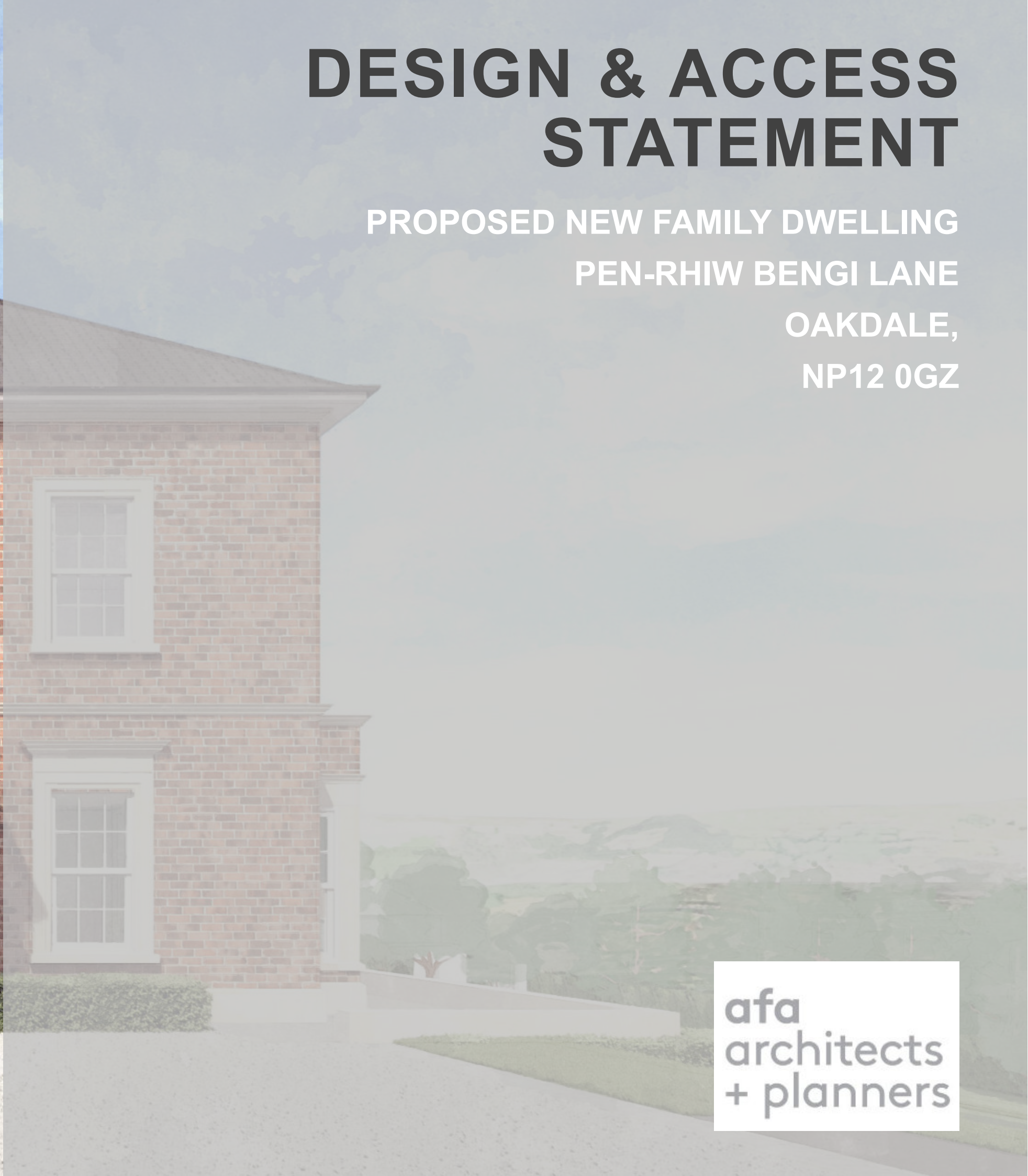




# DESIGN & ACCESS STATEMENT

PROPOSED NEW FAMILY DWELLING  
PEN-RHIW BENGI LANE  
OAKDALE,  
NP12 0GZ



**afa**  
architects  
+ planners

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## 5.0 SUMMARY





# 0.1 INTRODUCTION

This document forms part of a full planning application submission for a proposed single family residential dwelling on land off Pen-Rhiw Bengi Lane, Oakdale, NP12 0GZ

The document explains through site assessments and analysis of the immediate and surrounding context, how the proposal will be designed and integrated into the local landscape creating a high-quality residential dwelling.

