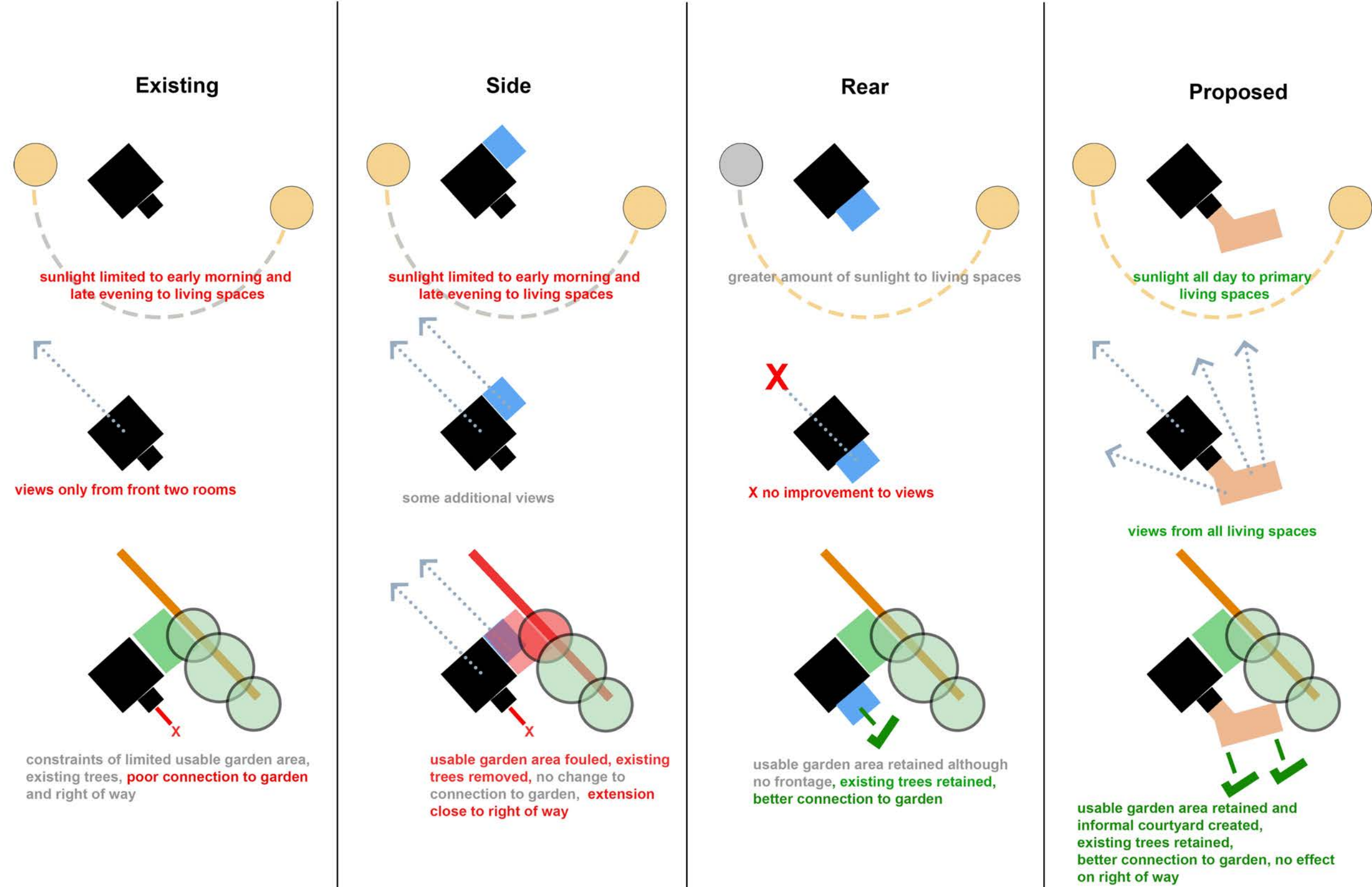
Policy EN5 states that extensions to buildings should be limited in size to ensure that the form and character of the original building is not adversely affected.

It also states that the acceptable size of the extension will depend on each individual case. The guideline is 20% although we would argue that in this particular case the 32 % increase would be acceptable as it is removed from the existing building, is of different orientation, massing, and takes on the form of an outbuilding rather than a conventional extension to the existing dwelling. The proposal is therefore compliant with policy EN5 of the LDP.



3.0 DESIGN STUDIES

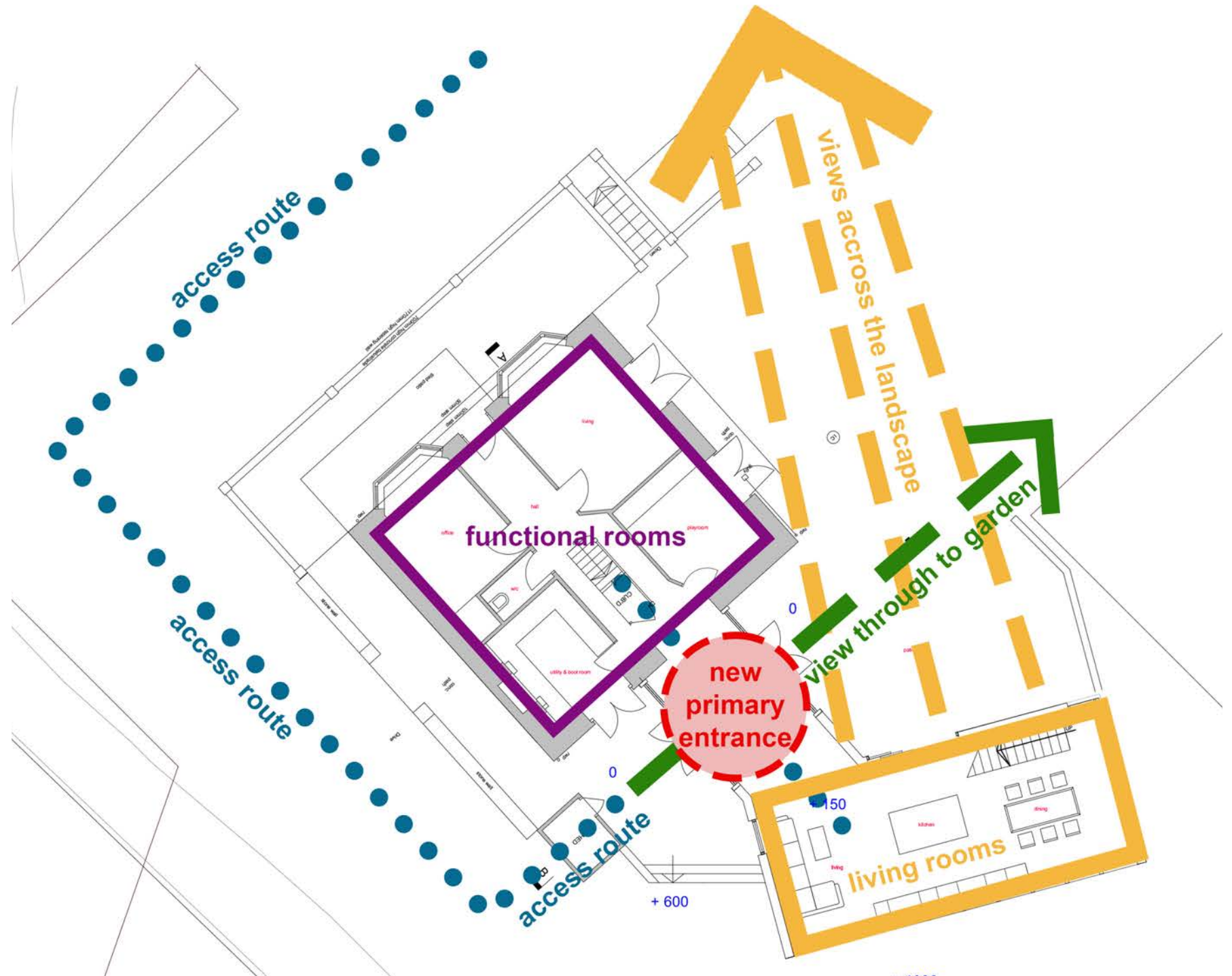
An explorative design process to get the most out of the site



3.0 DESIGN STUDIES

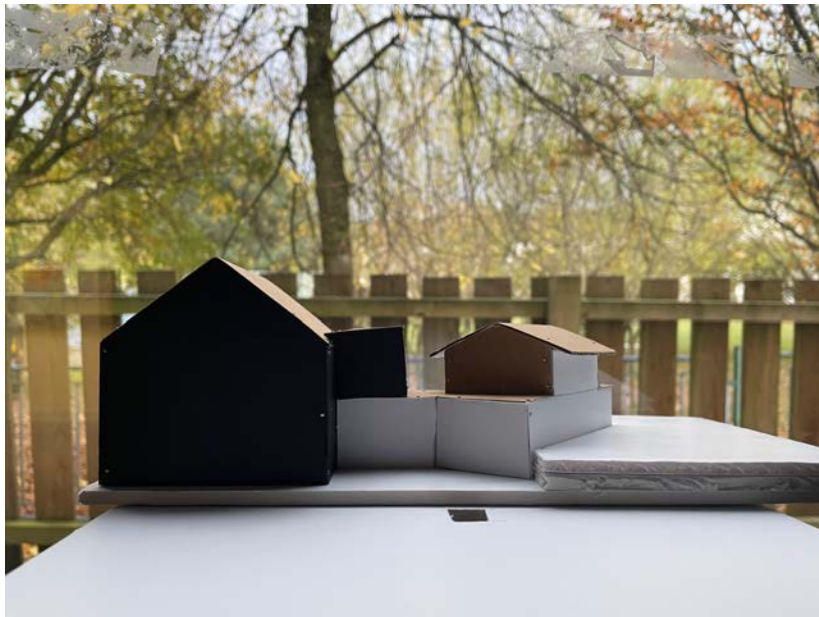
Orientation, Circulation & Views

The proposal sees the use of the existing access route to a new entrance at the centre of the plan. The new entrance enjoys views through and out toward the garden beyond. To the left of the entrance is the existing dwelling. The proposal sees the functional rooms located within the existing building. The new extension is located to the right of the entrance which will house the living spaces. Visual links between new and old are maintained through the glazed link, but adjusting the orientation of the proposal allows for constant views to nature and across the valley beyond.



