



Fig. 10 SITE ROOF PLAN AS PROPOSED **Dwg 1566-028**

5.0 DESIGN PROPOSALS

5.1 Revised Design Concept

The revised design proposals have been informed by the Pre-Application feedback, in particular, concerns in respect of density and the subsequent surveys and investigations that have been undertaken.

The revised concept maintains the reinstatement of the street scene through the introduction of a new, frontage building that remains of similar size to the existing property. To the rear seven further dwellings are now proposed served by a new access road designed to adoptable standards.

5.2 Use & Amount

The submitted plot layout provides the following accommodation:

• Plot 1	494 m ²	6 bed detached house (market) + double garage (36 m ²)
• Plot 2	164 m ²	5 bed detached house (market) + single garage (18 m ²)
• Plot 3	192 m ²	5 bed detached house (market) + single garage + store (38 m ²)
• Plot 4	168 m ²	4 bed detached house (market) + single garage (18 m ²)
• Plot 5	168 m ²	4 bed detached house (market) + single garage (18 m ²)
• Plot 6	93 m ²	3 bed detached house (market)
• Plot 7	84 m ²	2 bed detached house (affordable)
• Plot 8	84 m ²	2 bed detached house (affordable)

TOTAL 1447 m² GIA (+141 m² GIA garages / store)

5.3 Scale and Massing

The dwellings are designed to sit comfortably on good sized garden plots. As at Pre-app, Plot 1 follows the footprint of the original building and extensions, being largely two-storey with attic rooms and single storey, wrap-around accommodation.

Plots 2-4 are 4/5 bed detached units, being two-storey under pitched roofs. Plots 6 to 8 comprises of a short two-storey terrace of 2/3 bed units. Buildings have been designed to maintain privacy and orientated to maximise solar gain. Roofs are generally hipped facilitating more open views through, both from The Paddocks to the south and within the site itself.

The scale and footprint of these buildings is considered to follow a similar urban grain to their immediate context.

Refer to Section 6 for further plot descriptions.

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Fig. 11 SITE SECTIONS / ELEVATIONS AS PROPOSED

Dwg 1566-035

5.0 DESIGN PROPOSALS

5.4 Parking, Vehicular & Pedestrian Access

The existing boundary wall will be modified at 'access point 3', with the opening widened to ensure adequate visibility in both directions and a new pedestrian crossing point formed. A new access road, 5.5m in width, and turning head will be provided to adoptable standards allowing sufficient space for cars and service vehicles to pass. The access road will extend to the Plot 4 frontage, beyond which a short section of shared surface, serving Plots 2-4, is created.

Refuse and emergency vehicles will be able to enter the site and leave in forward gear. The revised road layout now facilitates full kerbside collection of household and recycled waste with carry distances being within acceptable limits.

A 1.8m to 2m wide footway will be provided on one side of the access road with a narrower 0.5m soft verge on the other. The footway will link the site entrance to all plots. Plot 1 will also have separate pedestrian access from the main road.

Plot 1 is served by a gated vehicular access and is provided with up to 4 no parking spaces, including the garage, along with on plot turning. Whilst this exceeds the adopted SPG this level of parking provision is not considered unreasonable given the size of the property. Plots 2 to 5 are each provided with 3 car parking spaces. These are located on driveways, measuring a minimum of 6m deep x 6.2m wide and within single garages measuring 6m x 3m internally. Plots 6 to 8 are provided with 2 no parking spaces, each on plot.

Two visitor parking spaces are located immediately adjacent to the adopted access road.

5.5 Drainage

Foul Drainage

All plots will connect to a new foul sewer to be constructed on site below the proposed access road. This, in turn, will connect to the existing foul sewer running under Henfaes Road.

Surface Water

Plots 2 to 8 will discharge into the subbase of drain into the permeable paving provided under parking areas and the shared surface. Plot 1 will drain to permeable paving at the front of the property and to a soakaway in the rear garden.

Highway Drainage:

This will be constructed to adoptable standards and attenuated on site using oversized pipes below the access road before connecting to the existing storm sewer in Henfaes Road.

For detailed proposals refer to:

'Flood Consequences Assessment' prepared by
IMA Transport Planning

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Fig. 12 GROUND FLOOR SITE PLAN AS PROPOSED Dwg 1566-026



Fig. 13 TREE PROTECTION PLAN

5.0 DESIGN PROPOSALS

5.6 Trees & Soft Landscape

The layout has been designed to respect the root protection areas of the TPO and the Category B / C trees identified in the Hillside Trees report. These mature trees, along with others, where providing a positive contribution to the setting and habitat, will be retained, whilst low quality / diseased trees will be removed. Where development encroaches into these areas, the extent of these impacts has been minimised.

The proposals indicate the removal of a number of category 'U' trees which are in poor condition. In addition 4 no Category C and 1 no Category B trees are proposed to be removed to facilitate development.