## Drawings

- PL-99 Site Location Plan
- PL-100 Block Plan with Survey Overlay
- PL-101 Existing Site Plan
- PL-102 Proposed Site Plan
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## Reports

- Planning Statement
- Design and Access Statement
- Bat Scoping Survey
- Preliminary Roost Assessment
- Landscape Plan
- Preliminary Ecological Assessment
- BS5837 2012 Tree Information Pen-rhiw Bengi Farm
- Outline Landscape and Visual Appraisal

# 2.0 LOCATION AND CONTEXT

## SITE LOCATION CONTEXT

The site is located to the North of Oakdale between Oakdale Village and Oakdale business park with Islwyn High School to the North West of the site. The site is accessed through a gate off Pen-Rhiw Bengi Lane.

The proposed site benefits from views across Sirhowy Valley and the wider Caerphilly County Borough. The sites location gives access to retail and leisure activities in close proximity as well as schools, library and doctors surgery.

The overall proposed develop-able area extends to approximately 7200 square metres. This forms part of our clients ownership with the full extent of ownership indicated on the below land registry plan.



Site Location



Ownership Extent

# 2.0 LOCATION AND CONTEXT

## SITE LOCATION CONTEXT



Site Location From the Year 2000.

To the North West, North and North West of the site was the former location of the oak dale colliery. The pit heads where to the north west and north with the cable way and waste pit to the north east. The first pit was sunk in 1907 and at its peak in 1938 it employed a workforce of 2,235, when production reached one million tons per year.

The pit closed in 1989 and the tips have been landscaped and converted into platforms for industrial development known as Oakdale Business Park. With former site of Oakdale Colliery now partially sites Islwyn High School.

As you can be seen from the aerial photo on the the left from the year 2000 most of the wood land now present has grown in the last 23 years.