3.0 DESIGN STUDIES

3.1 MASSING STUDY

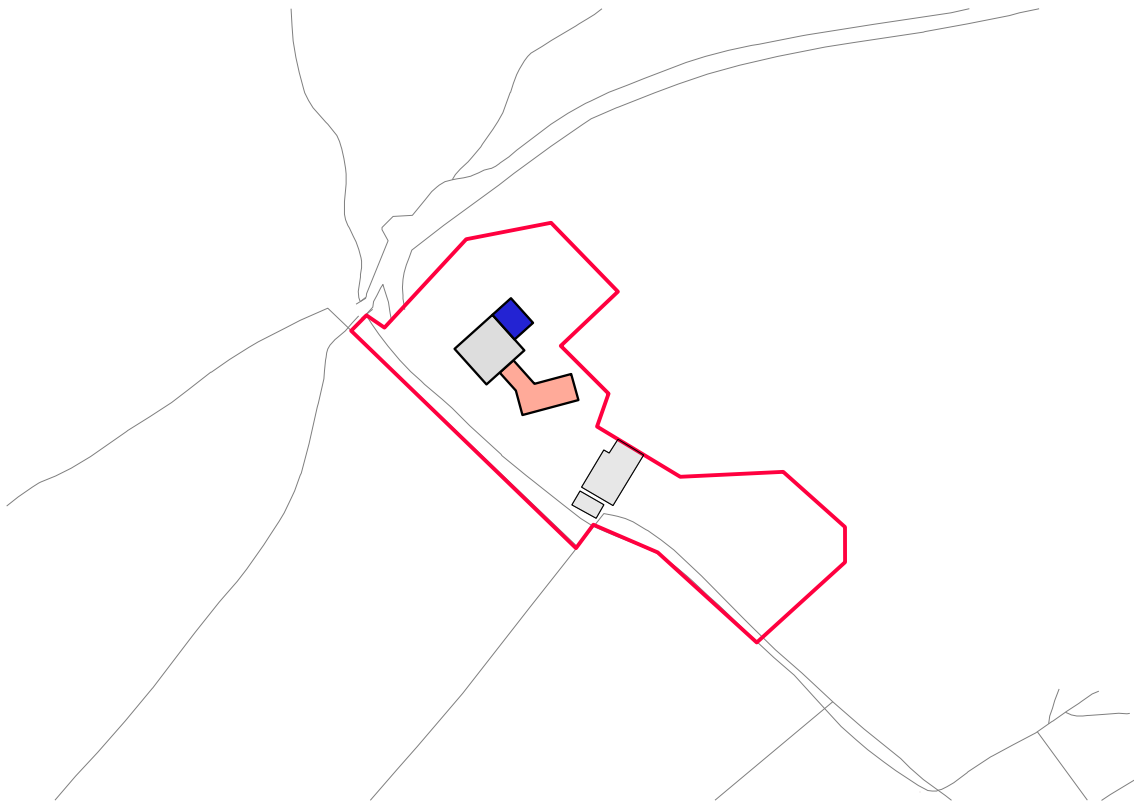


Once the footprint had been agreed, as part of the design process we used a machete model making exercise to test the mass against that of the existing dwelling. Giving us an opportunity to refine the proposal so that it appropriately addresses the fabric of both architectural and landscape

3.0 DESIGN STUDIES

3.1 MASSING STUDY

In response to Policy EN5 the decision to extend to the rear rather than to the side has been made to preserve the frontage, massing and character of the existing building. The proposal is nestled appropriately behind the existing dwelling in the best location for sunlight, views out and connectivity to nature.



3.0 DESIGN STUDIES

3.2 DESIGN PRECEDENTS

Extension to a 18th Century cottage in Kent by Guy Hollaway. The extension pushes its mass into the garden and is connected by a glazed link. Preserving the mass and character of the existing architecture.

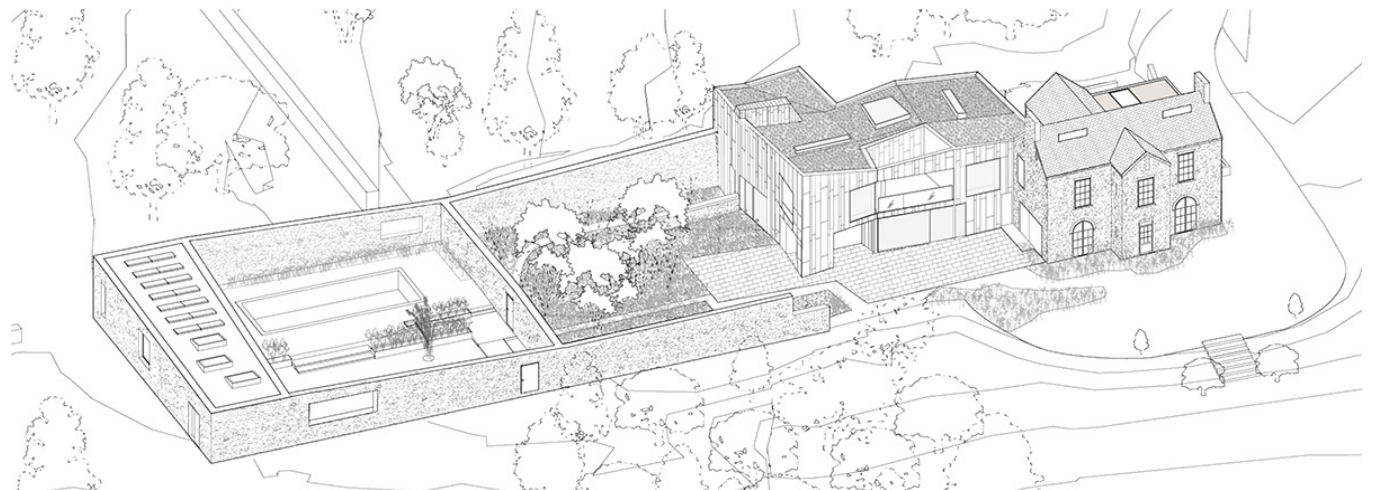


3.0 DESIGN STUDIES

3.2 DESIGN PRECEDENTS

Windward House, Alison Brooks Architects.

This extension, winner of the 2021 House of the Year award clearly distinguishes between what is old and what is new. The extension is set back, preserving the frontage, massing and character of the existing, as is intended at Brynwaelon.



3.0 DESIGN STUDIES

3.2 DESIGN PRECEDENTS

Windward House, Mark Wray Architects.

This extension seen the use of a glazed link to remove the mass of the extension from the existing architecture. The same technique is intended at Brynwaelon in order to preserve the mass, form and architectural character of the existing dwelling.