In accordance with the Pre-APP comments a total of 15 no new native species trees will be planted as replacements for these. In addition a new managed, soft landscaped buffer planting will be introduced along the southern and eastern perimeters of the site to provide continuous habitat and additional screening.

For further information refer to: 'Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan Revision A' December 2024 prepared by Hillside trees.

5.7 Ecology

The Preliminary Ecological Appraisal, dated May 2023, and the update of December 2024 make recommendations for mitigation and enhancement measures.

The proposals have been designed to enable the delivery and integration of appropriate mitigation and enhancement measures in accordance with the Preliminary Ecological Appraisal (incorporating the Green Infrastructure Statement). This includes the strengthening of the southern and eastern boundaries to create a green ecological buffer, alongside the retention and protection of the ditch along the eastern boundary. It is proposed that detailed soft landscape proposals will be designed subsequent to agreement of appropriate conditions.

Refer to: Preliminary Ecological Appraisal, Ty'n Yr Heol House, 1 Henfaes Road, Tonna, SA11 3EQ by Herdwick Ecology

5.8 Lighting

A high quality and sensitive plot lighting scheme will be developed subject to conditions, and will be designed to minimise light spill onto ecologically sensitive areas.

Highway lighting will be designed to adoptable standards and is described in the IMA Transport Note. Refer to: Appendix A and plan IMA-24-077_010.



Fig. 14 FIRST FLOOR SITE PLAN AS PROPOSED

Dwg 1566-027

5.0 DESIGN PROPOSALS

5.9 Privacy & Overlooking

The layout and orientation of units has been developed to respect the privacy of adjoining properties and the new buildings proposed within the development. Each unit is bespoke and careful consideration has been given to window positions at each floor level. There are considered to be no adverse privacy impacts on adjoining properties or unacceptable inter-visibility within the development.

5.10 Boundary Treatments

5.10.1 Site Boundaries

The existing frontage stone wall will be retained and repaired at its existing height. The eastern access point is widened to facilitate the new road access and visibility splays in accordance with the IMA technical design. New mixed, native species hedge and tree planting is proposed around the site perimeter on the south and eastern boundaries. The western boundary will be reinforced with new shrub planting between existing retained trees.

5.10.2 Plot Boundaries

Individual plot boundaries vary but typically comprise close boarded fencing / privacy panels close to building facades, changing to native species hedges further into the gardens. Estate railings separate the Plot 1 frontage with the new access road. Low walls to plot frontages will define defensible space.

5.11 Accessibility

All dwellings, including the affordable units, will be designed to ensure compliance with Building Regulations AD Part M (2).

All dwellings have been designed to meet or exceed the Nationally Described Space Standards. The two affordable homes have been designed to satisfy the Welsh Development Quality Requirements 2021(WDQR 2021)

Refer also to separate 'Access Statement' by Aaron Evans Architects.

5.12 Sustainable Design

The building forms have been orientated to facilitate the introduction of photo-voltaic panels on south-east and south-west facing roof slopes. It is anticipated that these will be combined with the use of air source heat pumps together with high levels of thermal insulation and airtightness to achieve required low energy / net zero carbon standards.

Existing stone and bricks arising from demolitions on site will be assessed for reuse and, where viable, be utilised in the construction of new boundary walls and buildings.

