



**CASTELL GROUP**  
Property Development Specialists



New Residential Apartments at the former  
Aneurin Labour Club, Heol Aneurin, Caerphilly

Design and Access Statement

June 2024

**HLN** DESIGN  
ARCHITECTURE +

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Project Number: 105532

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Checked by: AB

Date: June 2024

Status: Final

Rev: -

# 1.0 Summary of the Proposal

This Design and Access Statement has been prepared by HLN for the site of the former Aneurin Labour Club, Heol Aneurin, Caerphilly.

This document outlines the proposal to deliver 30 no. new affordable residential apartments, car parking and private amenity space on the site which is currently empty following the demolition of the former Aneurin Labour Club.

This document, along with the accompanying drawings, represent our submission for Full Planning Permission on the site.



*Aerial view of the site and neighbourhood*

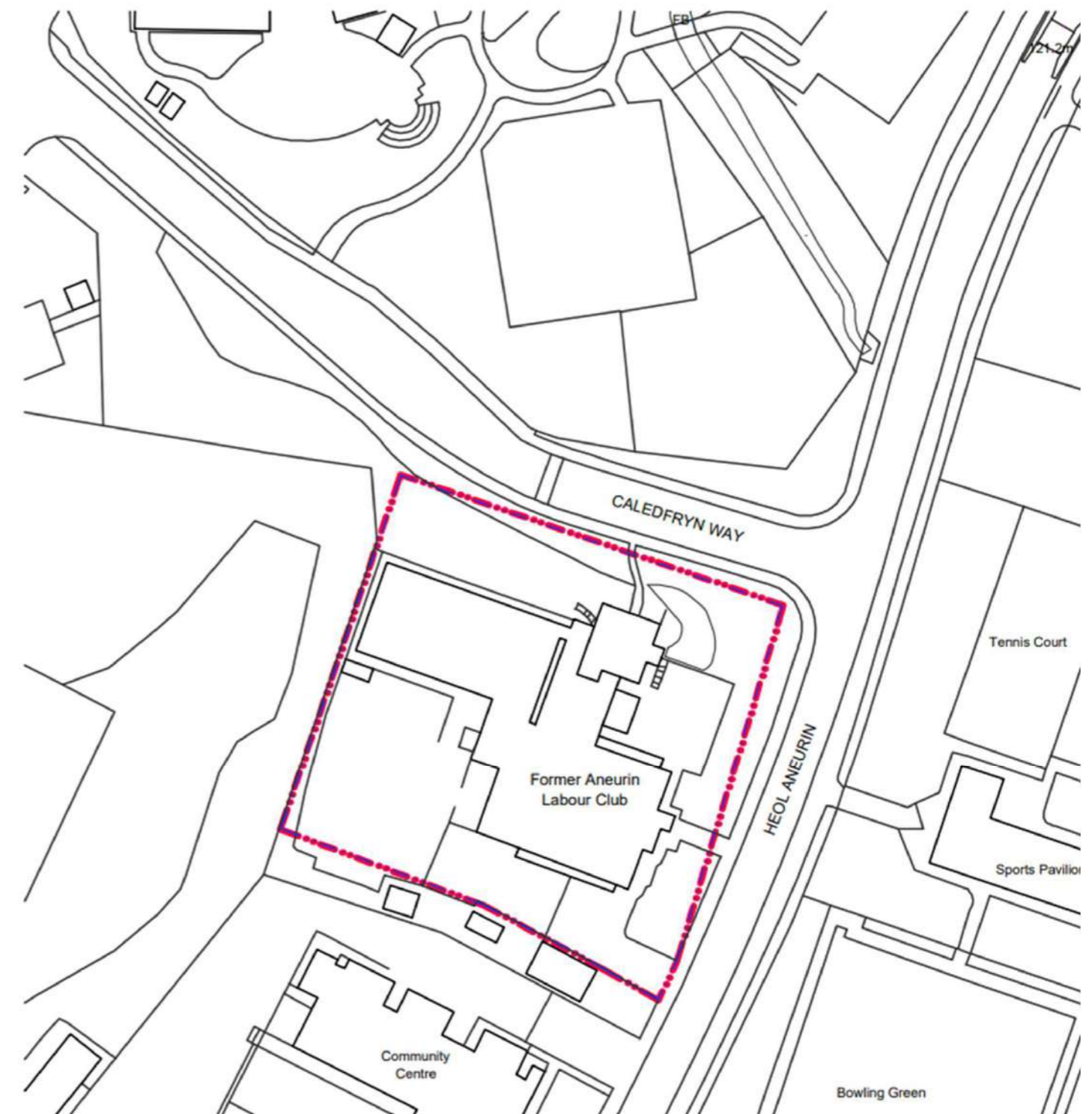
## 2.0 The Brief and Vision

The project brief includes the following key points:

- Design a new Apartment building, to include a mix of 1 bedroom and 2 bedroom apartments
- Include for 30 no. apartments to meet the local need
- Design the project to WDQR, Lifetime Homes, Secure by Design Gold, RNIB Gold Standards
- Retain and enhance the existing vehicle entrance
- Provide car parking on site to serve the needs of residents
- Provide refuse/recycling provision on site
- Provide Bicycle parking on site
- Retain access to the existing buildings along the southern boundary of the site (outside of the red line site boundary)
- Incorporate SUDS design features (as advised by Phoenix)
- Retain existing Green Infrastructure where possible and look for opportunities for enhancement
- Utilise MMC (Modern Methods of Construction) to achieve EPC A

The project vision is focused around key aspirations to:

- Reintegrate the site back into the wider community
- Design high quality new homes
- Create a focal point along Heol Aneurin
- Integrate retained and new soft landscaping into the wider context