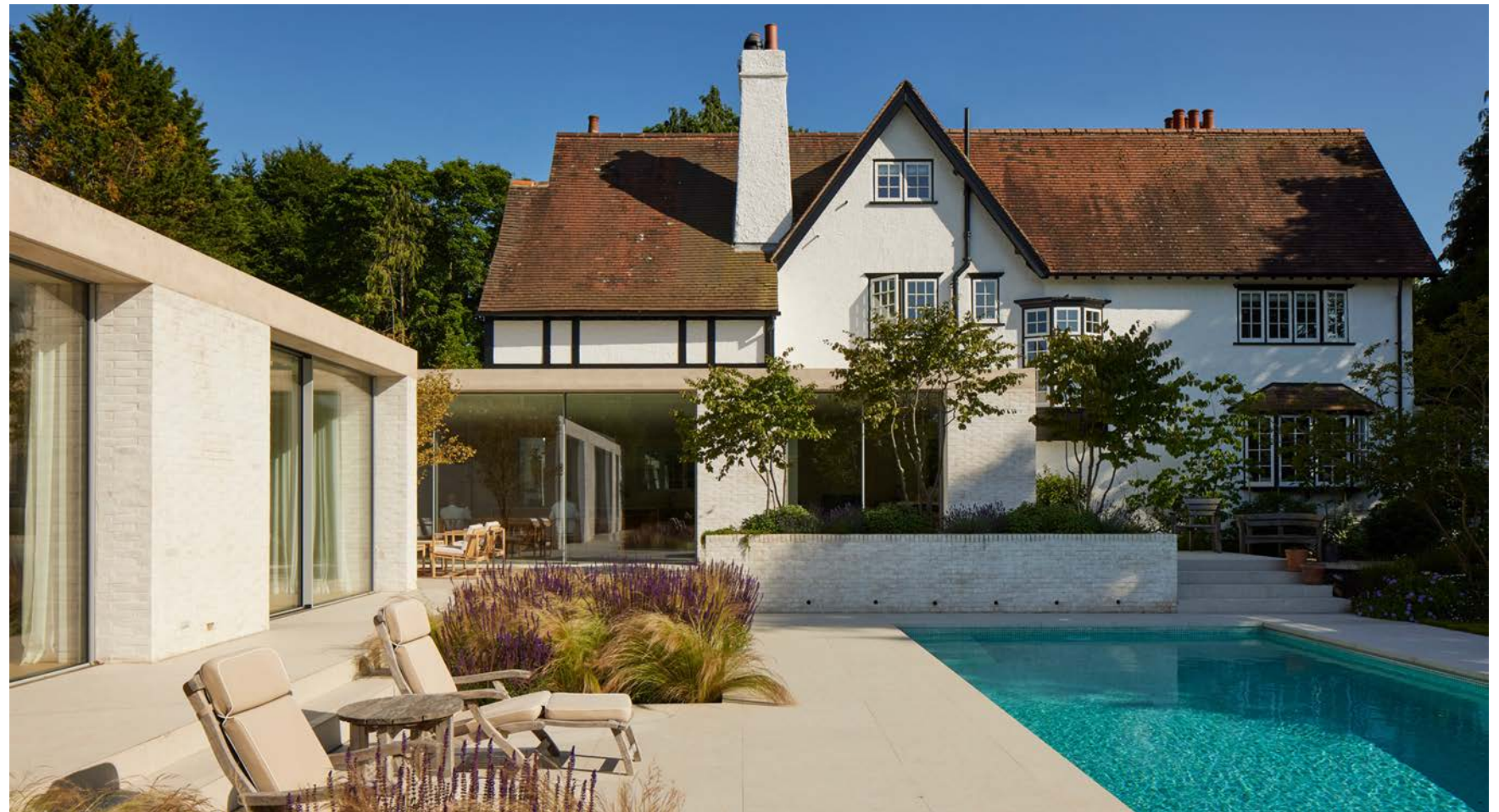
3.0 DESIGN STUDIES

3.2 DESIGN PRECEDENTS

The Pines, Strom Architects

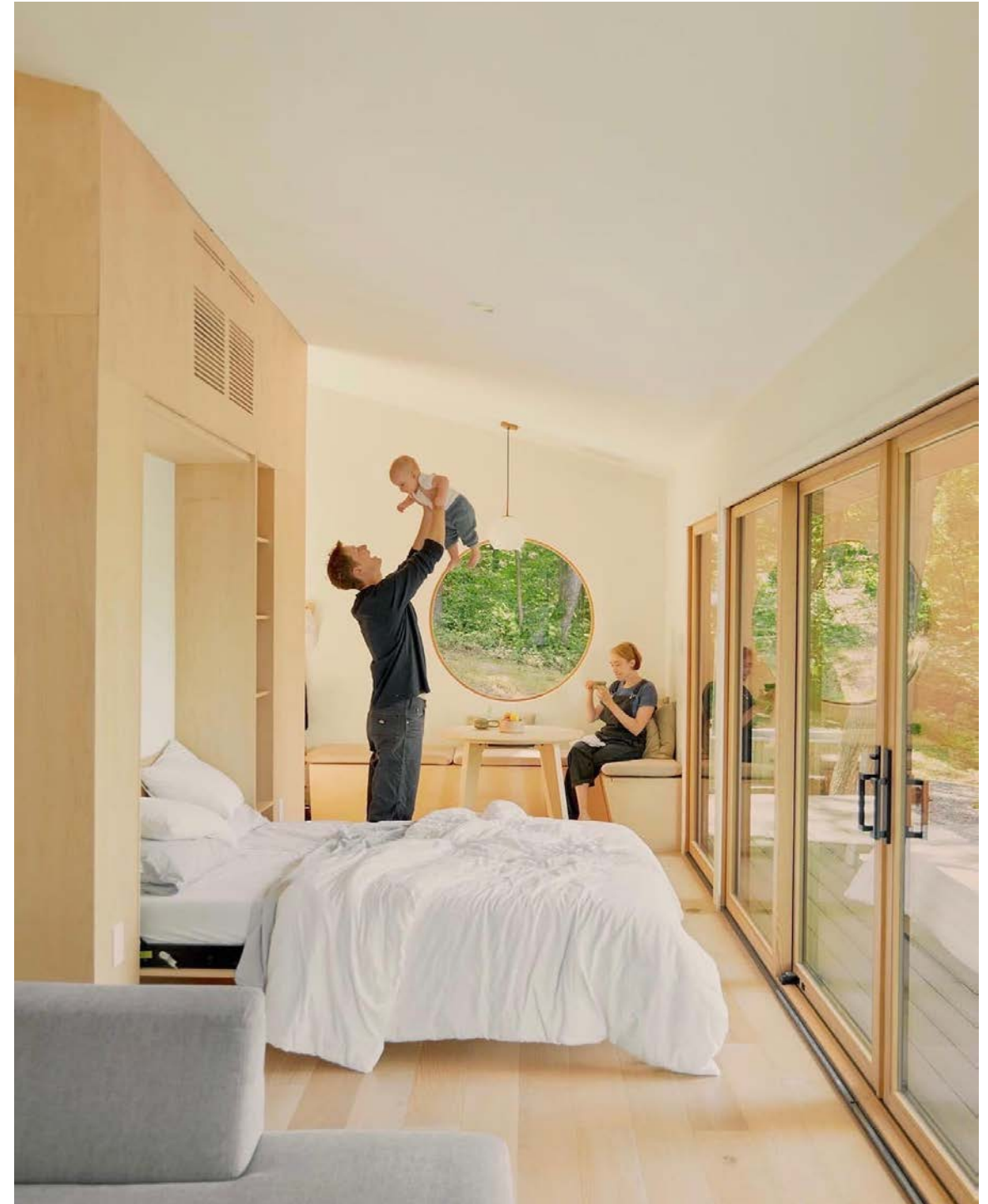
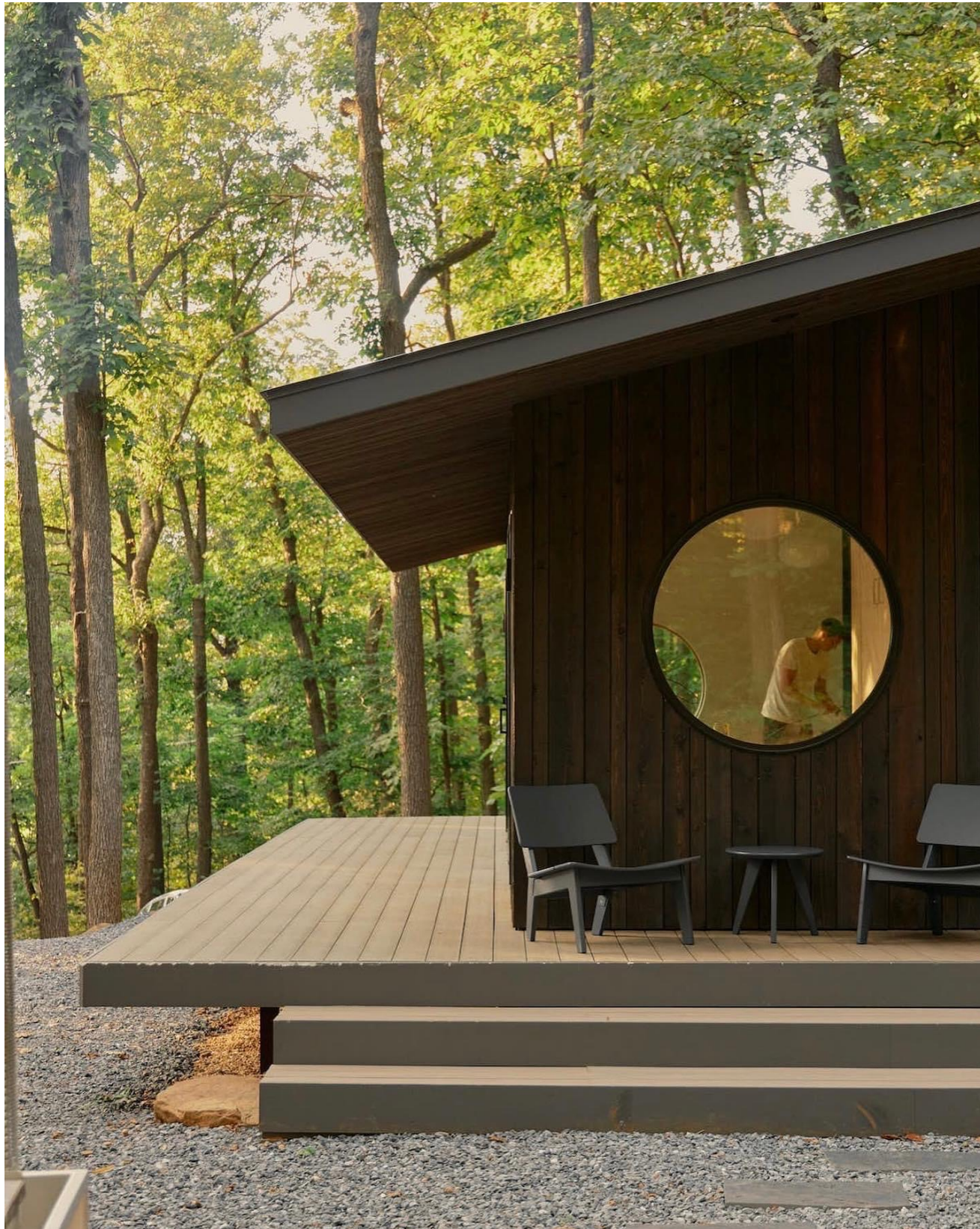
A with the previous example, this extension extension sees the use of a link to remove the mass of the extension from the existing architecture. The same technique is intended at Brynwaelon in order to preserve the mass, form and architectural character of the existing dwelling.

