

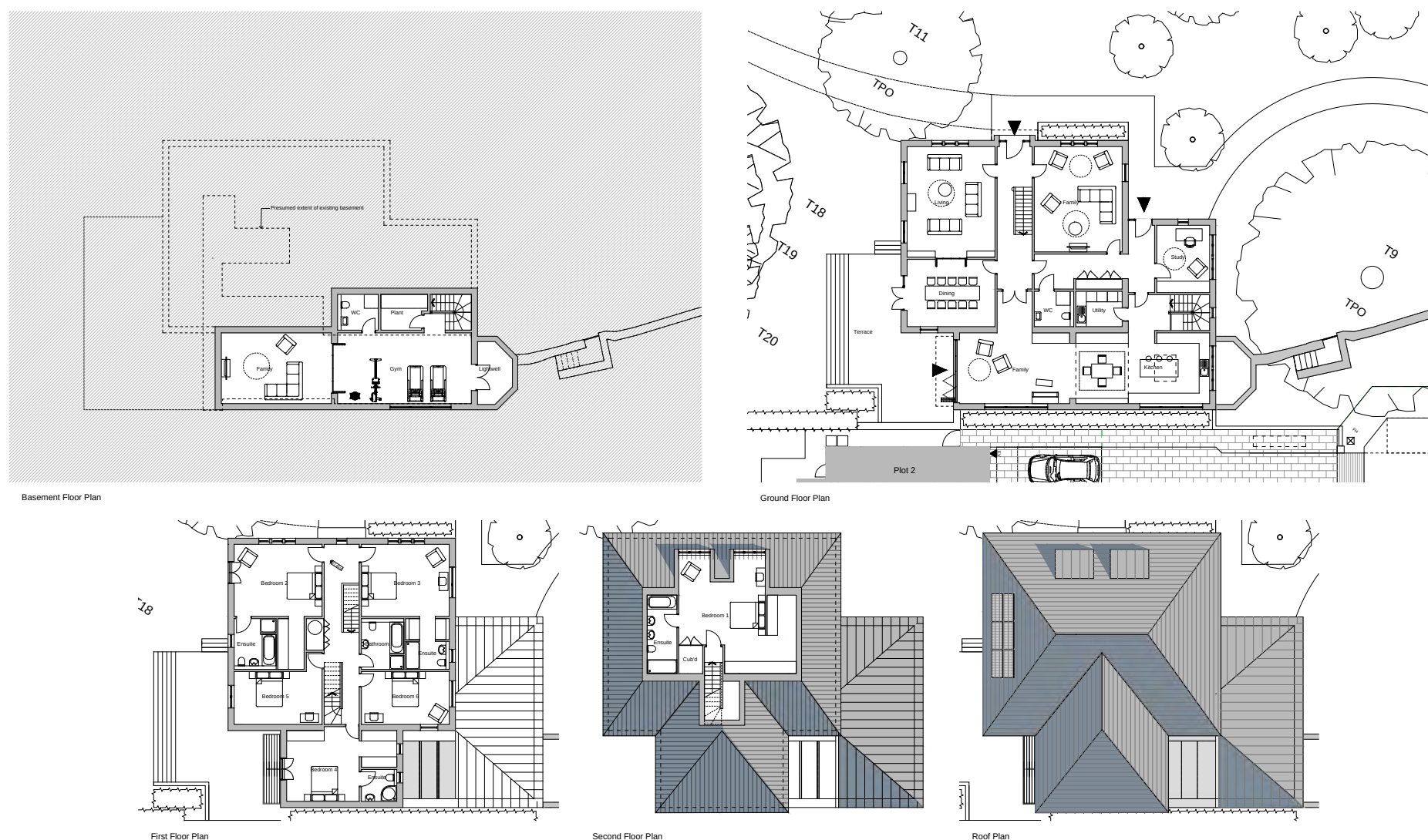


Fig. 20 PLOT 1 PROPOSED PLANS



Fig. 21 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 reflecting the original layout of the site. Creating a new frontage building, it is located on the same footprint as the existing, dilapidated structure to be demolished and respects the root protection areas of the adjoining TPO trees which will be retained to provide a mature landscape setting from day one. 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 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 front elevation is symmetrical and is finished in white roughcast rendered facade with stone quoin detailing, under a hipped slate roof. Tall windows reflect the above average ceiling heights inside. Whilst similar in scale and proportion to the original building it does not seek to replicate the original style.