- Incorporate sustainable technologies in the proposal



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# 3.0 Site and Context Analysis

## Geographical Location

The proposed site is located at the Former Aneurin Labour Club, Heol Aneurin, Caerphilly. The site is located to the north west of Caerphilly, within close proximity to Penyrheol Community Centre, Cwm Ifor Primary School, Aneurin Park, Local Shops and existing residential housing.

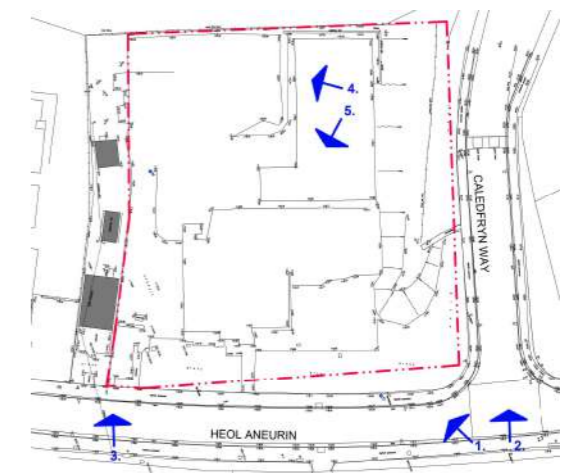
The proposed site is square in shape and generally flat. It is bordered to the north by Caledfryn Way, to the east by Heol Aneurin, to the south by Penyrheol Community Centre and to the west by scrubland.

## Site location and Connection

The site is well connected to public transport. Local buses connecting the suburb of Penyrheol to the town centre are located on the B4263 (Bowls Close)

Key for photos opposite:

- 1 – View of the site from Heol Aneurin
- 2 – The northern boundary of the site along Caledfryn Way
- 3 – The existing Betting Shop along the southern boundary
- 4 – The existing hardstanding and concrete slabs on site
- 5 – The site is located next to the Penyrheol Community centre



## 3.0 Site and Context Analysis

### Site Constraints and Opportunities

The site's location and unique characteristics offer both design constraints and opportunities to develop a design which is location specific and responds to its local context.

#### 1. Heol Aneurin and Penyrheol Community Centre

The open nature of the current street scene and the proximity of the neighbouring Community Centre both offer opportunities to create a focal point on the prominent corner of the site.

#### 2. Site levels

The site is generally flat and easily accessible from Heol Aneurin. The levels along Caledfryn Way gradually increase towards the local Primary School.

#### 3. Views

The site benefits from far reaching views to the North, South and West. This will result in high levels of natural surveillance into surrounding areas and lots of natural daylight into the Apartments.