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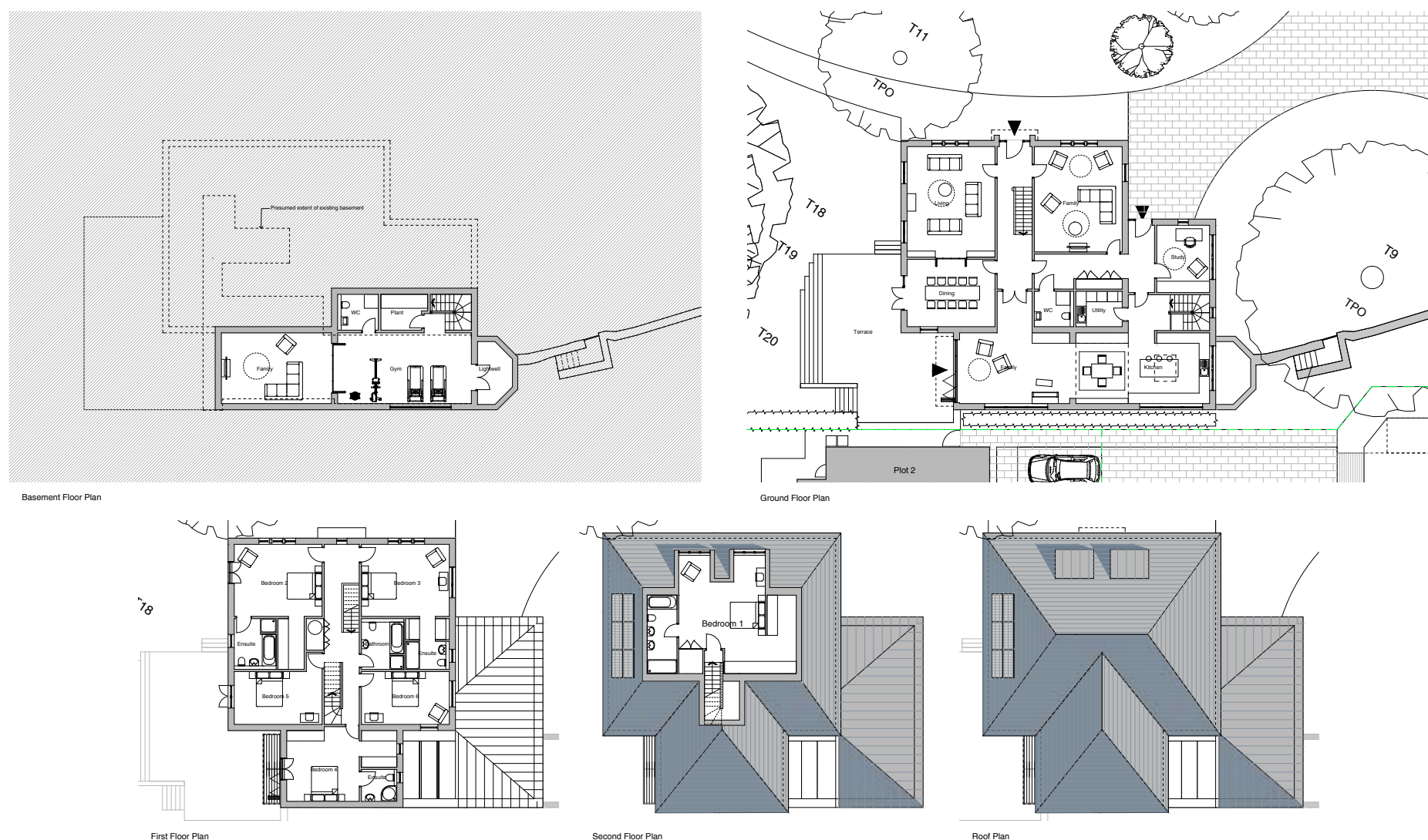


Fig. 15 PLOT 1 PROPOSED PLANS



Fig. 16 PLOT 1 PROPOSED ELEVATIONS

6.0 ARCHITECTURAL TREATMENT

6.1 Plot 1: Design & Appearance

Plot 1 is the principal building on the site, sitting on a large plot utilising approximately 40% of the site area. Creating a new frontage building, it is located on the same footprint as the existing dilapidated structure. To the east of the main house there is a garage comprising the partial reinstatement of the southern end of a former stables building.

Organised on a symmetrical plan layout the central 2-storey plus attic element contains 3 reception rooms and 6 no bedrooms, several with en-suite bathrooms. Wrapping around this at ground floor, a single storey 'extension' contains a home office and kitchen / family accommodation. From here a stair leads down to a part basement containing space for plant as well as a gym and media room.

The symmetrical front elevation presents a formal stone facade to the street under a hipped slate roof, similar in scale to the original building. Windows are taller reflecting the above average ceiling heights inside.

The stone / render returns on the side elevations with the south-west garden elevation becoming less symmetrical. Bi-fold openings lead out from the dining room and family room open onto garden terraces. Glass Juliette balconies are introduced to bedrooms at first floor. The building becomes less formal towards the rear where timber cladding is introduced to the upper storeys as well as the single storey extension.

Windows have been carefully positioned to avoid inter-visibility between the new property and those adjoining, as well as the remainder of the new development, typically maintaining a 21m privacy distance between habitable rooms. The existing mature vegetation also provides an established landscape setting whilst retaining cross boundary privacy.



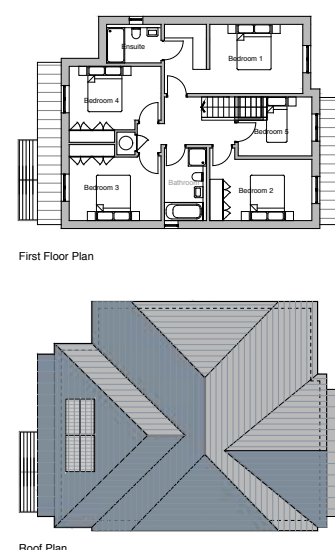
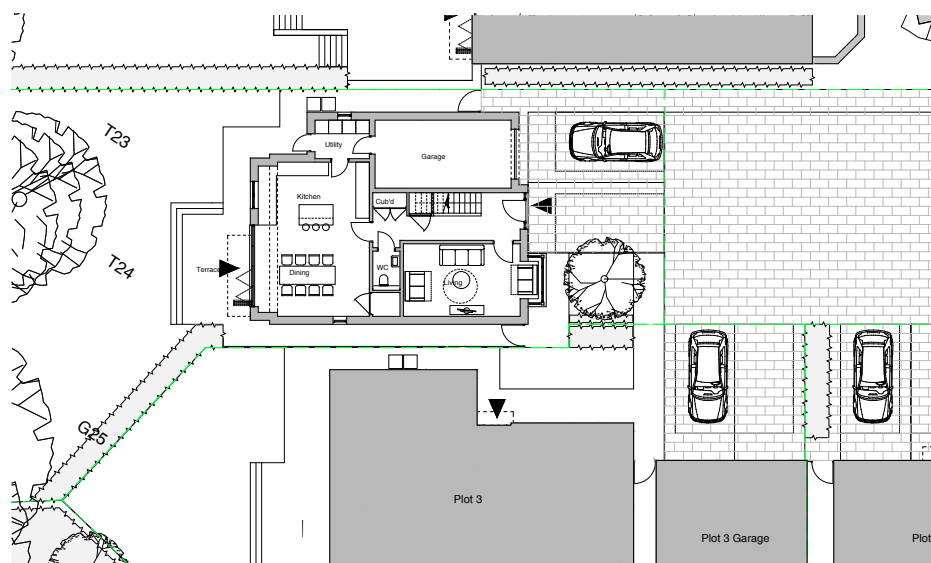