The render returns on the side and rear elevations of the main range, 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 with the rear 'extension' where timber cladding is introduced to the upper storeys as well as the single storey extension. This provides a transition in materials and aesthetics to the other new plots and the rear stone wall.

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.



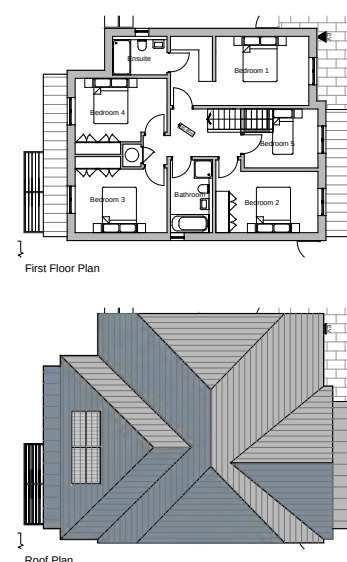
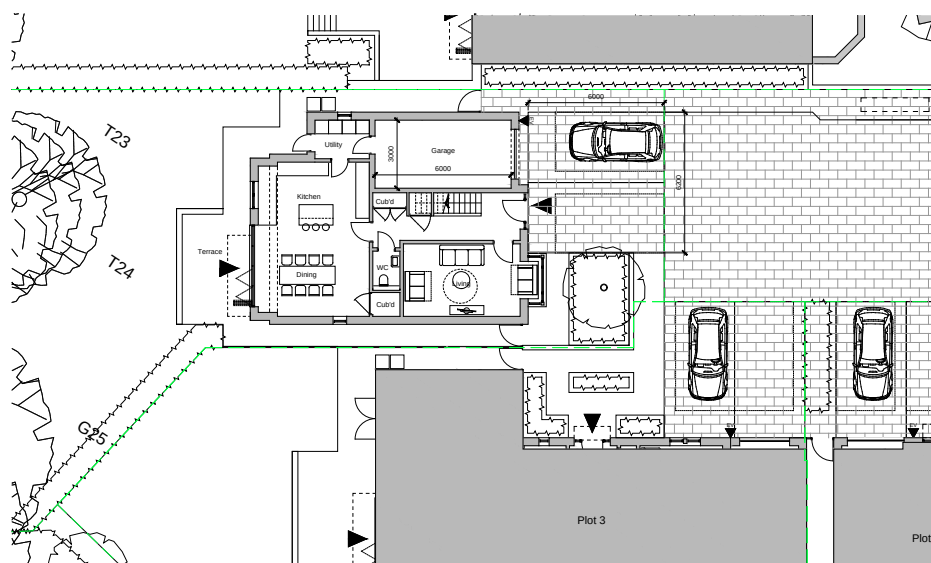


Fig. 22 PLOT 2 PROPOSED PLANS

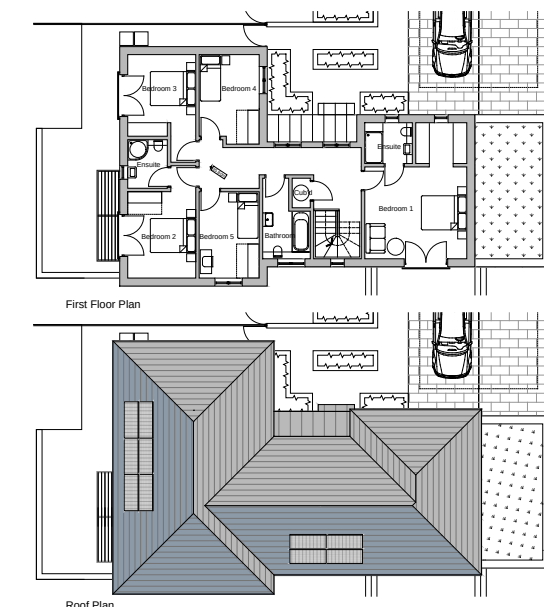
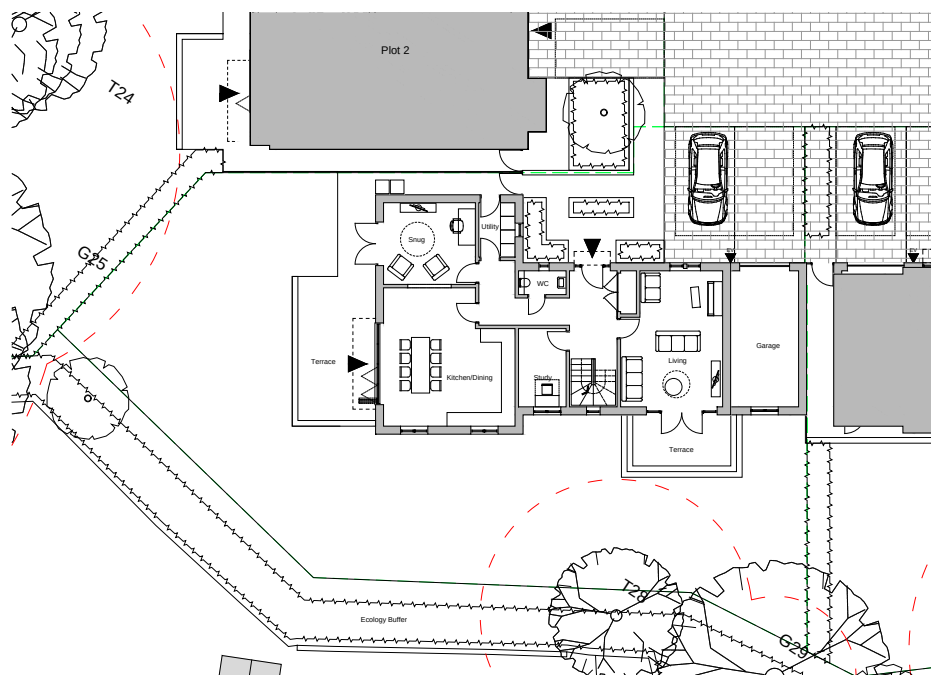