#### 4. Existing trees

The existing shrubbery along Caledfryn Way is to be retained and enhanced where possible. There are a small number of existing trees around the perimeter of the site which have been categorised as Class U. The intention is to carefully remove these and develop a new site specific Green Infrastructure plan which enhances the soft landscaping. Please refer to the Tree Survey Report for further details.






#### 5. Amenity Space

The site is a 2 minute walk away from the local park and sports playing fields.

#### 6. Massing

Many of the neighbouring buildings are a maximum of 3 storeys in height. This will help inform the proposed massing on the site as the design develops.



-  Flat portion of the site
-  Views out
-  Existing trees
-  Local amenity space
-  Buffer zone

## 4.0 Interpretation

### How the site analysis informs the design process?

Our analysis of the site's constraints and opportunities has directly informed the initial design considerations for the site. The key design moves include:

#### 1. Address the Corner

The location of the new Apartment building should address the corner of Heol Aneurin and Caledfryn Way in a positive manner. The massing and materiality of the building could help draw the eye to this corner.

#### 2. Private Amenity Space

The inclusion of private amenity space for residents is vital to the ongoing success of the building. It could be located adjacent to the new building and benefit from south and west natural daylight.

#### 3. Access Road

Any vehicle access into the site could be served by retaining and enhancing the existing site entrance point.

#### 4. Car parking

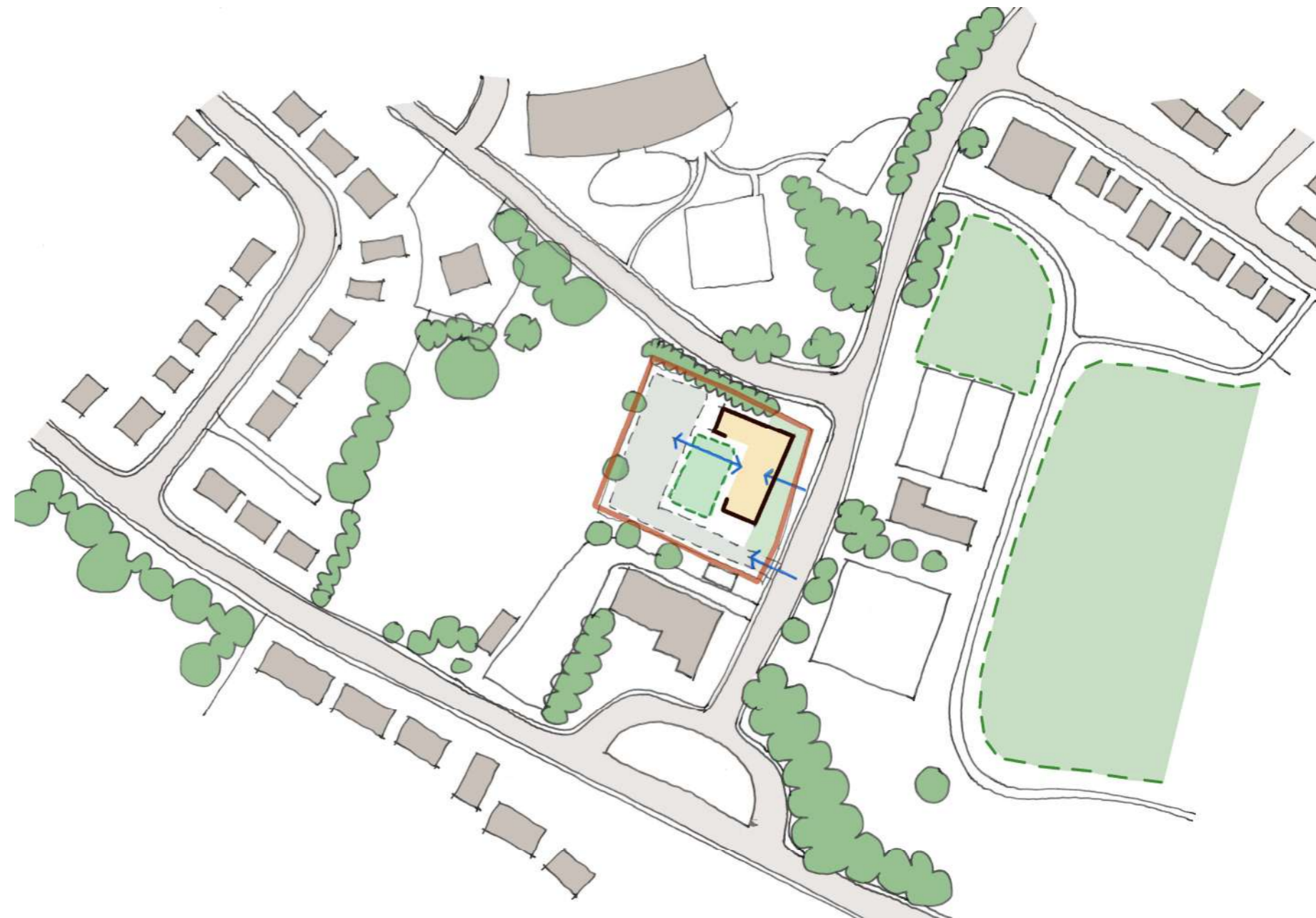
The provision of car parking, refuse/recycling store and bicycle store could be located to the rear (west) of the site. By stepping the car parking to the rear, it gives the Apartment building the street presence it requires to enhance and reinforce the active street scene along Heol Aneurin.