Fig. 17 PLOT 2 PROPOSED PLANS

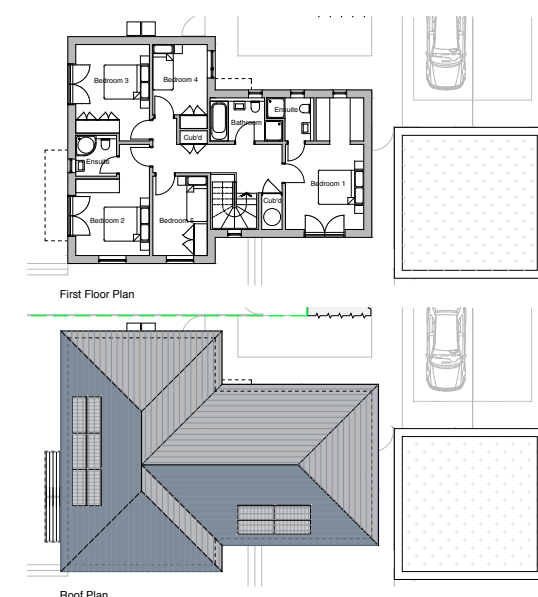
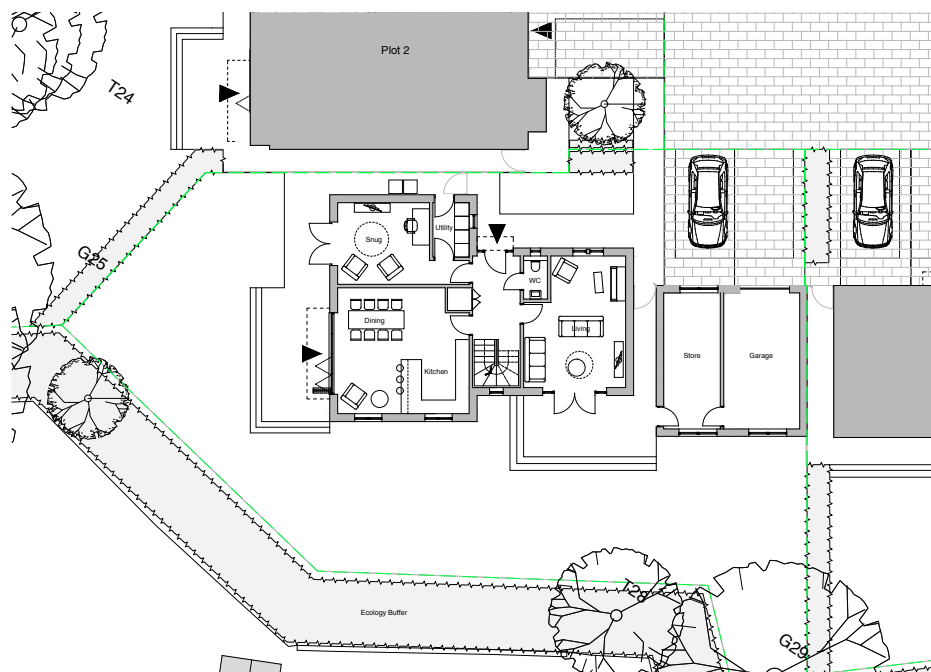


Fig. 18 PLOT 3 PROPOSED PLANS



Fig. 19 PLOT 2 PROPOSED ELEVATIONS



Fig. 20 PLOT 3 PROPOSED ELEVATIONS

6.0 ARCHITECTURAL TREATMENT

6.2 Plot 2 & 3: Design & Appearance

Plot 2 sits immediately to the south of, and at a lower level to Plot 1.