Fig. 23 PLOT 3 PROPOSED PLANS



Fig. 24 PLOT 2 PROPOSED ELEVATIONS



Fig. 25 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 house now presents a wider frontage to the courtyard than the original submission, with the re-entrant corner turning to align with the front of Plot 2. Living accommodation at ground floor has an improved outlook and is expressed by a tripartite window.

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.



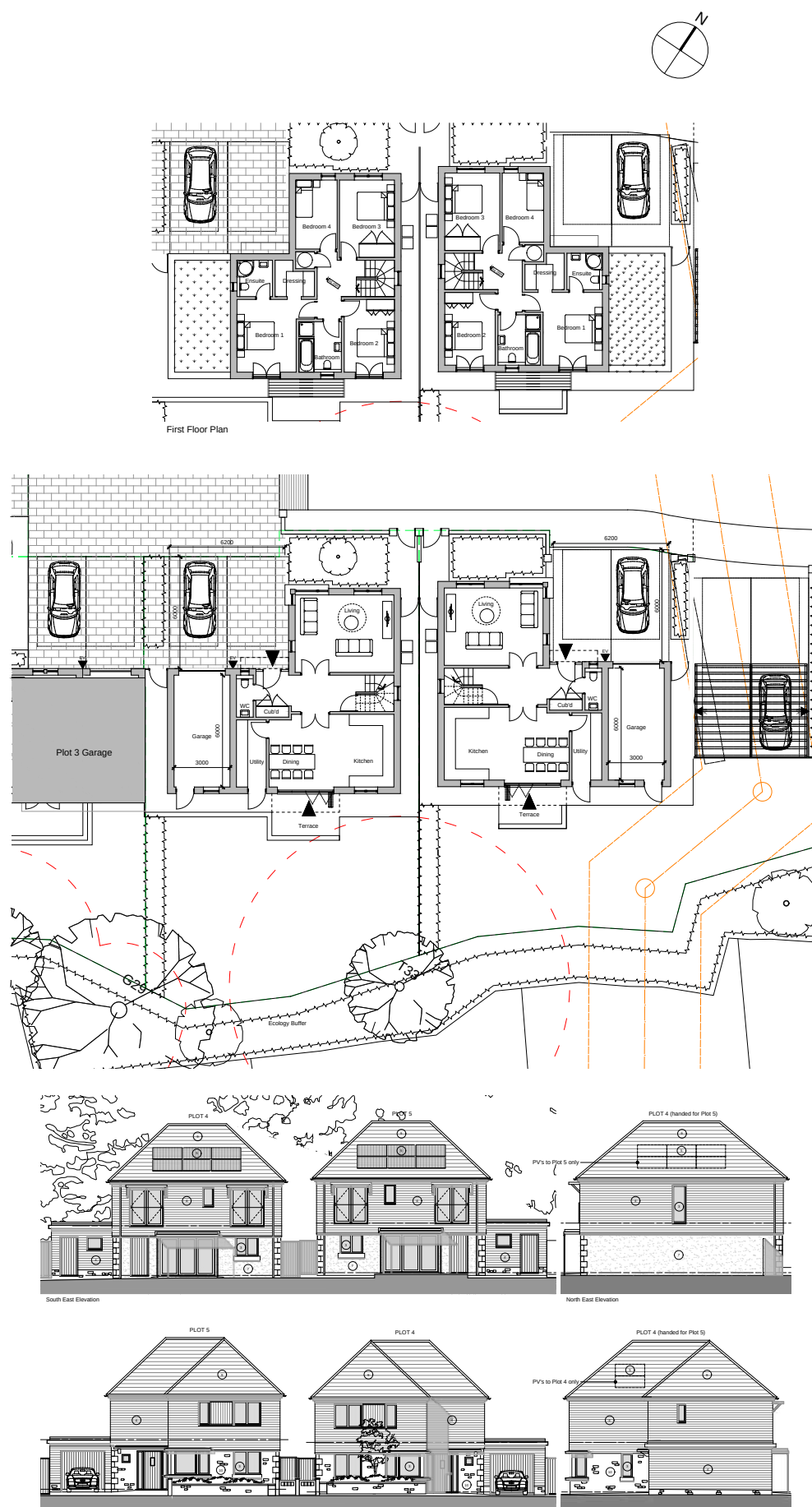


Fig. 26 PLOTS 4 & 5 PROPOSED PLANS

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.

In response to comments received on the original submission the front projecting gable facing the access road has been pulled back approximately 1.5m to increase planting at the front. The internal layouts have been re-planned at both levels.

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, one with en-suite, and 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. 27 PLOTS 4 & 5 PROPOSED ELEVATIONS