Clarity between what is old and what is new is central to the success of this scheme.



3.0 DESIGN STUDIES

3.2 DESIGN PRECEDENTS

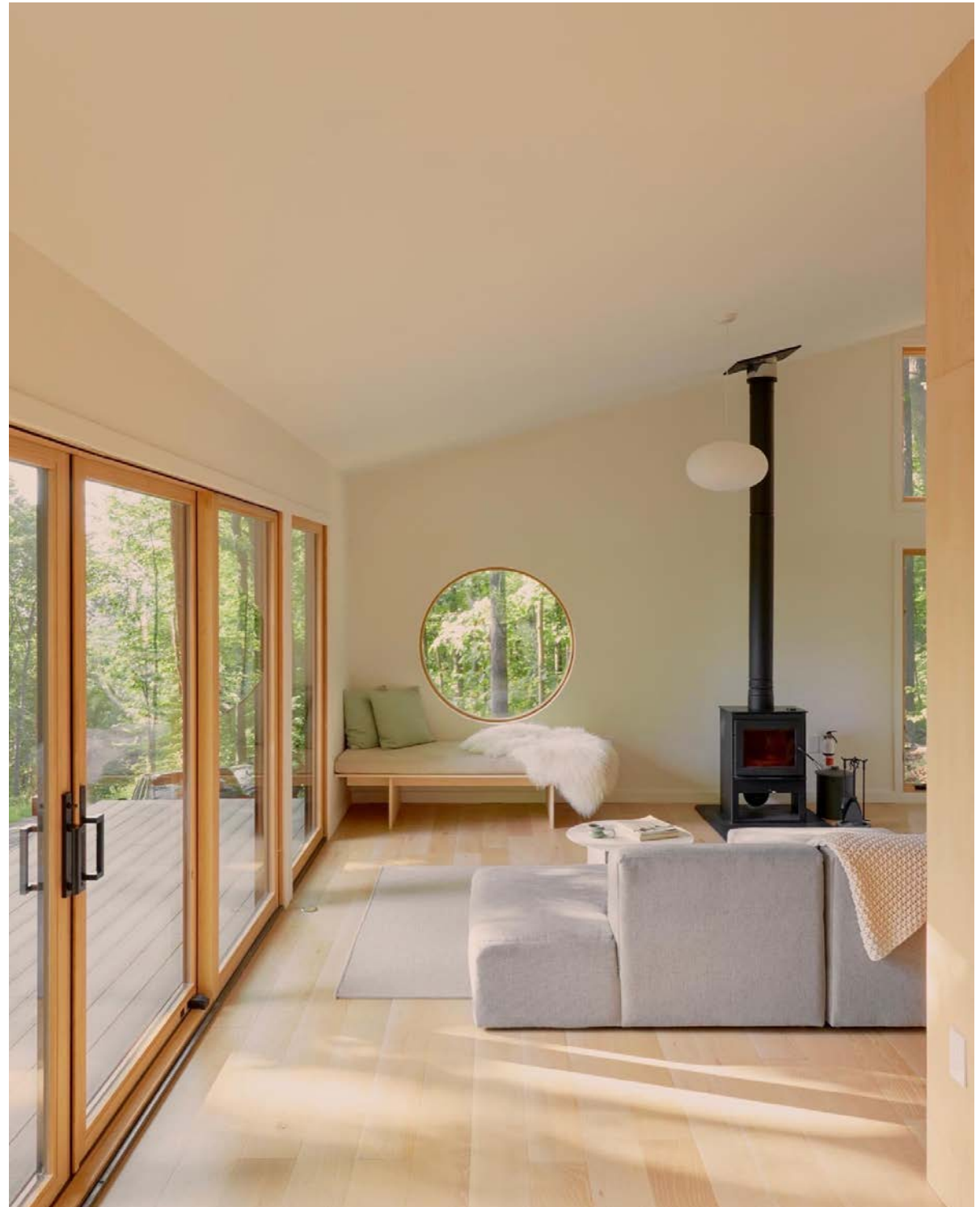


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3.0 DESIGN STUDIES

3.2 DESIGN PRECEDENTS



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3.0 DESIGN STUDIES

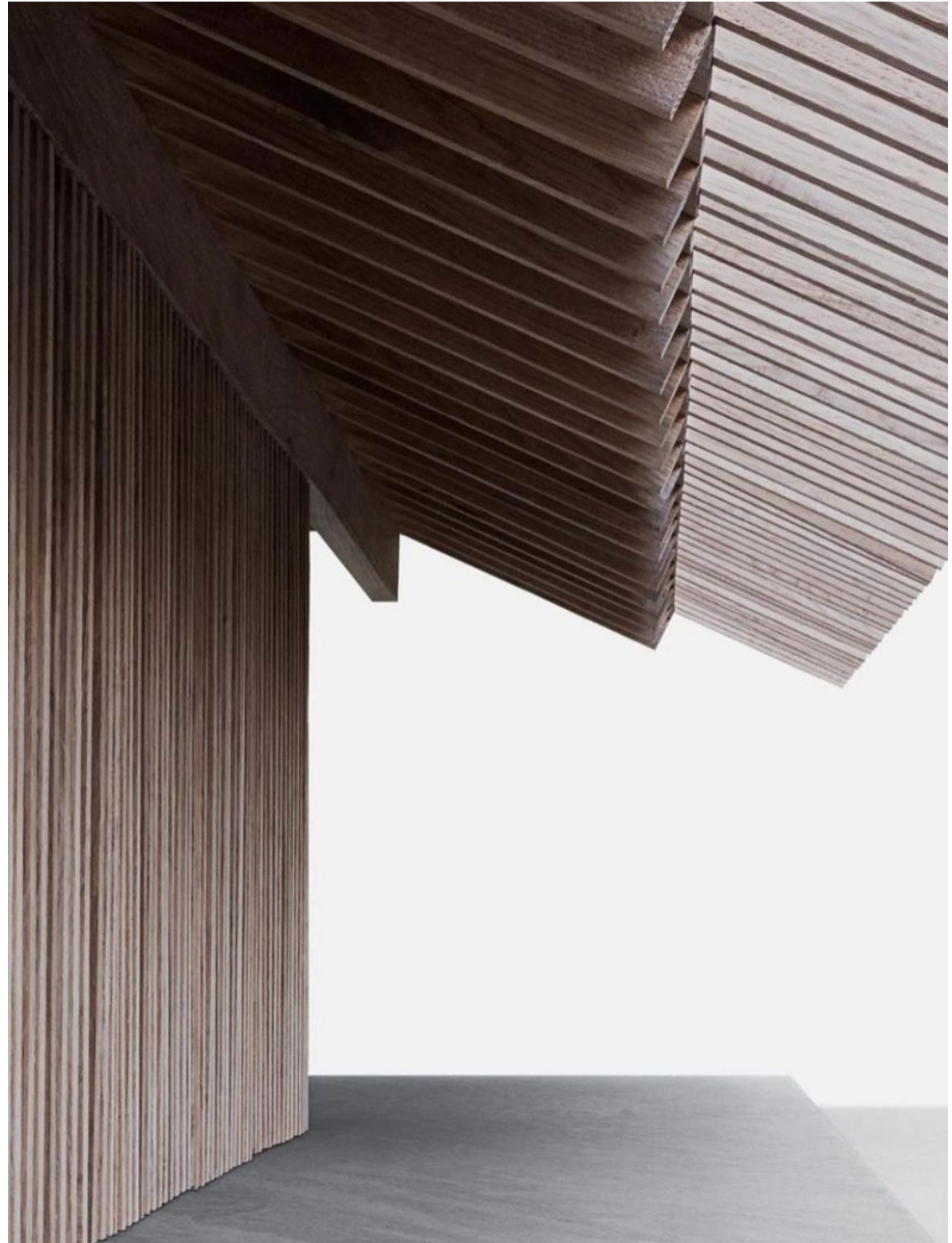
3.2 DESIGN PRECEDENTS



3.0 DESIGN STUDIES

3.2 DESIGN PRECEDENTS.

MATERIALITY AND FEEL



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3.0 DESIGN STUDIES

3.2 DESIGN PRECEDENTS.

MATERIALITY AND FEEL



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3.0 DESIGN STUDIES

3.2 DESIGN PRECEDENTS.

MATERIALITY AND FEEL



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3.0 DESIGN STUDIES

3.2 DESIGN PRECEDENTS.

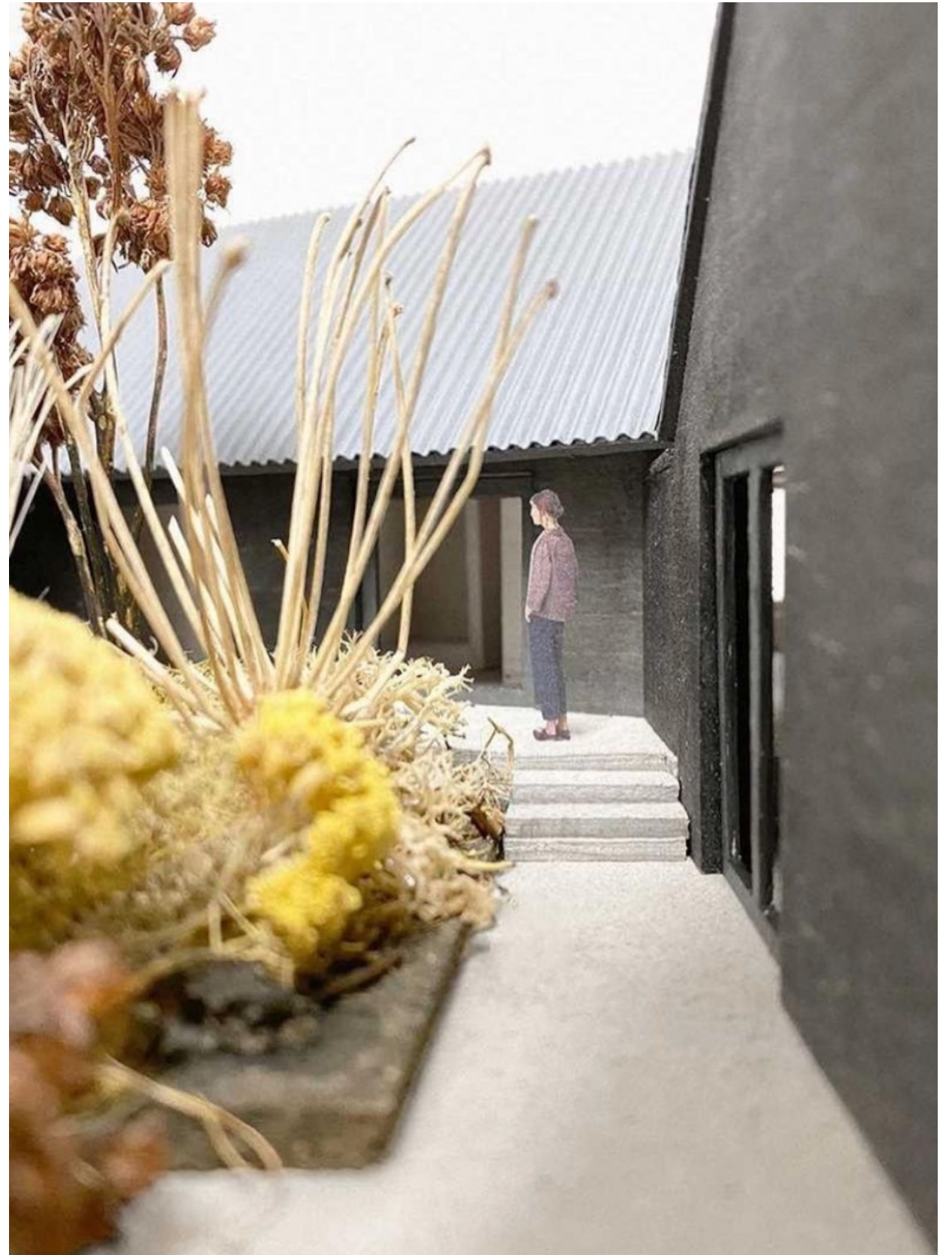
MATERIALITY AND FEEL



3.0 DESIGN STUDIES

3.2 DESIGN PRECEDENTS.

MATERIALITY AND FEEL



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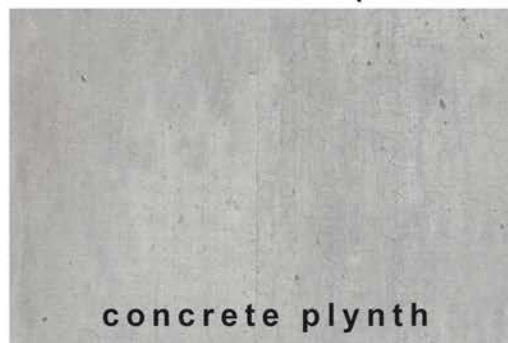
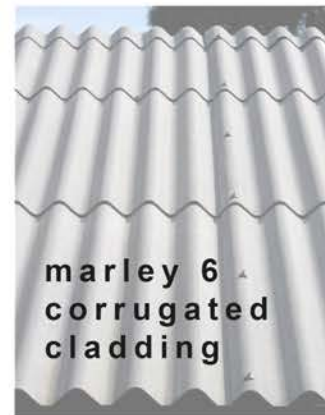
3.0 DESIGN STUDIES

3.3 MATERIALITY

The material treatment of the proposal at Brynwaelon is central to its architectural language, feel, and how it nestles into its landscape.

The proposed material strategy is as follows:

- Polished concrete floor
- concrete walls on the ground floor as a plinth built into the ground with
- exposed timber structure floor joists



3.0 DESIGN STUDIES

3.4 Environmental sustainability statement

The proposed development is a sustainable design solution, it is adaptable and it promotes quality, choice and variety. It therefore fully concurs with national and local planning guidance and the key objectives of sustainable development and good design.

The design itself promotes sustainable development by:

