

DESIGN STATEMENT

Keepers Lodge, Cilybebyll,
Pontardawe, Swansea, SA8 3JS

Project No - 745 (Doc No: 745-01A)
February 2026 - Revision **D**



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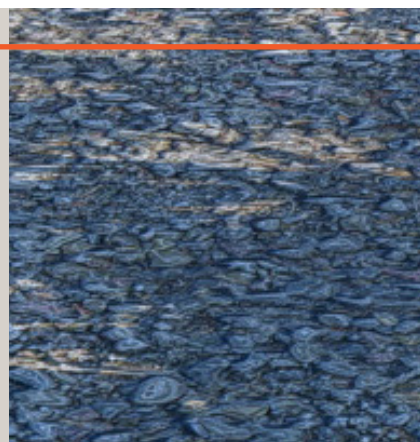
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DESCRIPTION & FEATURES

Consideration and assessment relating to the **existing** context of the building and site.

FIRST SECTION

1



INVOLVEMENT & PLANNING POLICIES

Involvement of the Client and **wider community** including any consultations or pre-application advice

SECOND SECTION

2



SCALE & APPEARANCE

Evaluation of the **proposed** design and key principles of any proposals issued for Planning Consideration.

THIRD SECTION

3



LANDSCAPE & CONCLUSION

Information or **supporting items** used within the context of the wider application or design process.

FORTH SECTION

4

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LANDSCAPE & CONCLUSION

INTRODUCTION

“Replacement of an existing unsympathetic domestic property for a new Architectural intervention”

Introduction

The following Design Statement has been prepared in support of a `Full Planning Application` to replace an existing domestic property located at Keepers Lodge, Cilybebyll, Pontardawe, Swansea, SA8 3JS. (The Site)

The application has been submitted on behalf of Mr and Mrs Hughes, the current property owners.

DPS Architecture has prepared this statement in conjunction with the aforementioned residential property. Any queries regarding this statement and/or application should be directed to DPS Architecture as the Client's agent.



► **Image 1:** Artistic impression/ 3D Image of the new building and proposed approach to the new development

DESCRIPTION & FEATURES

Existing site & features



▲ Image 2 Existing external elevation of the property taken 2024.

1.1. EXISTING BUILDING/S

The existing building has historically been constructed in several phases, with the central stone cottage representing the original property. This structure has been unsympathetically extended on either side, featuring a contrasting applied render aesthetic that lacks meaningful consideration of the subservience, location, or mass of the additions.

The side extensions to the property have resulted in a long and narrow building footprint, without a dominant architectural style. Internally, the form has resulted in a convoluted, irregular layout and varied room configurations, leading to inefficient use of the internal spaces and difficulty of use for the residing family.

The property is situated within extensive grounds with supporting ancillary buildings and does not form part of a grouping of separate residential properties. The site associated with this application is located at the 'end' of a private access driveway



► Image 3: Illustration of existing large single storey agricultural buildings to the rear of the site

with fields and pasture land surrounding the property.

Please see image 4

Utilised as a working small holding, the site has evolved over an extended historical period and includes a series of small stables and ancillary storage buildings to the rear of the existing property.

The site's principal elevation is oriented to ensure the prominence of the main entrance from the access road, serving as a visual marker for visitors to the site.

The singular private access road serves as the primary vehicular access point, with a series of informal parking and turning areas to the front of the property, providing modest parking and sufficient space to turn onsite and exit in a forward gear.

1.2. EXISTING LANDSCAPING

The footprint of the existing building is surrounded by pastureland and soft landscaping, with primarily gravel driveways and parking areas.

The site includes a gravel side access to be upgraded as part of the scheme, leading to a series of ancillary outbuildings to the site's rear with associated hard standing.

The wider site is naturally screened by trees and woodland, allowing it to be perceived as located in a "pocket" within the landscape.

The surrounding woodland has existed for an extended period, as shown on the his-

torical map below, and is consistently maintained by the applicants.

Please see image 5

1.3. ADJACENT SITES

The existing building is isolated within its extensive grounds, affording occupants a high level of privacy from the nearest adjacent sites and dwellings.