#### 5. Placemaking

The active inclusion of the Placemaking Wales Charter will help inform the design and place emphasis on quality placemaking for new residents and the wider community. See section 5.

#### 6. Green Infrastructure

The retention of perimeter shrubbery, along with a new soft landscape strategy will ensure that high quality green infrastructure is designed and implemented for the site. New trees, wildflower mixes and rain gardens will fully integrate SUDS and soft landscaping design features into the proposal.



# 5.0 Placemaking Principles

The Placemaking Wales Charter has been developed in collaboration with the Placemaking Wales Partnership, which is made up of stakeholders representing a wide range of interests. The Charter acts to support the development of high-quality places across Wales for the benefit of communities.

Within this document, we aim to demonstrate how the placemaking Principles have directly informed the design development.

## P People and Community

The local community are involved in the development of proposals. The needs, aspirations, health and well-being of all people are considered at the outset. Proposals are shaped to help to meet these needs as well as create, integrate, protect and/or enhance a sense of community and promote equality.

## PR Public Realm

Streets and public spaces are well defined, welcoming, safe and inclusive with a distinct identity. They are designed to be robust and adaptable with landscape, green infrastructure and sustainable drainage well integrated. They are well connected to existing places and promote opportunities for social interaction and a range of activities for all people.

## L Location

Places grow and develop in a way that uses land efficiently, supports and enhances existing places and is well connected. The location of housing, employment and leisure and other facilities are planned to help reduce the need to travel.