- promoting energy conservation through the layout of the building, orientated to maximise solar gain, and insulation; and
- incorporating natural, local products wherever possible.

National planning guidance is clear that controls over planning matters should be exercised sympathetically. The proposed development would allow a high quality scheme to be developed, which has regard to sustainable development as an integral element of its high quality design.

A key role of the planning system is to provide homes in a way which is consistent with the principle of environmental sustainability. With regard to the proposed development, it will contribute to sustainable development by:

- Helping to protect the environment by focussing development in an existing settlement;
- Promoting nature conservation; and
- Promoting resource conservation.

The development of the property would have regard to issues of sustainable development both during the period of development itself and also subsequently during the building’s life. The proposed development would incorporate, inter-alia, the following elements during construction: recycled material would be used wherever possible;

- materials from sustainable sources would be used wherever possible, for example locally-sourced timber and stone; and
- waste production would be minimised.

With regard to issues of sustainability and the functionality of the building, the proposed development would incorporate the following key elements:

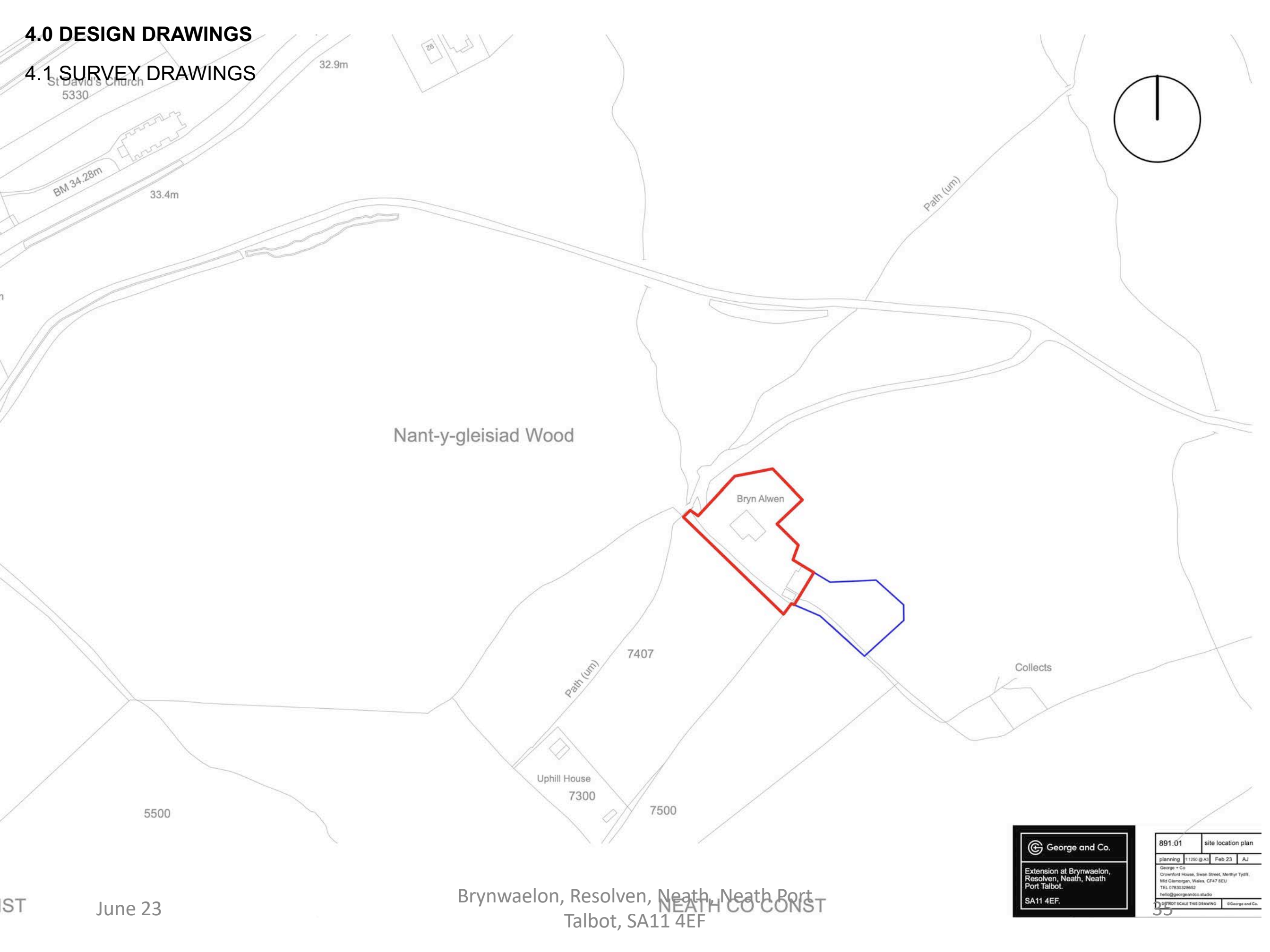
- allow for work-live opportunities;
- the fenestration would be orientated to maximise passive solar gain;
- high quality insulation and building fabric;
- habitat opportunities for local wildlife and enhanced flora;
- facilities for rainwater harvesting; and
- low carbon technology.