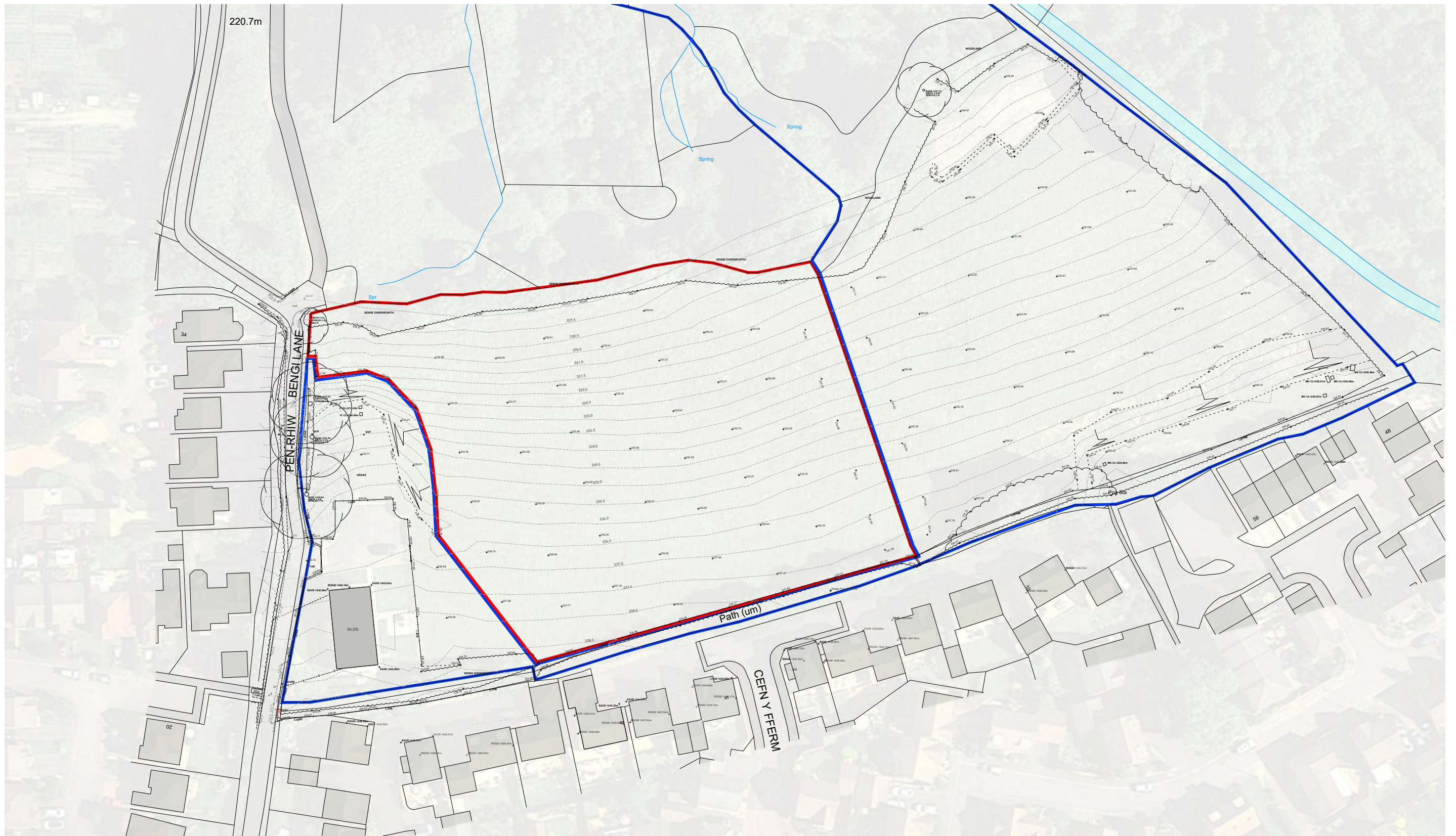
# 2.0 LOCATION AND CONTEXT

## EXISTING SITE LOCATION PLAN



# 2.0 LOCATION AND CONTEXT

## EXISTING SITE PLAN

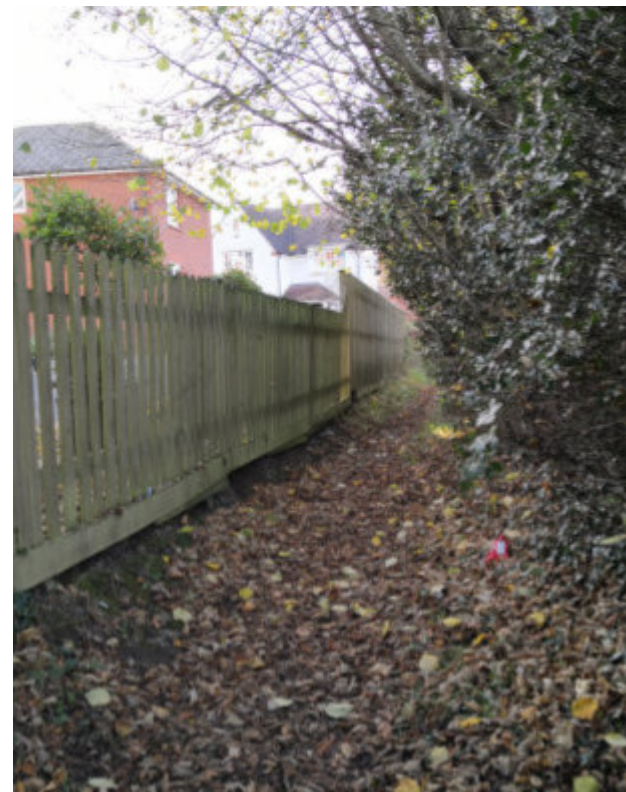


# 2.0 LOCATION AND CONTEXT

## SITE AND CONTEXT PHOTOS



View 1 - View along footpath to south of site.