## M Movement

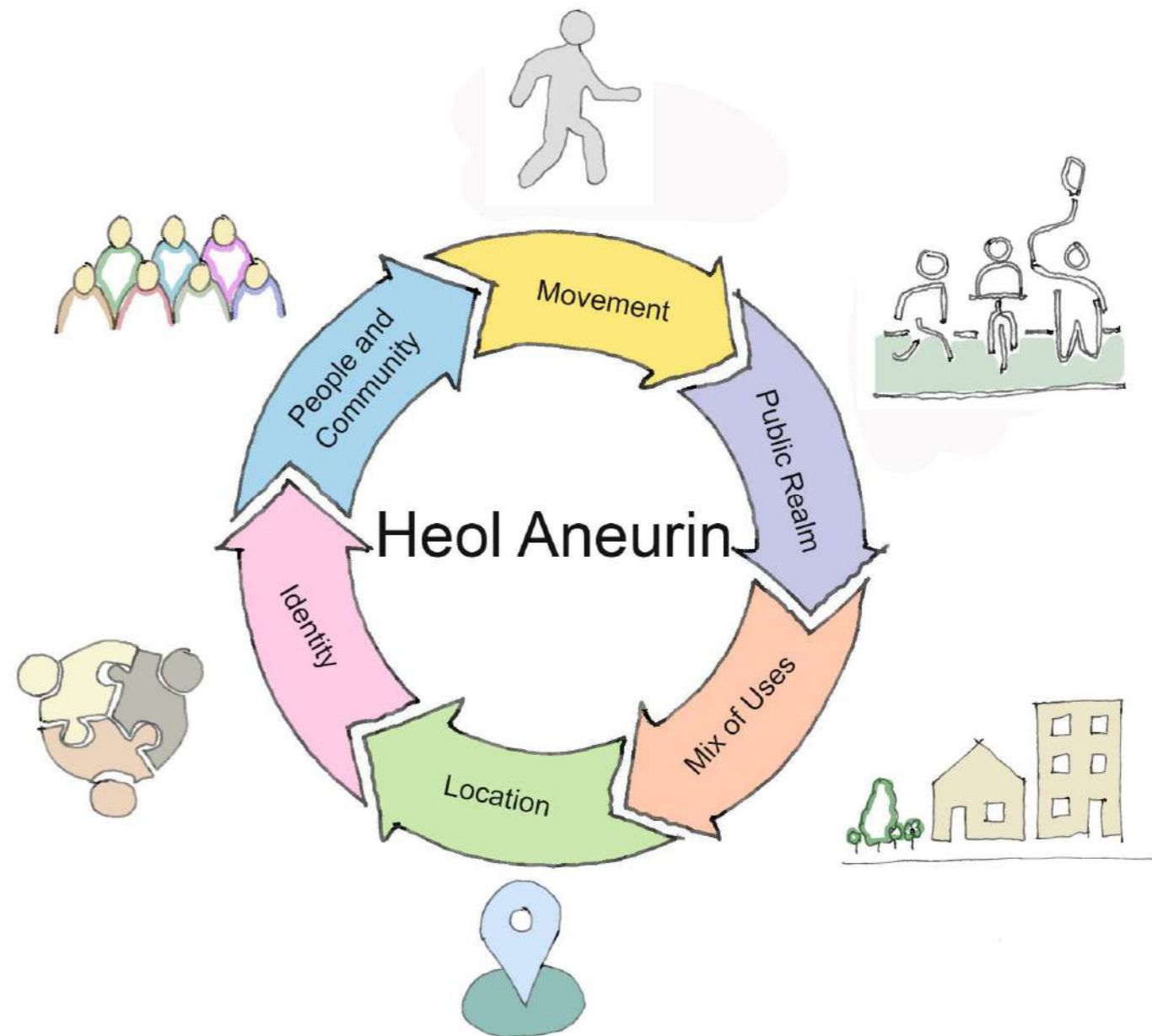
Walking, cycling and public transport are prioritised to provide a choice of transport modes and avoid dependence on private vehicles. Well designed and safe active travel routes connect to the wider active travel and public transport network and public transport stations and stops are positively integrated.

## U Mix of Uses

Places have a range of purposes which provide opportunities for community development, local business growth and access jobs, services and facilities via walking, cycling or public transport. Development density and a mix of uses and tenures helps to support a diverse community and vibrant public realm.

## I Identity

The positive, distinctive qualities of existing places are valued and respected. The unique features and opportunities of a location including heritage, culture, language, built and natural physical attributes are identified and responded to.