Comprising a 2-storey, detached 5 bedroom unit with integral garage, at ground floor it offers a bay fronted living room, downstairs WC and large together with a kitchen / dining / family room and utility room. Upstairs there are 4 double bedrooms with en-suite Bed 1, plus a single bedroom / home office at the front. There is also family bathroom with bath and shower.

Plot 3 comprises a detached 5-bedroom 'L' shaped property with detached garage / studio and, after Plot 1, is the largest house / plot on site.

The ground floor provides a large living room, a large kitchen / dining room, WC, with a separate utility and snug / family room. At first floor there is a generous master bedroom, two further double bedrooms (one guest en-suite) and two single bedrooms alongside a family bathroom with bath and shower.

Both properties are orientated to provide natural surveillance of the access road and driveways whilst opening out to the south-west and south-east onto garden terraces through large bi-fold openings.

Ground storeys are typically finished in stone with render to rear and side elevations. The upper storeys are clad in timber boarding, all sitting below hipped slate roofs. Windows are proposed as powder coated aluminium high performance units. PVs are provided on south-west and south-east facing roof slopes. Plot 3 garage is finished with a sedum green roof.



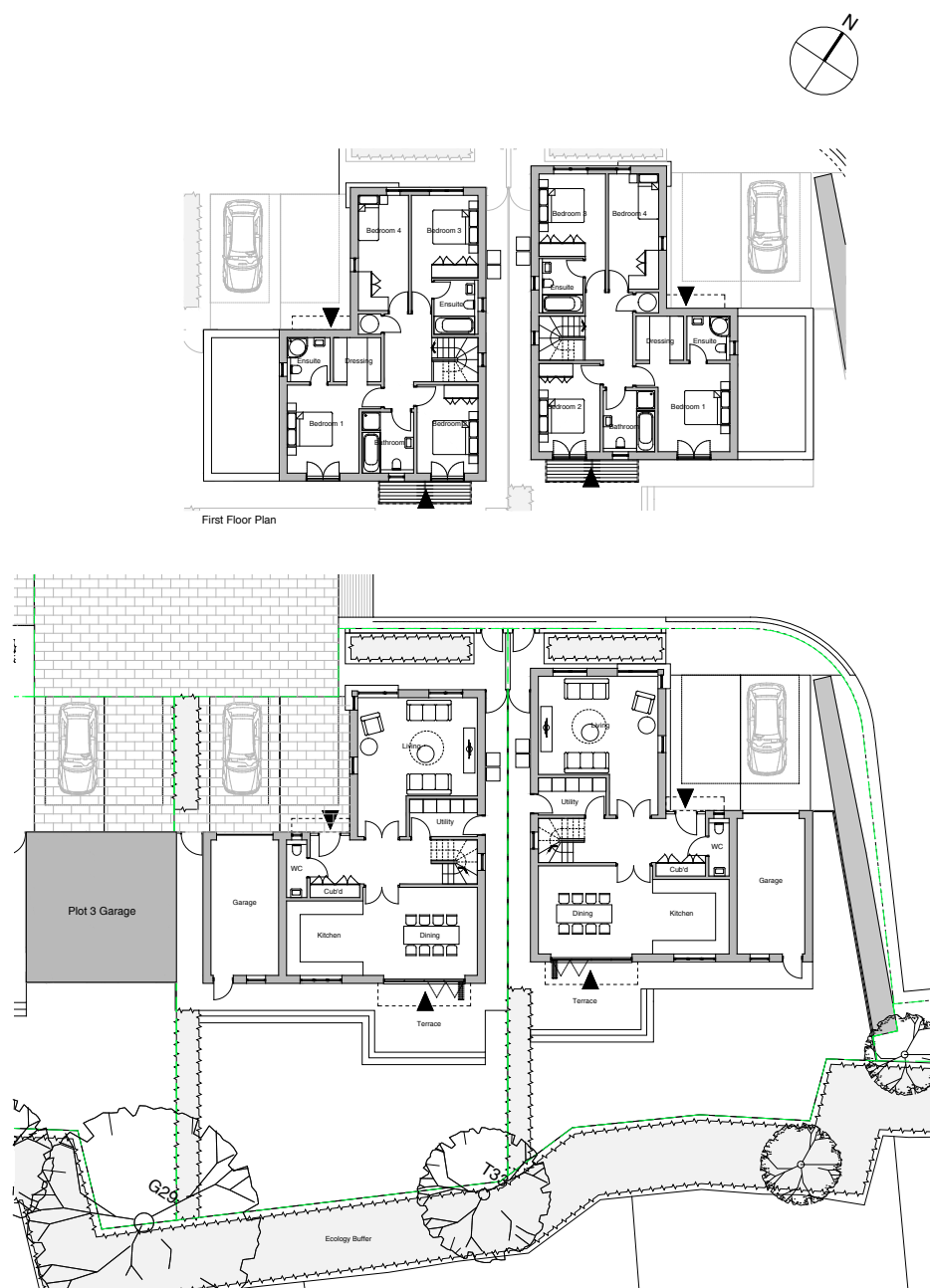


Fig. 21 PLOTS 4 & 5 PROPOSED PLANS

6.0 ARCHITECTURAL TREATMENT

6.3 Plots 4 & 5: Design & Appearance

Plots 4 and 5 are detached, 4-bedroom houses with attached single garages, based on handed versions of the same plan form.