1.4. SURROUNDING FACILITIES

Due to the property's location, the site is relatively remote, and access is from an existing private lane that starts within the small village of Cilybebyll.



► Image 4: Satellite image of the site - All rights reserved by Google



▲ Image 5 Historical map of the site circa 1913

INVOLVEMENT & PLANNING POLICIES

Proposals and LDP Considerations

2.1. INVOLVEMENT

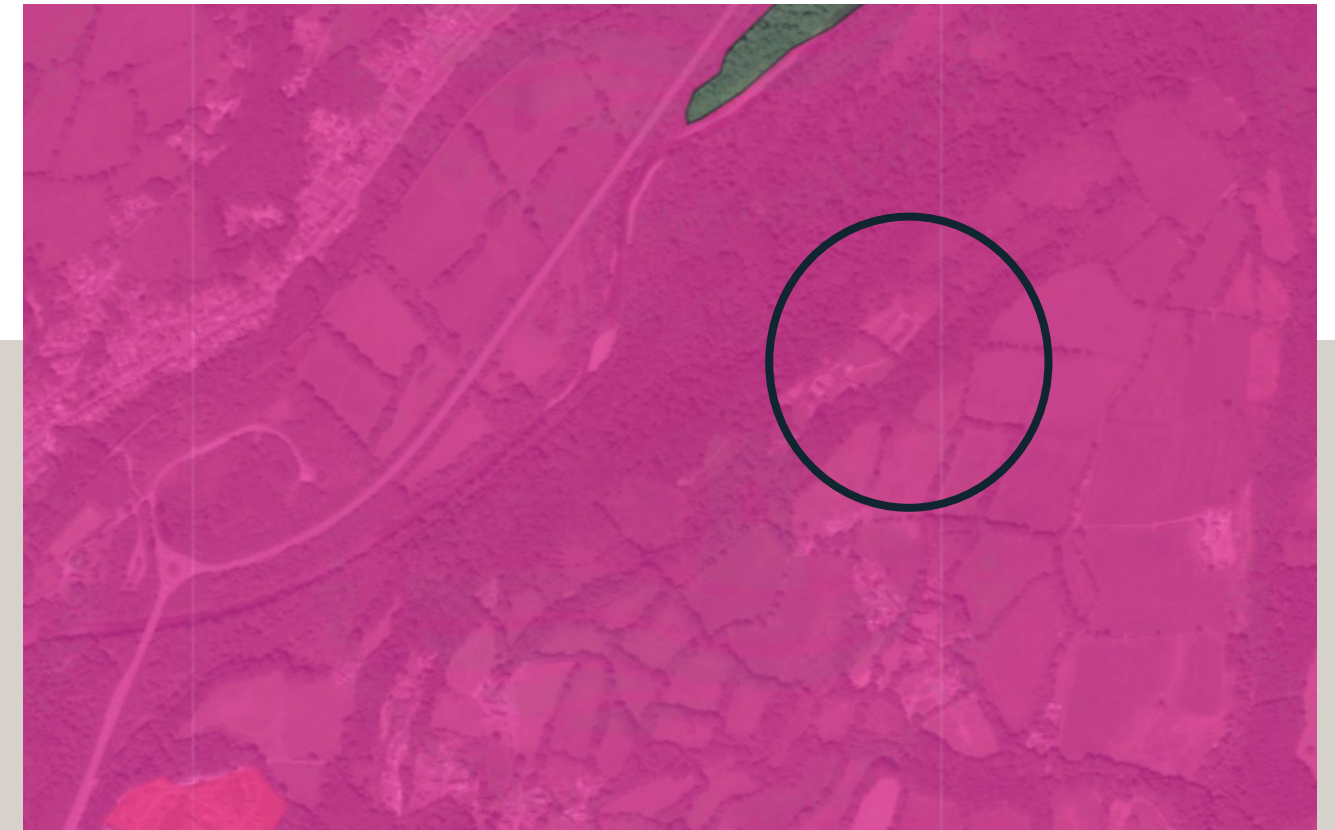
Several Client briefing sessions were conducted during the design stage, and the current proposals represent the culmination of various discussions, comments, and Client aspirations.