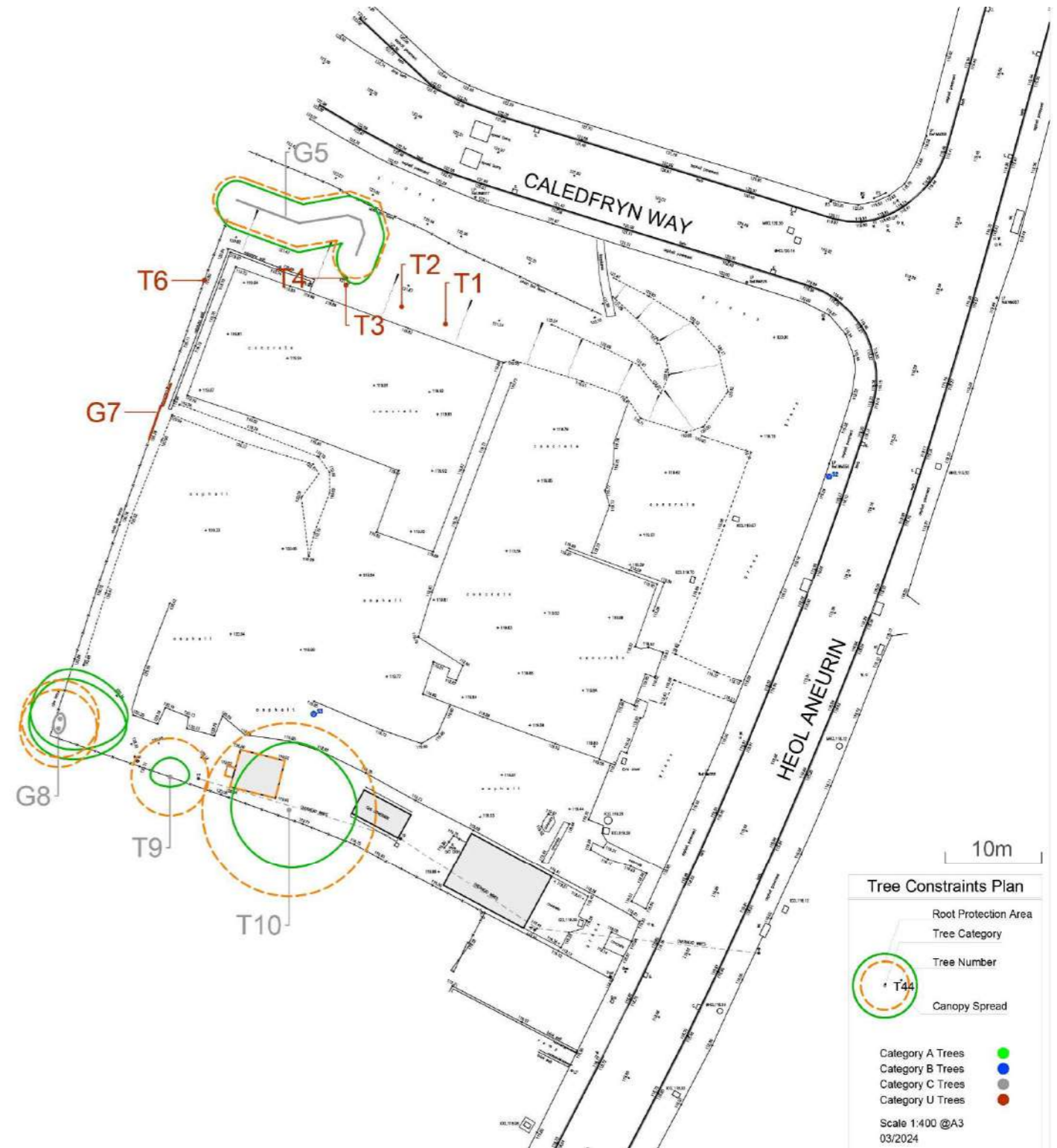
# 6.0 Design Development

There have been a number of factors which have directly influenced the design process. These include survey report findings, pre-application meetings, secure by design meetings as well as the findings from the site analysis exercise (as per section 3.0)

## Findings from the Tree Survey

Treescene Arboricultural Consultants have undertaken a Tree Survey of the site on the 24<sup>th</sup> March 2024. Their findings indicated the required trees which were to be retained, and the trees which were classed as Category U and to be removed. Full report has been included within the application documents.