View 2 - View north down Pen-Rhiw Bengi Lane.



View 3 - View south up Pen-Rhiw Bengi Lane.



# 2.0 LOCATION AND CONTEXT

## SITE AND CONTEXT PHOTOS



View 6 - View west along Cefn Y Ffern.



View 7 - View east along Cefn Y Ffern. (2.5 storey house)



View 5 - View north down Blacksmith Close.



View 4 - View north down Blacksmith Close. (3 storey town houses)

# 2.0 LOCATION AND CONTEXT

## SITE AND CONTEXT PHOTOS



View 8 - View south east across proposed site.



View 9 - View north east from footpath.



View 10 - View north west from footpath.

# 2.0 LOCATION AND CONTEXT

## EXISTING USES, ACCESS AND MOVEMENT



Oakdale Business Park - Plateau 1  
| a 100 acres industrial development  
zone currently only partially  
developed. It was formally the site of  
Oakdale Colliery spoil tip.

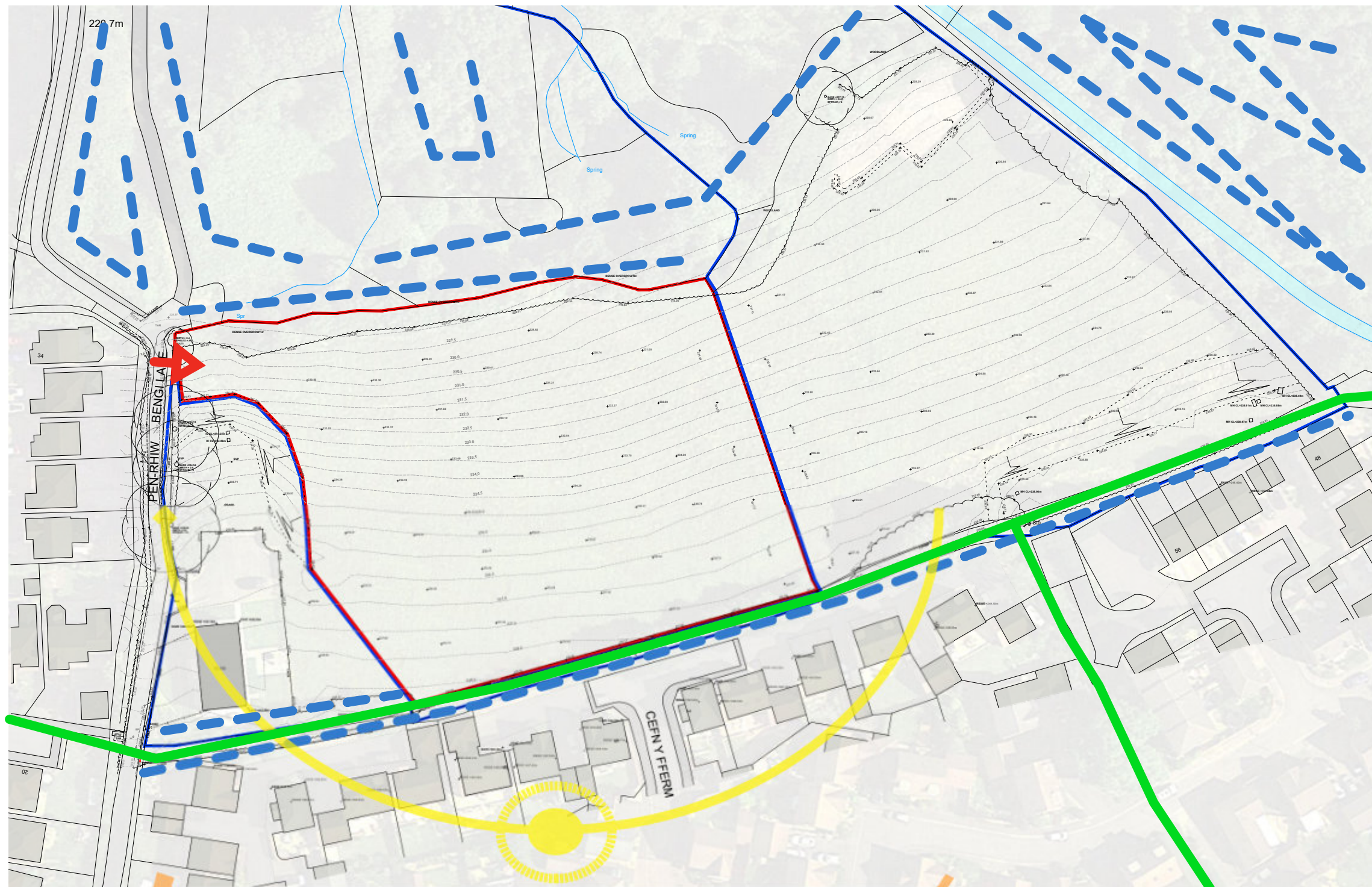
### KEY.