Ground floor accommodation offers a good sized living room, separate utility and WC, together with a large south facing kitchen / dining / family room at the rear. There are three double bedrooms upstairs, two with en-suite, one with dressing room, together with separate family bathroom with shower and a further large single bedroom.

Both properties are orientated to provide natural surveillance of the access road and driveways. Living rooms have feature corner windows offering oblique views up and down the road whilst maintaining privacy. Both plots open up to the south-east onto garden terraces through large bi-fold openings.

Ground storeys are finished in stone on the main frontage facades with the entrance sheltered by a projecting porch canopy. Side and rear elevations are finished in render with stone quoin detailing.

The upper storeys are clad in timber boarding, below hipped slate roofs. Windows are proposed as powder coated aluminium high performance units. 'Juliette' balconies are provided to south facing bedrooms with projecting brise-soleil above to provide solar shading.

PVs are also provided on south-west and south-east facing roof slopes and both garages are finished with a sedum green roof.



Fig. 22 PLOT 4 PROPOSED ELEVATIONS



Fig. 23 PLOT 5 PROPOSED ELEVATIONS



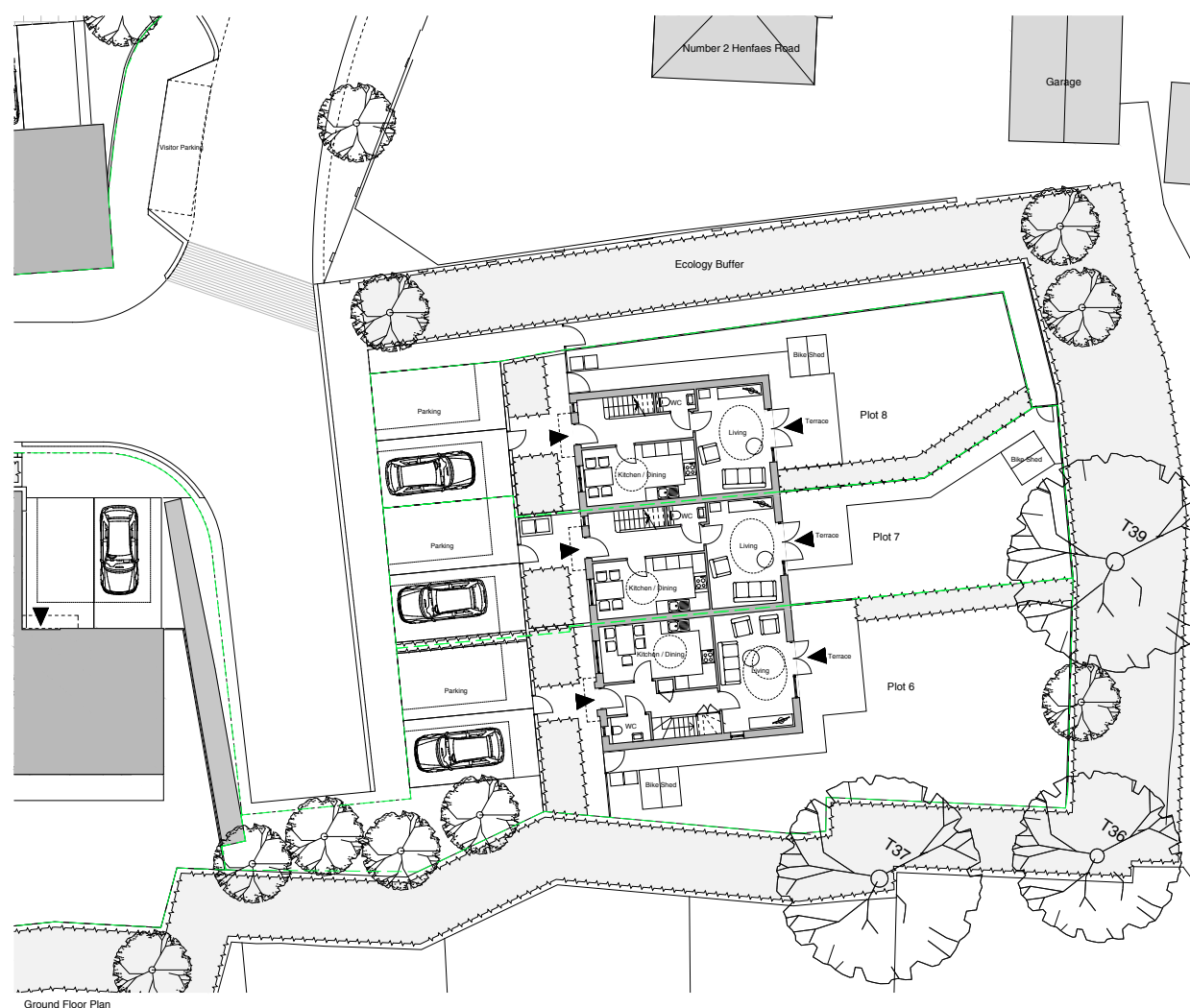
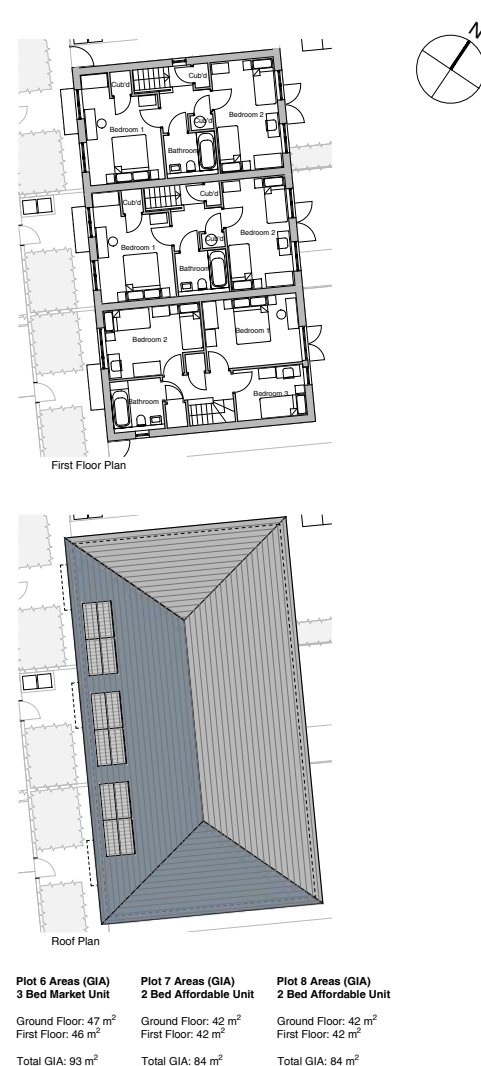