2.2. PUBLIC CONSULTATION

Due to the property's location and perceived minimal visual impact on neighbouring properties, the Client has not undertaken any pre-application public consultation.



► **Image 6:** Extract of Neath Port Talbot LDP (Map) centralised on the proposed site - Settlement Limit SC1.



► **Image 7:** Extract of Neath Port Talbot LDP (Map) centralised on the proposed site - Spatial Area AH1

2.3. RELEVANT PLANNING POLICIES

Concerning Planning Policies, the site is located outside the settlement limits as defined by SC1 and **image 6**. The site also falls within the AH1 Spatial areas illustrated in image 7, although, as a single domestic replacement dwelling, this policy is not elaborated upon here.

For this application, the focus will be on Policy EN4 and “replacement dwellings in the countryside”.

For convenience, the points raised within EN4 are noted below, and each is addressed by the Client in turn.

Policy EN 4

Replacement Dwellings in the Countryside

The replacement of a dwelling outside settlement limits will only be permitted where all of the following criteria are satisfied:

1. It is demonstrated that the building has a current lawful use as a permanent dwelling;
2. The replacement dwelling, its means of enclosure, garden, parking space and other associated features, are sited within the curtilage of the building to be replaced;
3. The proposed scale, form, siting, design, materials and landscaping are suitable within its context and/or the context of the building to be replaced and would not have an unacceptable adverse effect on the character of the area;
4. The conservation of existing buildings which are of architectural or historic interest would not be prejudiced;
5. The original dwelling is removed and the land suitably reinstated prior to the occupation of the new dwelling.

► **Image 8:** Extract of Policy EN 4

Policy EN4 – Replacement Dwellings in the Countryside

1. *It is demonstrated that the building has a current lawful use as a permanent dwelling;*

A family group resides in the existing property and maintains permanent occupancy as a lawful dwelling

2. *The replacement dwelling, its means of enclosure, garden, parking space and other associated features, are sited within the curtilage of the building to be replaced;*

As part of the attached package, an OS location map has been included that illustrates the location, extent, and features of the existing dwelling, along with the proposals associated with the replacement dwelling. These drawings clearly depict that the proposed development footprint is situated within the curtilage of the building to be replaced.

3. *The proposed scale, form, siting, design, materials and landscaping are suitable within its context and/ or the context of the building to be replaced and would not have an unacceptable adverse effect on the character of the area;*

The context of the new building has been carefully considered, including its siting, form, mass, and proportions, to respond to its surroundings. The architectural vernacular/ proposals for the new property do not replicate the existing architectural style, but propose an agricultural archetype that more effectively aligns with the rural and agrarian setting. Please see section 3 of this report for more details.

4. *The conservation of existing buildings which are of architectural or historic interest would not be prejudiced;*

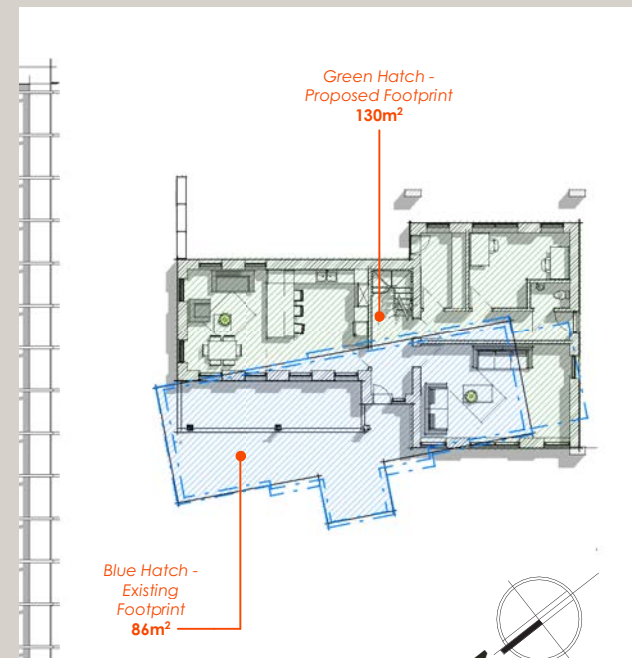
The existing property has been significantly modified in an unsympathetic and inconsistent manner, which detracts from any origi-

nal architectural intent.