- Site
- Commercial / Industrial
- Leisure
- Residential
- Schools
- Vehicular Access
- Pedestrian Access

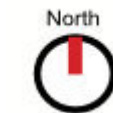


# 2.0 LOCATION AND CONTEXT

## SITE ANALYSIS



-  vehicle access or egress
-  Public footpath
-  Prevailing wind direction
-  Summer Sun Path
-  Winter Sun Path
-  Natural barrier vegetation outside of the site.



## 2.0 LOCATION AND CONTEXT

### FLOODING



The Natural Resources Wales' Flood Risk Map does not indicate the site is within a flood zone or directly affected by surface water flooding. Pen-Rhiw Bengi Lane is indicated as at a low risk of surface water flooding.

### COAL MINING



The Coal Authority map indicates the area is a well know coal mining area with mine entrances shown as red crosses and the brown dotted lines showing the workable coal seam. As such a specialist Coal Mining Risk Assessments has been carried out and forms part of our application.

# 3.0 PLANNING HISTORY

## PRE APPLICATION SUBMISSION DESIGN FEEDBACK SUMMARY

A pre-application enquiry was submitted in 2022 (LPA Ref: SPA/22/0045) seeking the view of the Local Planning Authority in relation to the development of a single detached dwelling with associated garage and access.