4.0 DESIGN DRAWINGS

4.1 SURVEY DRAWINGS

4.0 DESIGN DRAWINGS

4.1 SURVEY DRAWINGS



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Extension at Brynwaelon,
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891.01	site location plan		
planning	1:1250 @ A3	Feb 23	AJ
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4.1 SURVEY DRAWINGS



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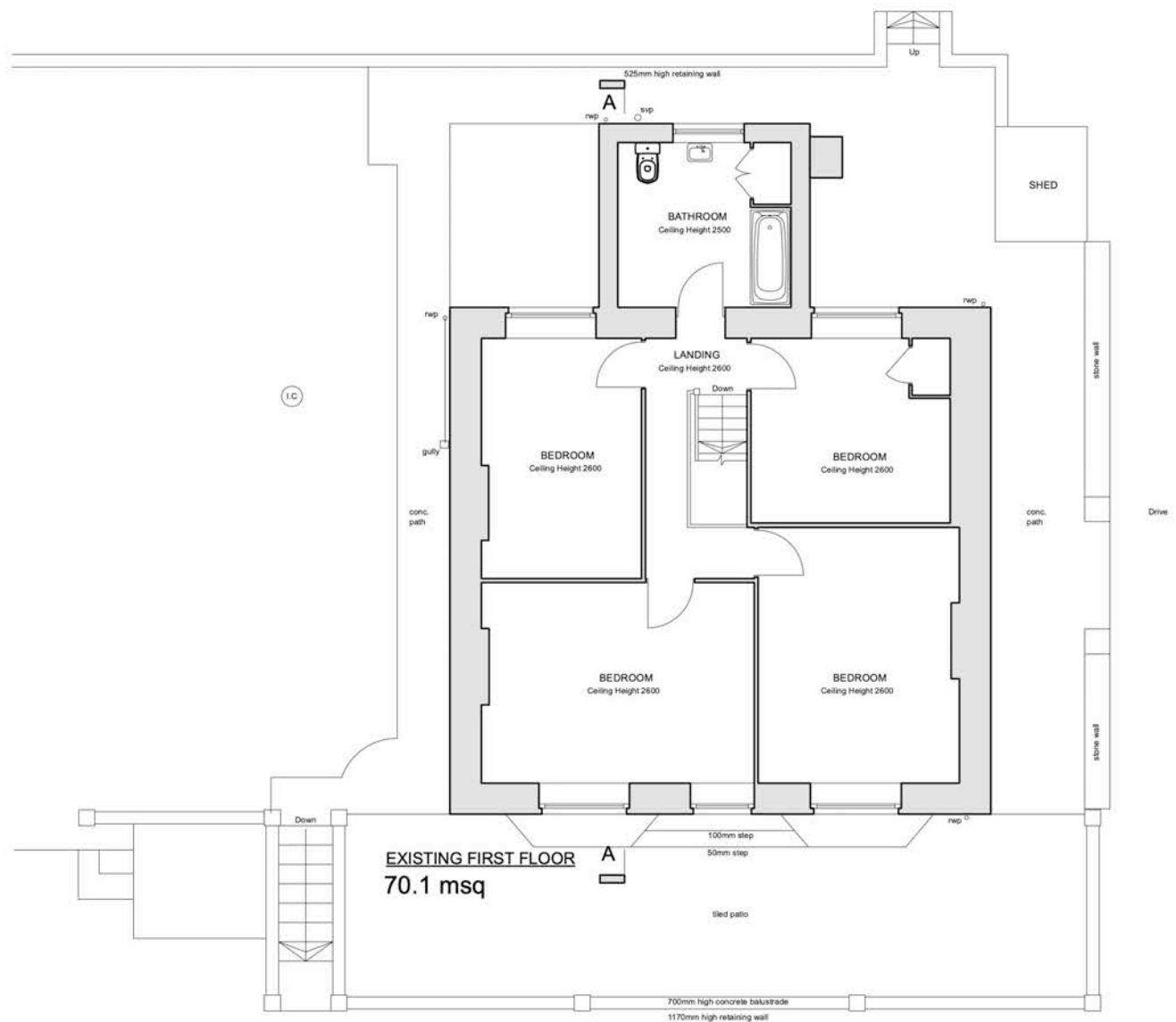
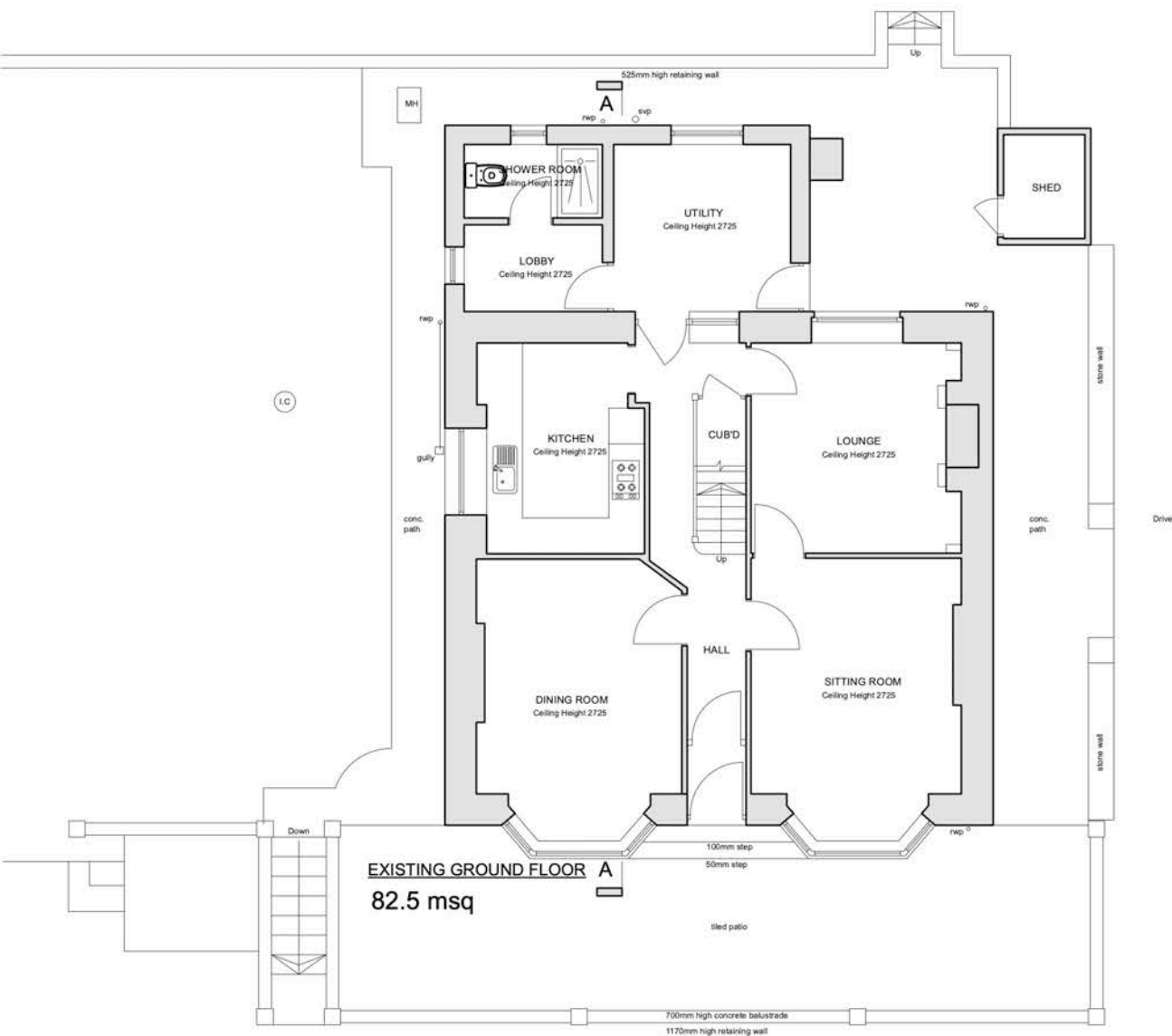
Extension at Brynhaelion,
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891.02	existing block plan		
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4.0 DESIGN DRAWINGS

4.1 SURVEY DRAWINGS



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891.03	existing plans		
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4.1 SURVEY DRAWINGS



EXISTING FRONT ELEVATION

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891.04	existing elevations		
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4.0 DESIGN DRAWINGS

4.1 SURVEY DRAWINGS



EXISTING SIDE ELEVATION

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891.05	existing elevations		
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4.0 DESIGN DRAWINGS

4.1 SURVEY DRAWINGS



EXISTING REAR ELEVATION



SECTION A-A

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891.06

existing elevations

planning	1:100 @ A3	Feb 23	AJ
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4.0 DESIGN DRAWINGS

4.1 SURVEY DRAWINGS



EXISTING SIDE ELEVATION

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891.07	existing elevations		
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891.08		existing site plan	
planning	1:200 @ A3	Feb 23	AJ
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4.0 DESIGN DRAWINGS