Tree No.	Species	Height(m)	Single/Multi Stemmed	Stem Diameter(m)				Branch Spread(m)	Height of Crown(m)	Age	Physiological Condition	Structural Condition	Prel. Man. Recommendations	Est. Remaining Contribution	Category
				N	E	S	W								
T1	Goat Willow ( <i>Salix caprea</i> )	9	Multi	0.5	4	5	2	2	0	Middle aged	Poor	Naturally regenerated specimen exhibiting significant basal decay and branch failure in mid crown associated with poor quality historical pruning. This specimen is unsafe for retention.	Remove.	<10	U
T2	Goat Willow ( <i>Salix caprea</i> )	12	Multi	0.6	6	7	5	4	1	Mature	Poor	Naturally regenerated specimen of variable form exhibiting severely included basal forks that are likely to fail in the foreseeable future.	Remove.	<10	U
T3	Goat Willow ( <i>Salix caprea</i> )	4	Multi	0.3	0	2	1	3	1	Middle	Poor	Poor quality specimen exhibiting severely decayed stems as well as basal decay.	Remove.	<10	U
T4	Goat Willow ( <i>Salix caprea</i> )	13	Single	0.41	6	8	5	5	2	Mature	Poor	Poor quality specimen leaning excessively to the southeast. Extensive branch failure evidence throughout crown. Significant mechanical damage at base which has led to commencement of internal decay. This specimen is unsafe for retention.	Remove.	<10	U
G5	Group of: Hawthorn ( <i>Crataegus monogyna</i> ), Rowan ( <i>Sorbus aucuparia</i> )	6	Single and Multi	0.2 (avg.)	2	2	3	2	1	Middle aged	Fair	Scrubby specimens forming small copse area on sloping embankment to the north of the site boundary. All specimens colonised by ivy thus preventing full inspection.	Monitor for stability.	10-20	C
T6	Ash ( <i>Fraxinus excelsior</i> )	7	Multi	0.25	1	1	1	1	2	Young	Poor	Multi-stemmed specimen exhibiting severe symptoms of Ash Dieback Disease. This specimen is in a moribund condition.	Remove.	<10	U
G7	Group of: Norway Maple ( <i>Acer platanoides</i> ), Ash ( <i>Fraxinus excelsior</i> )	5	Single and Multi	0.1	1	1	1	1	2	Young	Poor	Naturally regenerated specimens exhibiting significant mechanical damage as a result of direct conflict between stems and adjacent metal boundary fencing. Ash is infected with Ash Dieback Disease.	Remove.	<10	U
G8	Group of 2: Goat Willow ( <i>Salix caprea</i> )	8	Multi	0.4	5	7	3	3	0	Middle	Fair	Trees forming a single crown unit. Trees of scrubby/variable form exhibiting some basal inclusions that may become vulnerable to structural failure as these specimens mature.	Monitor for stability.	10-20	C
T9	Hawthorn ( <i>Crataegus monogyna</i> )	4	Multi	0.4	2	2	1	2	1	Middle	Fair	Off-site tree located adjacent to metal boundary palisade fencing. Scrubby specimen of variable form.	Monitor development of stem growth in relation to boundary fencing.	10-20	C
T10	Goat Willow ( <i>Salix caprea</i> )	11	Multi	0.9	7	7	6	6	1	Mature	Fair	Prominent boundary tree of reasonable form. Some included forks at base. Minor decay on eastern side of base associated with large historical pruning wound.	Undertake 2.3m overall crown reduction. Monitor for stability.	10-20	C



# 6.0 Design Development

## Initial Design Options

Our design team developed three initial options for review and discussion.



### Option 1

This option located the new Apartment building along Heol Aneurin, with the car parking and refuse/bicycle storage to the rear.

This option provides two dedicated pedestrian entrances into the building; one from Heol Aneurin and the other from the car parking. This offers clear and legible routes into the building for residents and visitors.

The two bed apartments (in pink) could be located to emphasise the prominent corners.



### Option 2

This option rotates the building 90 degrees, placing greater emphasis on addressing the Caledfryn Way elevation.

The new apartment building would be longer and narrower, served by two separate staircases.

The ability to demarcate public and private spaces could be more difficult to achieve with this layout due to the reduced level of natural surveillance along Heol Aneurin.



### Option 3

This option places greater emphasis on the car parking to the front of the site, with the apartment block to the rear.

This option would not provide the desired street scene and would not continue the building line established by the neighbouring Community Centre.

The outlook for a number of the apartments could be compromised and limited due to the close proximity of the boundary.

# 6.0 Design Development

## Secure by Design Meeting

Secure by Design reference number: CCBC/SBD/16/24

Our design team had a meeting with John McDonnell, the Designing Out Crime Officer for Heddllu Gwent Police, on Tuesday 21<sup>st</sup> May. Within this meeting we explained and discussed the main aspects of the site and how we felt that Option 1 (Apartment building along Heol Aneurin) would be the preferred design option.