The proposed replacement in this way would not prejudice any architectural merit associated with retaining the existing property.

5. *The original dwelling is removed and the land suitably reinstated prior to the occupation of the new dwelling.*

The site of the new building has been positioned to sit atop the existing building footprint. Consequently, as part of this application, the existing building will require complete demolition before any new architectural intervention is constructed.



► **Image 9:** Extract of Existing and proposed footprint overlay

It is appreciated that section 5.3.21 within the LDP further clarifies the requirements of section EN4, and, as such, these requirements will be discussed within future sections of this document.

Please see extract of 5.3.21 below.

5.3.21 The replacement or rebuilding of an existing lawful dwelling located in the countryside outside settlement limits is likely to be acceptable where the proposal will conserve and where possible enhance local biodiversity interest, the countryside and landscape. Opportunities to provide a high quality design which respects the local style and scale of dwellings, but which may be innovative, will be encouraged where appropriate. The size, bulk and siting of the proposed building is likely to have a significant influence on the visual and landscape characteristics of the area, and proposals should not normally exceed the overall dimensions or cubic content of the original building by more than 20% or deviate significantly from the siting of the original building.

► **Image 10:** Extract of clause 5.3.21 under Policy EN 4

2.4. AUTHORITY CONSULTATIONS

Following the issue and subsequent withdrawal of a previous application (P2025/0208), we note that various comments/queries were received from the planners during the application process, which included the following items:

- Required Bat survey
- Drainage Statement (Tan15)
- Amendments to the design of the dwelling

In response to the above and in the spirit of collaboration, we note the following responses:

REQUIRED BAT SURVEY

The Client has engaged an ecologist and has included the following reports as part of this development:

- J002427 - Keepers Lodge - PRA and Bat Survey Report

DRAINAGE STATEMENT

As part of this Design Statement, we have included within section 4 an outline drainage statement.

AMENDMENTS TO THE DESIGN OF THE DWELLING

As part of early discussions, we note that various queries regarding the building's mass and roof form were raised, together with a greater focus on defining the primary entrance. In response, and through detailed discussions with the Client, we have simplified the various roof forms and simplified the entrance location and proposal.

LAYOUT, & APPEARANCE

Layout, Scale and Appearance

3.1. PROPOSED DEVELOPMENT - SCALE

The proposed development is designed to sit sympathetically within the existing context while minimising any impact on the surrounding landscape, maintaining both a scale and separation commensurate with the rural context and specifics of the site.

While considering the proposed design, scale, and layout, guidance was sought from the supplementary planning documents and the Local Development Plan. These principles were incorporated into the developed design.

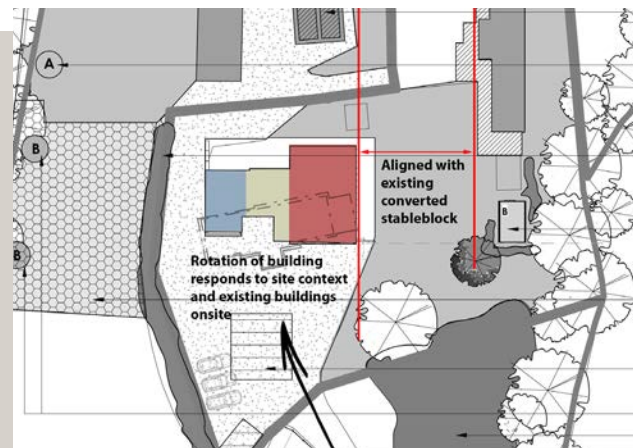
3.2. PROPOSED DEVELOPMENT - PRECEDENT

In contrast to the existing building, the principal design precedent for the proposal is an 'agricultural' concept of design, directly supporting its rural context and location. This design has been proposed to contrast with the unsympathetic, misplaced architectural style of the existing building.

The proposed design utilises a stepped form with a series of side additions/extensions that progressively reduce in scale and mass as they approach the site boundaries and surrounding vegetation.

Please see image 12 & 20.