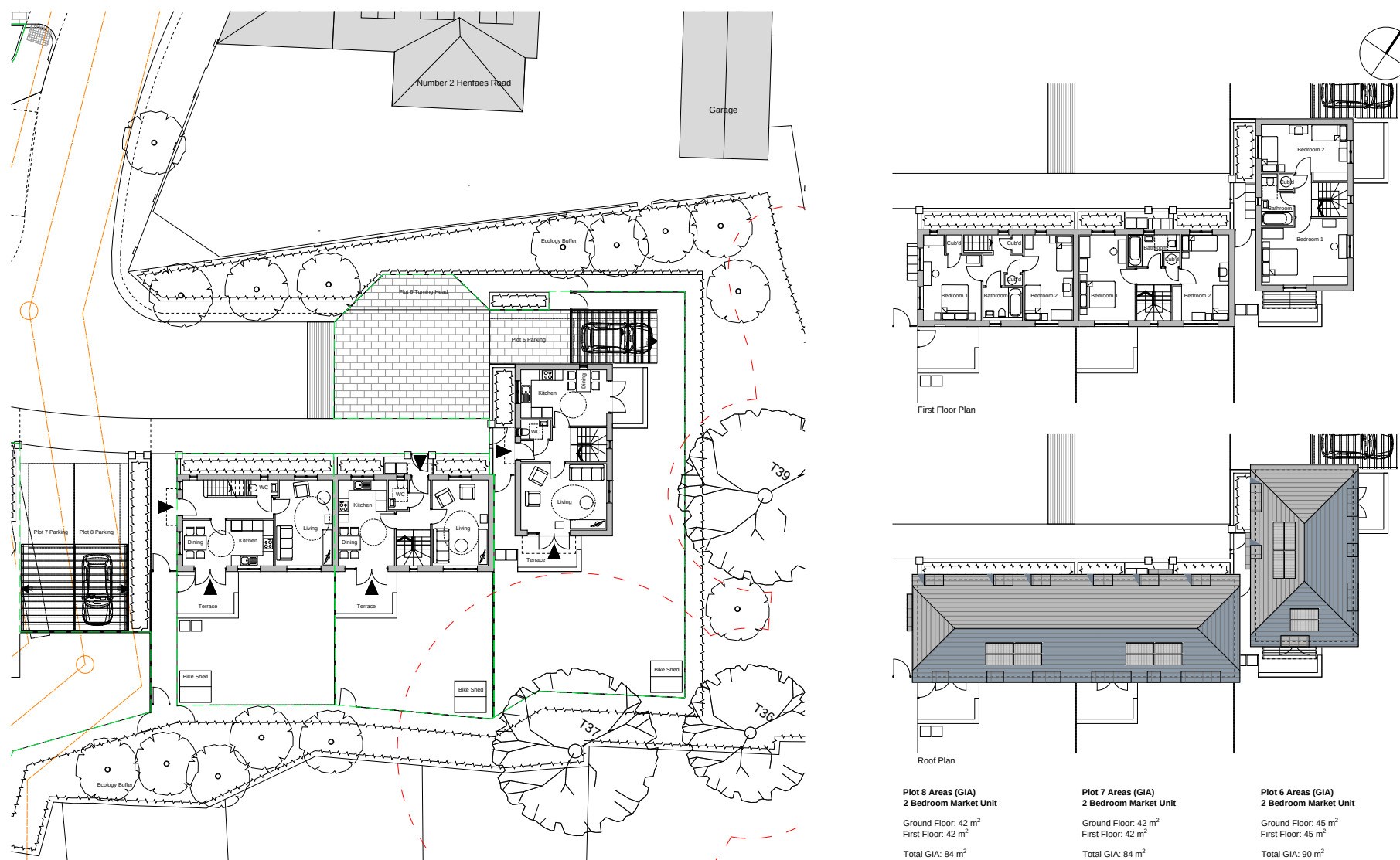


Fig. 24 PLOT 6-8 PROPOSED PLANS



Fig. 28 PLOTS 6-8 PROPOSED ELEVATIONS

6.0 ARCHITECTURAL TREATMENT

6.4 Plots 6-8: Design & Appearance

In response to the second Pre-APP Plots 6 to 8 have been redesigned and now comprise a pair of semi-detached 2-bed houses designed as affordable units (Plots 7 and 8) together with a detached 2-bed house (Plot 6) developed for open market sale.

At ground floor, an entrance hall with stairway and ground floor WC leads to kitchen / dining rooms and living rooms which open onto rear terraces and gardens. At first floor level each house accommodates one double and one twin bedroom with family bathroom. All are designed meet or exceed required space standards.

Plot 6 has 2. no on plot parking spaces under a pergola whilst the entrance facade to Plot 8 faces west to overlook 2 no parking spaces each for plots 7 and 8 located adjacent / over the sewer easement.

All units are designed to be 'tenure blind' and utilise the same material palette as the larger properties on site. The ground storey is finished in stone with a projecting porch canopy above an expressed door surround. All windows are powder coated, high performance aluminium.

As with the other units, the upper floors are finished in timber boarding sitting below a hipped slate roof. PVs are provided on the south-west facing roof slopes. Eaves have been lowered to reduce building height.

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. All properties maintain a minimum distance of 10.5m to the boundary and a minimum 21m privacy distance to adjoining residential façades.

Secure, gated access is provided to rear garden where storage will also be provided cycles. Plots are designed to meet Secured by Design standards.





Fig. 28 SITE SECTION / ELEVATION AS PROPOSED

cont./

- to provide two new affordable family homes on site to help meet local need.
- to create an improved vehicular access to the site, constructed to adoptable standards.
- to provide an opportunity to improve the general landscape quality of the site and provide enhanced managed habitat connectivity and biodiversity,