Fig. 24 PLOT 6-8 PROPOSED PLANS



6.0 ARCHITECTURAL TREATMENT

6.4 Plots 6-8: Design & Appearance

Plots 6 to 8 comprise two no. 2-bedroom and one no. 3-bedroom terraced houses. Plots 7 and 8 are designed as affordable units with Plot 6 developed for open market sale.

At ground floor all units open into an entrance hall with stairway and ground floor WC leading to a kitchen / dining room at the front and full width living room to the rear, opening onto rear terraces and generous gardens. At first floor level plots 7 and 8 provide one double and one twin bedroom with family bathroom. Plot 6 adds a single, third bedroom. All are designed meet or exceed required space standards.

All properties offer natural surveillance of their' on plot parking areas and the adopted turning area. The obscure glazed landing window to Plot 8 allows light in without overlooking the adjoining property to the north.

The units are designed to be 'tenure blind'. The ground storey is finished in stone on the front elevation with a projecting porch canopy above an expressed door surround. Side and rear elevations are finished in render. All windows are powder coated, high performance aluminium.

As with the other larger units, the upper floors are finished in timber boarding sitting below a hipped slate roof. PVs are provided on the south-west facing roof slope.

Gardens are set within a broader, mixed native species hedged buffer zone providing a continuous ecological corridor whilst ensuring separation and privacy to adjoining gardens.

Secure, gated access is provided to rear garden where storage will also be provided cycles.