In addition to the stepping of the building mass/form, the whole proposal has relocated the building's larger mass more centrally on the site, displacing the building's general mass and allowing the demising masses to step down the site and respond to the



► **Image 11:** Rotation of building mass and alignment with existing converted stable block

naturally sloping existing landform.

To illustrate the benefits of this stepped mass and the rotation of the building footprint relative to other buildings on site, we have included Diagram 11 & 12.

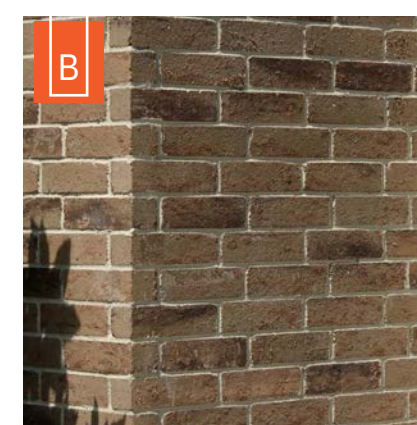
Additionally, and to aid with comparison, please refer to an image depicting the current situation as taken onsite, alongside a proposed artistic impression **images 26 & 27.**



► **Image 12:** Reduction in building mass and stepping of architectural form based on the existing site



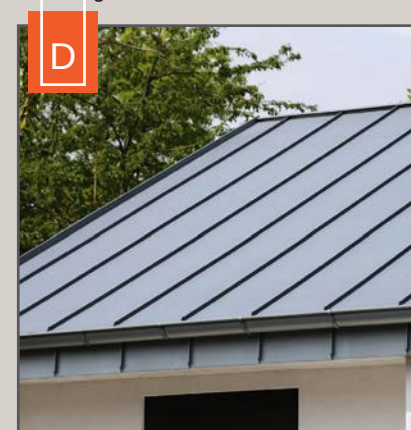
► **Image 13:** Example of large glazing and modern aluminium framing



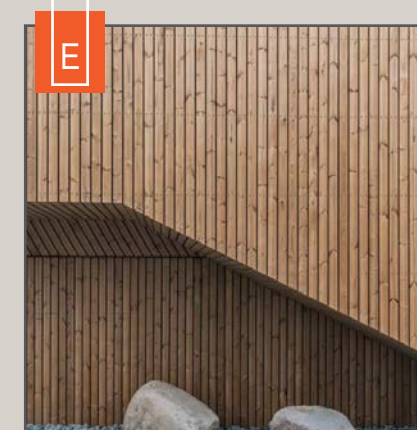
► **Image 14:** Example of brown brickwork plinth proposal



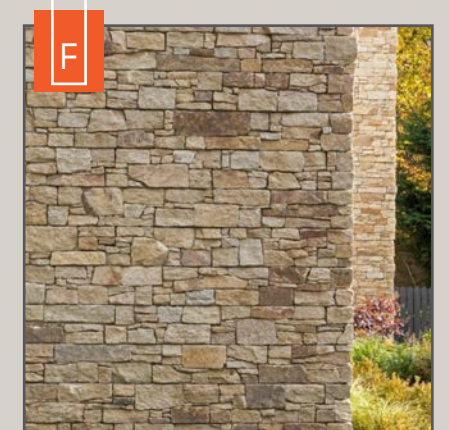
► **Image 15:** Example of feature timberwork



► **Image 16:** Example of standing seam roofing



► **Image 17:** Example of vertical timber cladding



► **Image 18:** Example of irregular stonework

3.3. MATERIALS

The materials to be used are to be of high quality and will be detailed well so that they can be expressed as proposals sensitive to their surroundings, yet contributing elegance and quality to the building. The materials to be utilised on the proposed elevations are as follows:

- A.** Grey aluminium glazing to maximise the views and natural light while offering good thermal performance.
- B.** New 'brown/buff' brickwork plinth to raise the proposed finishes above DPC and achieve a robust junction with the external ground level
- C.** Traditional feature timberwork to reinforce the agricultural precedent
- D.** Dark grey standing seam roofing and walling to emphasise the agricultural archetype
- E.** Natural vertical timber cladding
- F.** Irregular feature stonework in a gray/mid buff variation of natural colours