4.2 PROPOSAL DRAWINGS

4.0 DESIGN DRAWINGS

4.2 PROPOSAL DRAWINGS



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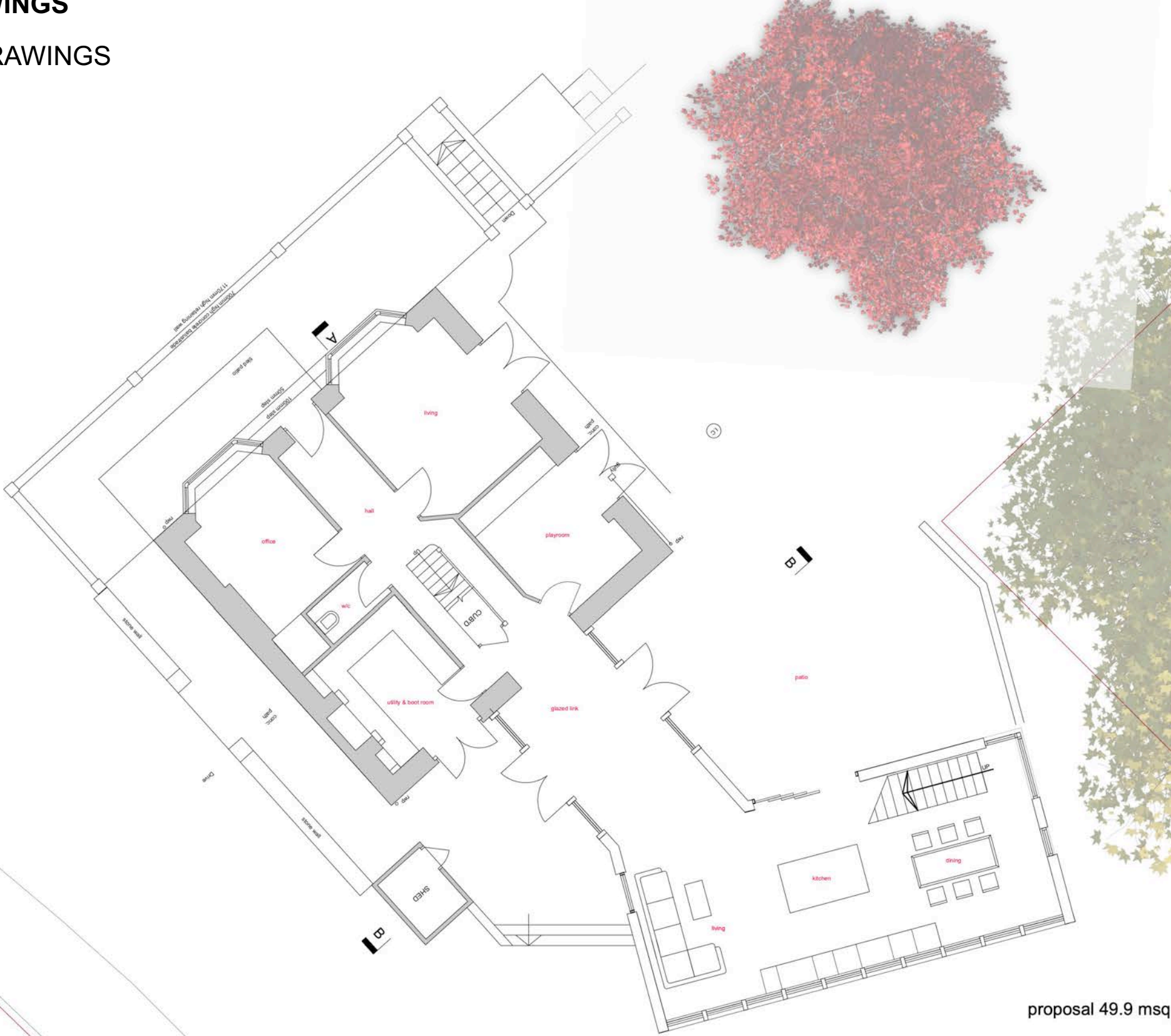
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891.09	proposed block plan		
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4.0 DESIGN DRAWINGS

4.2 PROPOSAL DRAWINGS



PROPOSED GROUND FLOOR

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891.11	proposed ground floor plan		
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4.0 DESIGN DRAWINGS

4.2 PROPOSAL DRAWINGS



PROPOSED FIRST FLOOR

proposal 26.5 msq

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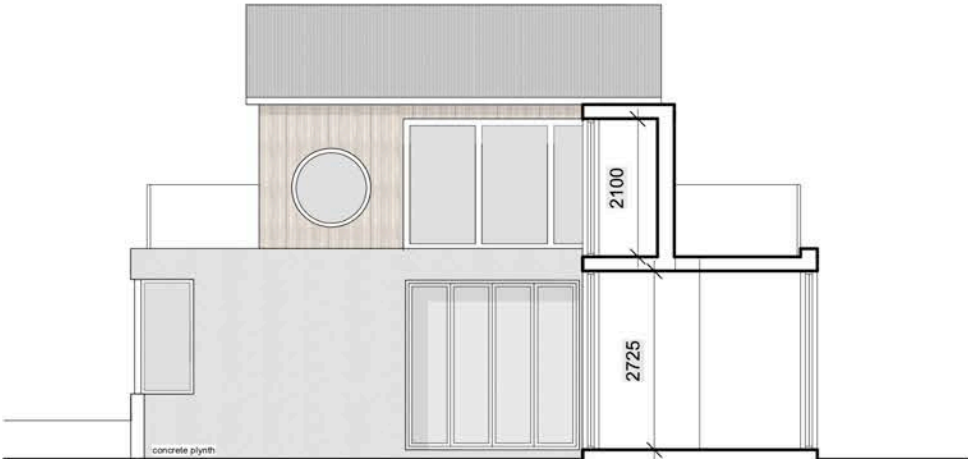
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891.12	proposed first floor plan		
planning	1:100 @ A3	Feb 23	AJ
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PROPOSED ELEVATION 4



PROPOSED ELEVATION 1

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891.13

proposed
elevations

planning 1:100 @A3 Feb 23 AJ

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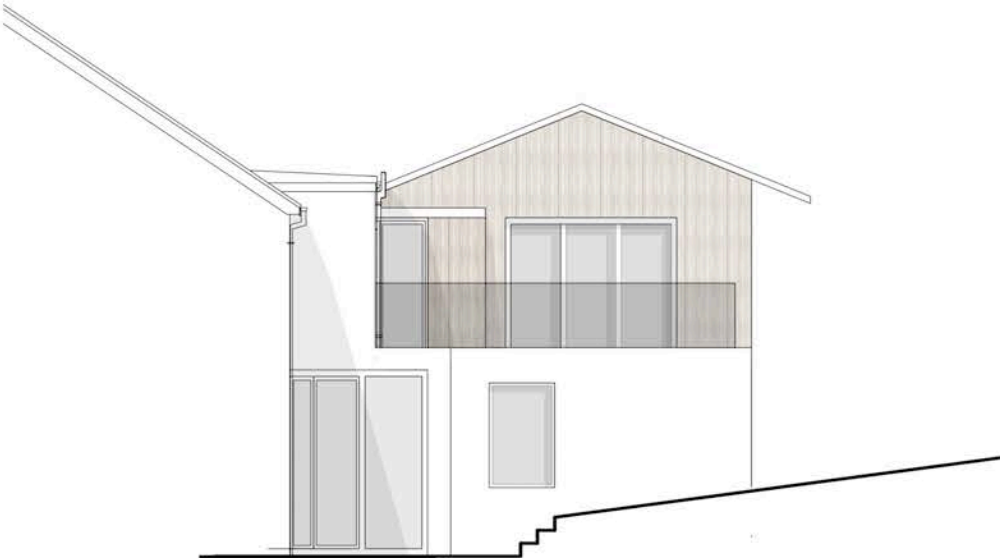
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891.14	proposed elevations		
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PROPOSED ELEVATION 7



PROPOSED ELEVATION 2

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891.15	proposed elevations		
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PROPOSED SECTION B-B