- to provide for the long term protection and management of the TPO trees on site
- to provide a financial contribution to off site public open space
- to remove the uncertainty over the future of a site that will otherwise continue to deteriorate raising further health and safety issues.
- 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
November 2025

7.0 SUMMARY & CONCLUSIONS

The existing property comprises a large, overgrown plot measuring approximately 0.64 ha. The site contains a number of dilapidated structures that, over time, have been reclaimed by nature and, whilst listed, have clearly been demonstrated to be 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 also 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. However, the response received April 2024, raised concerns over the low density of development. The comments received and further studies undertaken, informed revised proposals submitted in December 2024 that doubled the density. Following withdrawal of this application a further pre-application submission was made that has subsequently informed this new application.

The proposed development of the site carefully balances the potential impacts with the many site constraint and the desire to create an attractive, sensitive and bespoke, enclave development.

The proposals have been developed in response to the unique and challenging environmental, physical and broader contextual constraints imposed by this site.

Drawing upon an analysis of the local and wider context the proposals reference traditional materials and forms whilst creating a bespoke, 'contemporary vernacular' that is sympathetic to its setting.

These proposals are therefore considered to represent a high quality exemplar development appropriate to the site and offer an opportunity to provide the following public benefits:

- to re-establish the historic street scene with a sustainable, appropriately scaled new dwelling,
- to provide seven additional new high quality sustainable homes adding add to local housing stock,

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.