3.7. MATERIAL PROPERTIES

The materials chosen will offer:

- Longevity, although allowing for natural aging sympathetic to the agricultural context
- Clarity of differing materials
- Thermal performance
- Clarity of detailing to roof/wall junctions with clean architectural forms
- A rural agricultural emphasis on design and architecture



► Image 19: Proposed material pallet illustrated on 3D architectural visual

3.8. LAYOUT

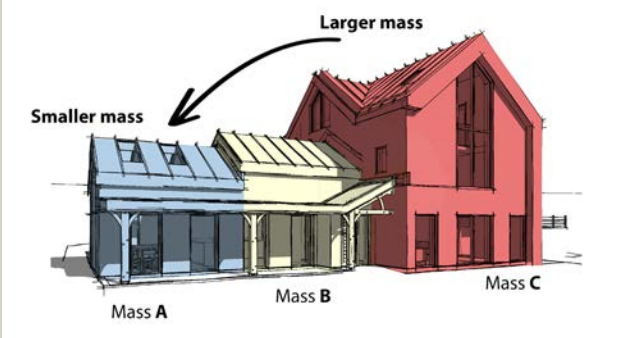
► INTERNAL LAYOUT

The layout has been designed in three distinct masses/sections. The first and largest section comprises the living accommodation, utility, and small office on the ground floor, alongside the bedrooms on the first and second levels. The master bedroom on the second floor has been designed to fit within the roof void to reduce the building's external massing, while facilitating the inclusion of accommodation on the second floor. - **Mass C as identified within image 20**

The central block features the main entrance on the ground floor and provides access to a small bedroom on the first floor. - **Mass B as identified within image 20**

Lastly, the smallest section contains a kitchen area and a modest seating/ snug area. - **Mass A as identified within image 20**

The internal layout is focused around a central primary entrance, allowing ease of access to the primary vertical staircase and upper floors. All internal circulation has been designed to allow ease of access and maximise all habitable space.



► Image 20: Reduction in building mass and stepping of architectural form

► PROPOSED DEVELOPMENT SIZE

For reference, please see the included Planning Application pack and the below comparison between the proposed and existing areas:

EXISTING & PROPOSED AREAS:

The tables below have been included to illustrate the existing and proposed areas as NET, allowing consideration as part of the attached Planning Application. Please note that the areas indicated within the attached Planning Package for each space/ room are generated directly from the Architectural model and therefore represent NET areas only. While the attached proposals represent an increase to the existing areas, it is the Clients request that the architectural design quality and sympathetic massing of the proposal is taken into

consideration.

EXISTING & PROPOSED AREAS - NET:

The below tables have been included to illustrate the Existing and Proposed **Net** areas

EXISTING AREAS - NET	
Ground Floor - Net	62m ²
First Floor - Net	57m ²
Existing Areas Total	119m ²
PROPOSED AREAS - NET	
Ground Floor - Net	103m ²
First Floor - Net	59m ²
Second Floor - Net	45m ²
Proposed Areas Total	207m ²

OVERALL AREA CHANGE - NET AREAS:

In association with the previous table, please find below details relating to any increase/decrease in the proposed **Net** areas.

EXISTING AREAS - NET	
Existing Area Sub -Total	119m ²
Proposed Area Sub -Total	207m ²
Proposed Area Change Increase(+)/decrease(-)	88m ²

ANCILLARY SPACES:

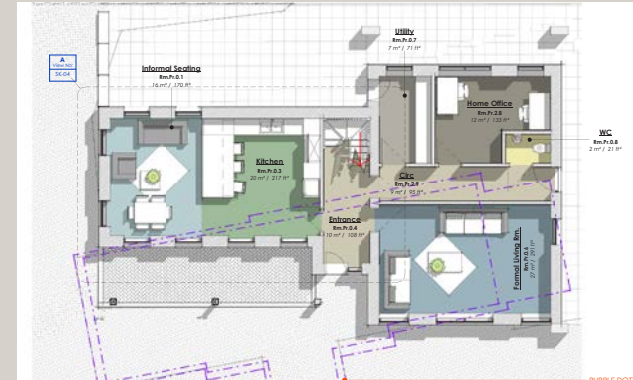
The below table has been included to illustrate the areas provided by ancillary spaces and separate buildings included as part of this development.