PROPOSED ELEVATION 6



SECTION

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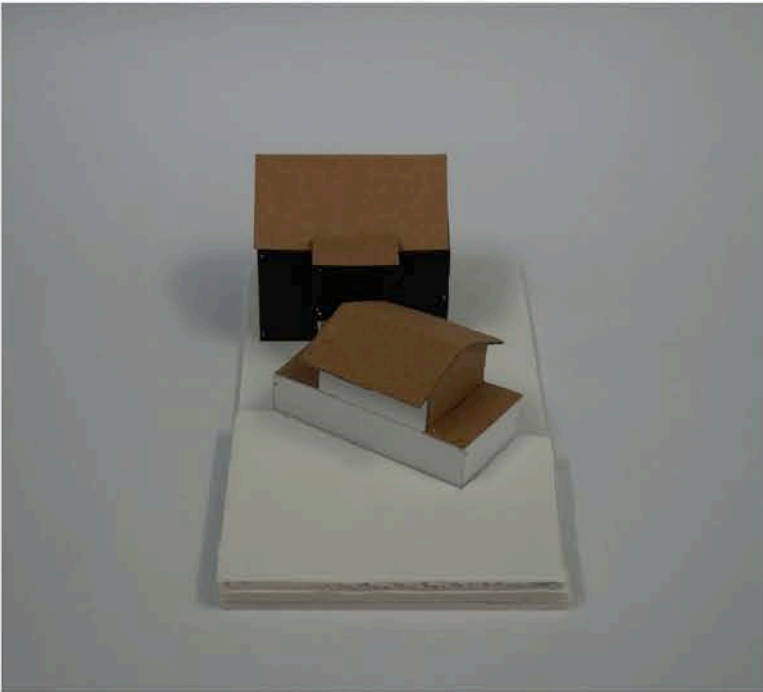
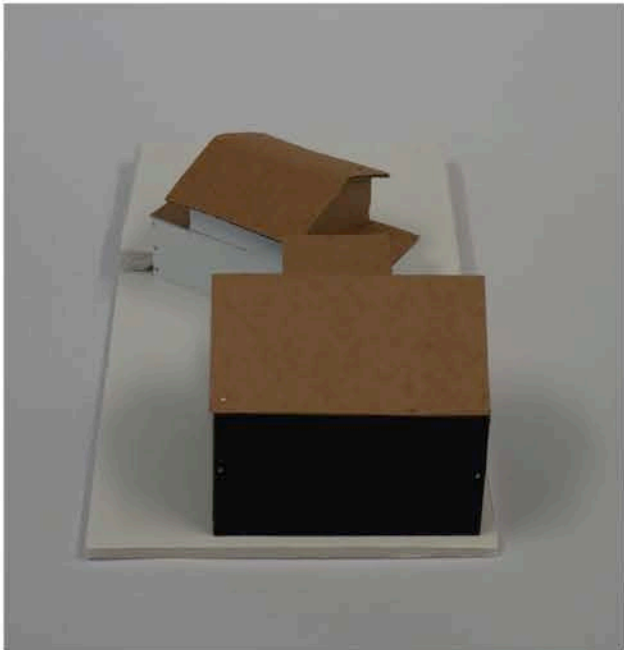
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891.16	proposed section		
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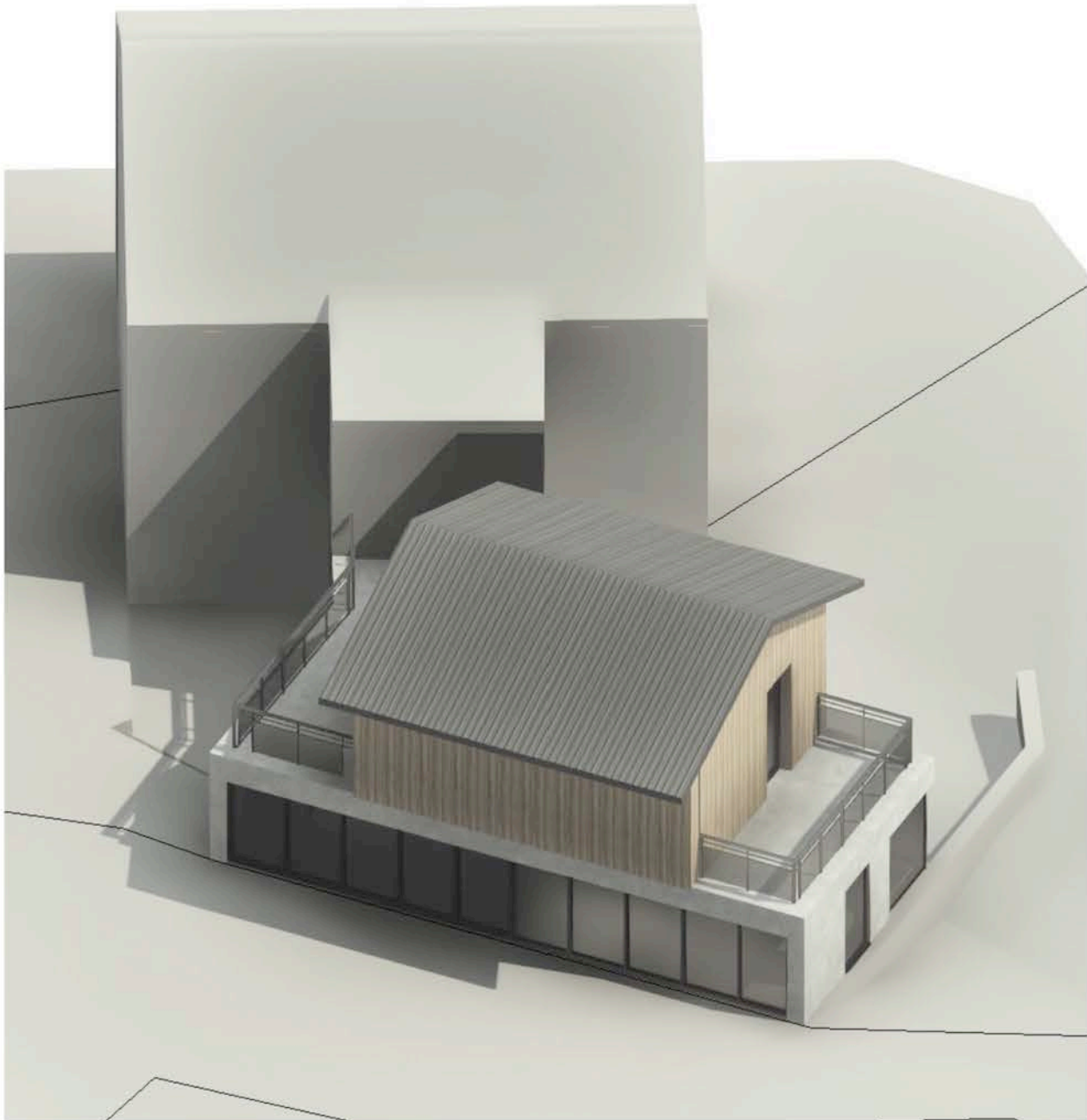
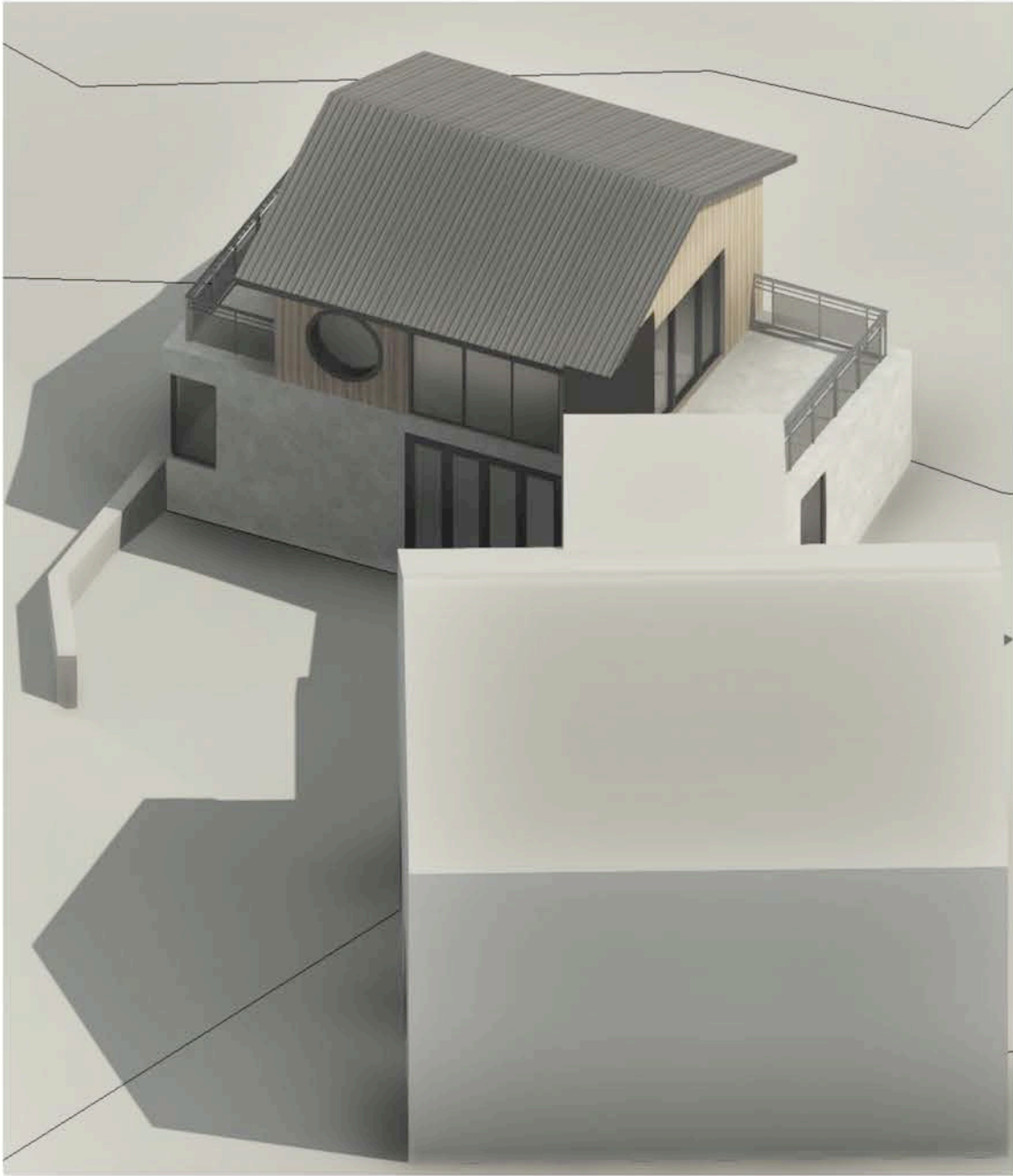
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891.17	mass model
planning	Feb 23 AJ
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891.18	visuals	
planning	Feb 23	AJ
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891.19	visuals	
planning	Feb 23	AJ
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891.20	visuals	
planning	Feb 23	AJ
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