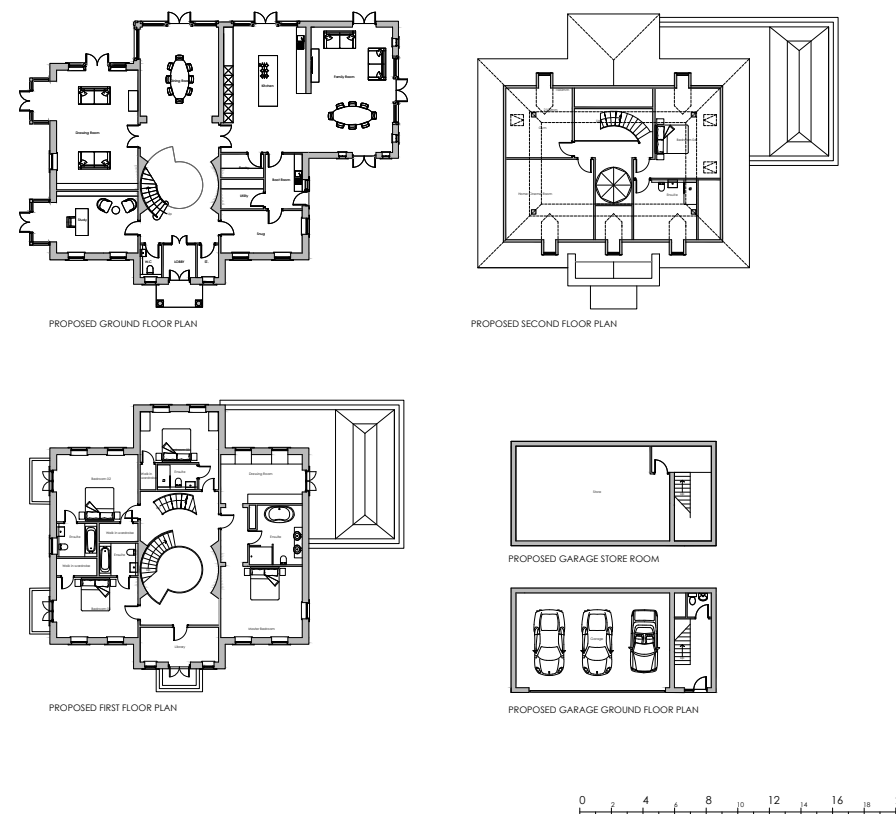
The LPA responded in relation to pre-application enquiry ref: SPA/22/0045. For a more detailed analysis see the Planning Statement that forms part of our application.

The use of the site for a dwelling was supported but reservations were communicated by the LPA about the location, scale and form of the pre application proposals.

In response to this a new design was developed to address these issues.

Proposed responses as follows:

- Floor area of house to be reduced.
- House plateau and associated cut and fill area to be reduced.
- Garage and house to be closer combined.
- Drive way relocated to better work with the contours of the site.
- The location of house and garage within the site to be altered to create a better association with the exiting buildings in the locality.
- House and garage lined up to follow contours across the site.
- Elevational design of the building simplified.



# 4.0 DESIGN PROPOSALS

## APPEARANCE AND DESIGN

The proposed design language draws inspiration from the villa-style classical homes of the Eighteenth Century. The house is symmetrical in style with emphasis on maximising the outlook over the Sirhowy River Valley.

The classical villa style developed from Andrea Palladio's villas in Veneto, Italy. Palladio designed for the local climate with high ceilings and small windows then James Gibbs after studying architecture under Carlo Fontana returned to Britain and re-imagined the classical design approaches making it more appropriate for Britain with larger windows and lower ceilings.

Order and the relationships between the elements contribute to James Gibbs approach. The principal elevations have been designed with proportion in mind. Thus, the architectural elements relate back to a whole and this balances the proportions of the architecture.

The entrance elevation of the house looks onto the courtyards and the garage outbuilding. The outbuilding has been designed to be subservient to the main house and this is further reinforced with the use of natural rubble stone.

Gibbs's writings describe the Orders with simple proportions, making it possible to produce classical designs with a simplified proportional approach. Gibbs's Divided Ratio informed the proportioning of the classical orders. This works as a system of proportioning whereby a given length of a Principal Component of the Order is divided into equal sub parts to form Essential Parts, which are then subdivided to form Members. These ratios can then be used back to other components.

The window openings to the main elevations are sized in terms of hierarchy the ground floor windows have a 2:1 ratio, the first floor windows have a 1 3/4:1 ratio, and the second floor dormer windows have a 1:1 ratio.

The main plan forms of the building is based around a square with only subservient parts moving outside this.

The core elevations of the house have been broken down using the The Golden Ratio (Fibonacci Spiral) as per classical doctrine to create visually appealing proportions.