Fig. 25 PLOT 6-8 PROPOSED ELEVATIONS



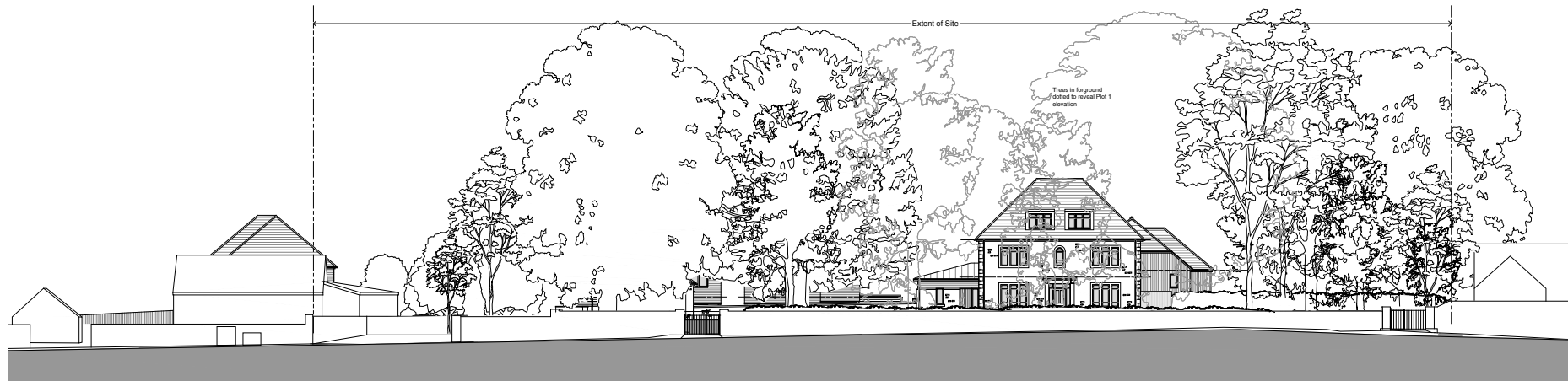


Fig. 26 ELEVATION TO HENFAES ROAD AS PROPOSED

7.0 SUMMARY & CONCLUSIONS

The existing property comprises a large, overgrown plot measuring approximately 0.64 ha in area. The site contains a number of dilapidated structures that, over time, have been reclaimed by nature and, whilst listed, are considered beyond economic repair.

These buildings continue to deteriorate and are now considered to be dangerous structures, representing a health and safety risk to anyone venturing onto the property.

The site contains a number of significant TPO trees that contribute positively to the street scene and the wider landscape setting of the site. At the same time they also present significant constraints to the development layout.

An initial pre-application enquiry was made in October 2023 proposing a redevelopment comprising of 4 new detached dwellings. The pre-app response, received April 2024, raised concerns over the low density of development. The comments received and further studies undertaken, have informed revised proposals that double the density of development on the site whilst balancing the potential impacts with the many site constraint and the desire to create an attractive, sensitive and bespoke, enclave development.

These submitted proposals offers an opportunity to:

- re-establish the street scene with a sustainable, appropriately scaled new dwelling,
- provide seven additional new sustainable homes adding add to local housing stock,
- provide two new affordable family homes on sites to help meet local need.
- create an improved vehicular access to the site, constructed to adoptable standards.
- provide an opportunity to improve the general landscape quality of the site and enhance habitat connectivity and biodiversity,
- create a sustainable new development, with appropriate levels of parking provision that is neither car dominated nor generating excessive levels of traffic movement.

The proposals illustrated in this statement are considered to meet local and national planning policy and guidance.

Aaron Evans Architects Ltd
December 2024.

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APPENDIX A:

A1: Street Lighting Design

Highway lighting will comply with the general requirements under the Section 38 Agreement for all road and street lighting installations to the relevant BS EN 13201 1-2:2015 and BS5489-1:1013 and BS7671:2018 and revisions thereof.

All columns shall be supplied with an individual Electricity Supply Company's 230 Volt 50 Hz PME type 24 Hour Live Service, it is the responsibility of the Developer to arrange for and pay for services to be provided.

Rhondda Cynon Taff County Borough Council is able to provide a complete Road/Street Lighting Design Service, details of which may be obtained from the Network Lighting Manager on application, Tel (01443) 281171 or e-mail: dean.miles@rctcbc.gov.uk; Robert.m.davies@rctcbc.gov.uk

Equipment Specification

Luminaries:

LED Luminaires shall be used in all locations and they shall have integral dimming as standard with dimming levels subject to approval by the Network Lighting manager.

The aluminium body and LED driver compartment shall be rated at IP66, a complete choice of optics shall be available as standard, the body shall be manufactured from die cast aluminium and be painted Grey or Black. They shall be suitable for post top or side entry mounting, two locking screws shall be fitted as standard.

Each LED luminaire shall be fitted with a 5-pin NEMA photoelectric cell with a switching regime of 35/18 Lux and a programmable driver, capable of controlling the output of the luminaire to the following regimes:

Part night – luminaire shall dim to 50% output between the hours of 20:00 and 06:00, as well as switching to 0% output between the hours of 00:00 and 05:00.

Dusk/dawn - luminaire shall dim to 50% output between the hours of 20:00 and 06:00.

Columns:

Columns and bracket arms shall be of a tubular Aluminium construction designed to:

BS EN 40-3-3-2013, BS EN 40-3-1-2013, ENV 1999-2.4 and ENV 1999-1-1.

Generally, all columns shall be a minimum of 6.0 Metres and above dependent on their location and road category unless otherwise approved by the Network Lighting Manager. They shall be one piece extruded aluminium, complete with double flush fitting vandal resistant doors fitted with anti-vandal stainless steel M8-8mm centre pin recessed socket screw lock door bolts and a thermoplastic root protection, as the Aluminium Lighting Company or similar approved. Columns to have:

Mounting Height	Outreach Arm	Ref No	Drawing No
6 Metre	0.4 Metre	RCT6HS42A	MA-00073

Other manufacturers of aluminium columns, or steel columns where approved, may be used subject to the prior approval of the Network Lighting Manager.

All bracket arms are to be erected in accordance with Manufacturers Specifications.