ANCILLARY AREAS - NET	
Plant/ Boiler Room	9m ²

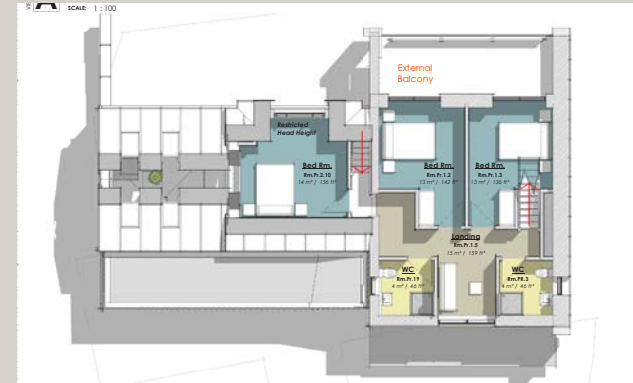
3.9. SUSTAINABILITY

The new property's insulating qualities will surpass those of the existing residential building and the U-values mandated by the current Building Regulations. This will offer an energy-efficient solution for the residents and align with a fabric-first approach to reducing future heating and energy costs.

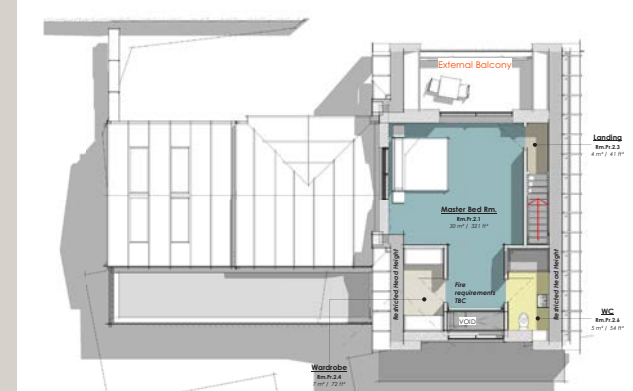
To facilitate the storage of energy produced by renewable sources in the form of batteries and to store the necessary equipment, a small plant room has been proposed, positioned to allow the installation



► Image 21: Proposed Ground Floor layout



► Image 22: Proposed First Floor layout



► Image 23: Proposed Second Floor layout

of cables to both the new property and the existing ancillary stable blocks where the solar panels are to be installed, although to aid with the management of potential fire risk, this building has been proposed as a satellite/ ancillary building.

Please see Image 19.



► **Image 24:** Illustrative diagram location of Boiler room / Plant area

3.10. RIGHTS OF WAY

The building has no existing 'Rights of Way', and the scheme does not propose any changes to the 'rights of way' surrounding the site.



► **Image 25** Proposed property taken from main vehicular parking area - Artistic Impression/3D image

3.11. REFUSE COLLECTION

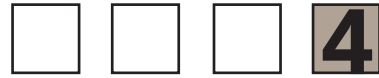
The existing building has an established refuse collection system, and, as part of this development, the existing strategy will be retained and enhanced.



► **Image 26:** Existing property taken from main vehicular access approach



► **Image 27** Proposed property taken from main vehicular access approach - Artistic Impression/3D image



LANDSCAPE & CONCLUSION

Site and Conclusions

4.1. DRAINAGE STATEMENT (TAN 15)

1. INTRODUCTION AND PURPOSE

This drainage statement supports the planning application for a new detached replacement dwelling.

It addresses the requirements of Technical Advice Note 15: Development and Flood Risk (TAN 15) and demonstrates that the proposed development can be safely drained using a private foul drainage system and a compliant surface water management strategy.

The statement evaluates flood risk, ground conditions, drainage options, and the suitability of the proposed system in accordance with Welsh Government policy and local authority guidance.

2. SITE DESCRIPTION

- The site comprises an existing residential plot intended for demolition and replacement with a new-build detached dwelling.
- The footprint of the new property sits in principle atop that of the existing property to be demolished as part of the build.
- The topography is gently sloping away from the property and 'downhill'.
- The existing property utilises a private system, and no existing connection to mains foul drainage is available within a reasonable distance, making a private system necessary.