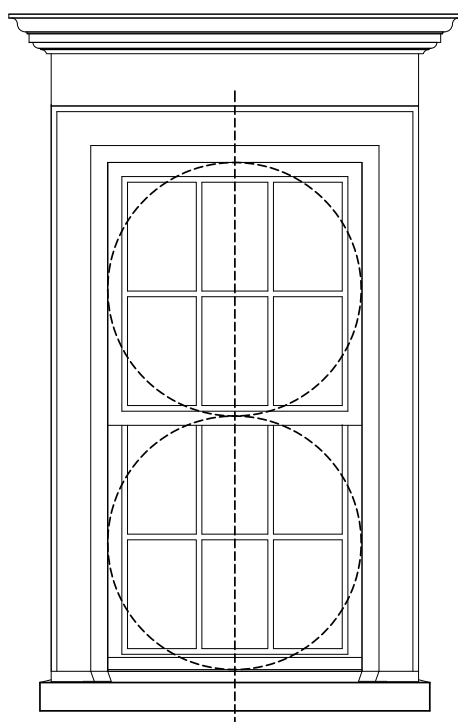
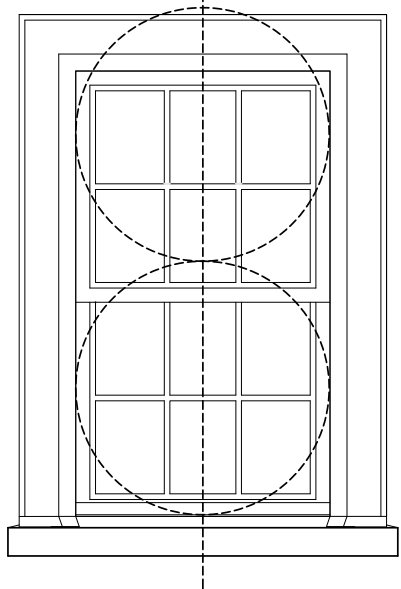
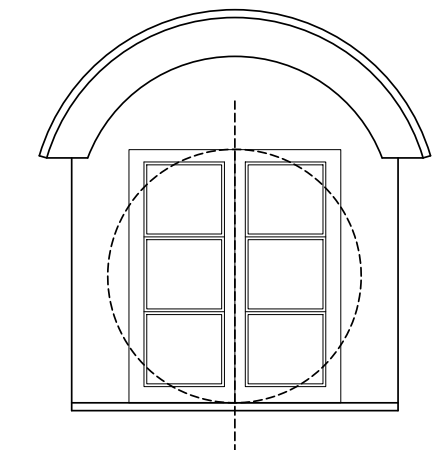


**Elevational Form**  
The elevations are made up of interlocking zones which adhere to the golden ratio.



**Elevational Approach**  
Institute Buildings, Crumlin replicates a similar approach using horizontal banding, stone window surround and stone pediments to subdivide its brick elevations.

**Window Hierarchy**  
Ground Floor 2:1  
First Floor 1 3/4:1  
Second Floor 1:1



# 4.0 DESIGN PROPOSALS

## MATERIALS



Institute Buildings, Crumlin



Terraced house, Abertillery



Three storey terrace house to the south east of the site.



Former Chapel, Crumlin



Example reconstituted stone window surround.



Brick arch with stone work.

The proposed materials have been chosen to compliment a formal classical style house using materials present within the local area.

1. Reconstituted Stone
2. Red Brick
3. Slate tile roof
4. Windows and doors colour : white
5. Sash Windows colour : white
7. Rolled Lead or lead alternative

Our proposal for the house use predominantly a facing brick with reconstituted stone details, window and door surrounds. The reconstituted stone is to be a pale limestone (Colour Portland Stone or similar).

The hipped roofs are finished in slate tiles which is found across the local area. Roofs to the conservatories, porch and bays are to be finished with traditional rolled lead or similar.

The walls to the garage are to be faced with a natural stone with brick surrounding openings. This is a traditional approach in the area for barns and other farm buildings.

To the east of the site is Crumlin and central to it is the Institute Building which is constructed of red brick with stone bands and features. The building was formerly the institute for miners employed at the nearby The Navigation Colliery, which closed in 1967. The remains of the The Navigation Colliery are nearby and are also predominantly red brick with a buff (yellow) brick forming the bands and details on these much larger buildings.



Oakdale Presbyterian Church