3 FLOOD RISK ASSESSMENT (TAN 15 REQUIREMENTS)

- According to the Development Advice Maps (DAM), the site lies outside both Zones A & B, indicating little to no flood risk from rivers or the sea.
- No historical flooding has been recorded on

or adjacent to the site.

- Surface water flood mapping indicates negligible risk.
- The development is classified as highly vulnerable (residential), but the site is appropriate for development under TAN 15 due to its low flood risk classification.

4. FOUL DRAINAGE STRATEGY

Assessment of Foul Drainage Options
In accordance with Building Regulations H2 and Natural Resources Wales (NRW) hierarchy:

2. Connection to public sewer – Not feasible due to distance, topography, and lack of nearby infrastructure.
3. Package treatment plant (PTP) – Suitable and compliant with current standards.
4. Septic tank – Not preferred unless discharge to ground is proven suitable.

4.2 PROPOSED SYSTEM

- A package treatment plant (e.g., EN 12566 3 certified) will be installed to treat foul effluent.
- Treated effluent will discharge to the ground via a sub-surface drainage field designed in accordance with BS 6297:2007+A1:2008.
- Percolation tests (BRE 365/BS 6297) will be conducted to confirm infiltration capacity and the size of the drainage field.
- If ground conditions prove unsuitable, an alternative, such as a raised mound system or discharge to a watercourse (subject to an NRW permit), will be considered.

4.3 ENVIRONMENTAL PROTECTION

The system will be sited at least:

- 10 m from watercourses
- 15 m from any dwelling
- 50 m from a borehole or well

Maintenance access will be provided for servicing.

5. SURFACE WATER DRAINAGE STRATEGY (SuDS COMPLIANCE)

Under the Flood and Water Management Act 2010, all new developments of more than one dwelling in Wales must use Sustainable Drainage Systems (SuDS) approved by the SuDS Approval Body (SAB).

For the purpose of this document it is noted the development is a single replacement dwelling.

5.1 SuDS PRINCIPLES APPLIED

- Infiltration priority: Initial testing indicates that infiltration is likely.
- Runoff attenuation: Roof and hard surface runoff will be managed using one or more of the following:
 1. Permeable paving
 2. Soakaways designed to BRE 365
 3. Swales or shallow landscaped basins
 4. Rain gardens
 5. Attenuation crates with controlled discharge
 6. Green infrastructure: Landscaping will support natural infiltration and reduce runoff.

5.2 PROPOSED SURFACE WATER SYSTEM

- Roof water will discharge to a soakaway sized following BRE 365 testing.
- Driveway and hardstanding areas will use permeable surfacing with sub-base storage.
- Overflow routes will be directed away from buildings and neighbouring properties.

6. CLIMATE CHANGE ALLOWANCES

Design calculations will incorporate Welsh Government climate change allowances for rainfall intensity and storm events to ensure long-term resilience.

7. CONSTRUCTION AND MAINTENANCE

- SuDS features and the treatment plant will be maintained in accordance with the manufacturer's requirements.
- A maintenance schedule will be provided to the homeowner.

8. CONCLUSION

The proposed development complies with TAN 15, Welsh SuDS legislation, and relevant drainage standards. A private foul drainage system is justified due to the absence of a viable mains connection, and the proposed package treatment plant with infiltration discharge provides an environmentally sound solution.

Surface water drainage will be managed through features designed to prevent flooding, protect water quality, and ensure long term sustainability.



LANDSCAPE & CONCLUSION

Site and Conclusions

4.7. LANDSCAPE DESIGN

As this proposal is confined to alterations and extensions atop the existing footprint, please see drawing 745-110 included as part of this application for more details.

4.8. CONCLUSION

This proposal aims to thoughtfully replace an existing property to meet the needs of the current building occupants and family.

This development will enhance the site context by replacing an unsympathetic building with a sympathetic, high-quality architectural intervention, thereby preserving the character of the area and benefiting future generations.



► **Image 28** Proposed property taken from rear area - Artistic Impression/3D image

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