We received email comments on Tuesday 28<sup>th</sup> May which were predominately positive in our approach to the site layout and how we are designing out safety risks in the site.

## Pre-Application Submission and Meeting

Asbri Planning submitted a Pre-Application submission in April 2024. Within this submission, our design team developed a concept design based on the Option 1 layout. Following submission, we attended a site visit with the assigned planning officer on Friday 7<sup>th</sup> June. We discussed the consultee comments (see below) and the merits of the site.

Consultee comments were generally positive. Summary of comments included:

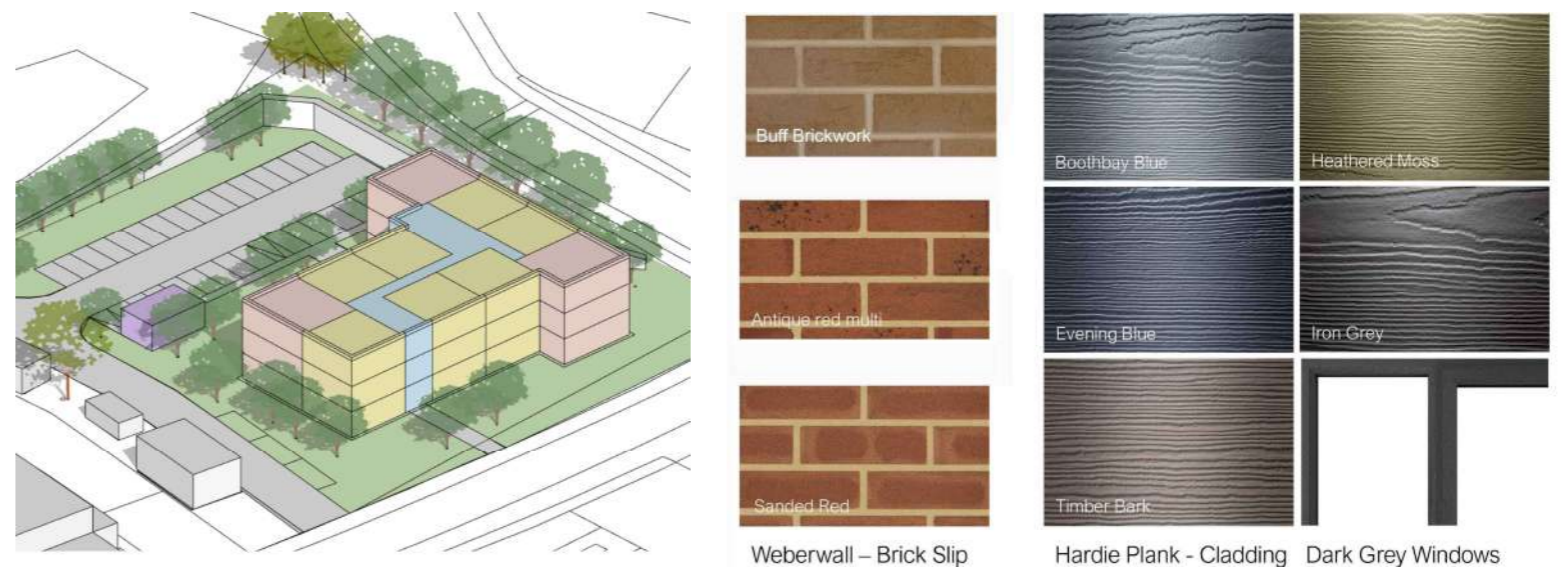
### Arboriculture

- Provide tree protection to retained trees.
- Compensatory planting will be required for green losses on the site.

### Placemaking

- Inclusion of PV cells.
- Locate the building closer to the street.
- Building has the potential for four storeys on the corner.
- Materiality and colour to define the corner elements.

Following this meeting, our design team reviewed and incorporated these comments where appropriate.



Information submitted within the Pre-Application submission included Placemaking Principles Plan, 3D massing model and External Materials Palette

# 7.0 The Proposal

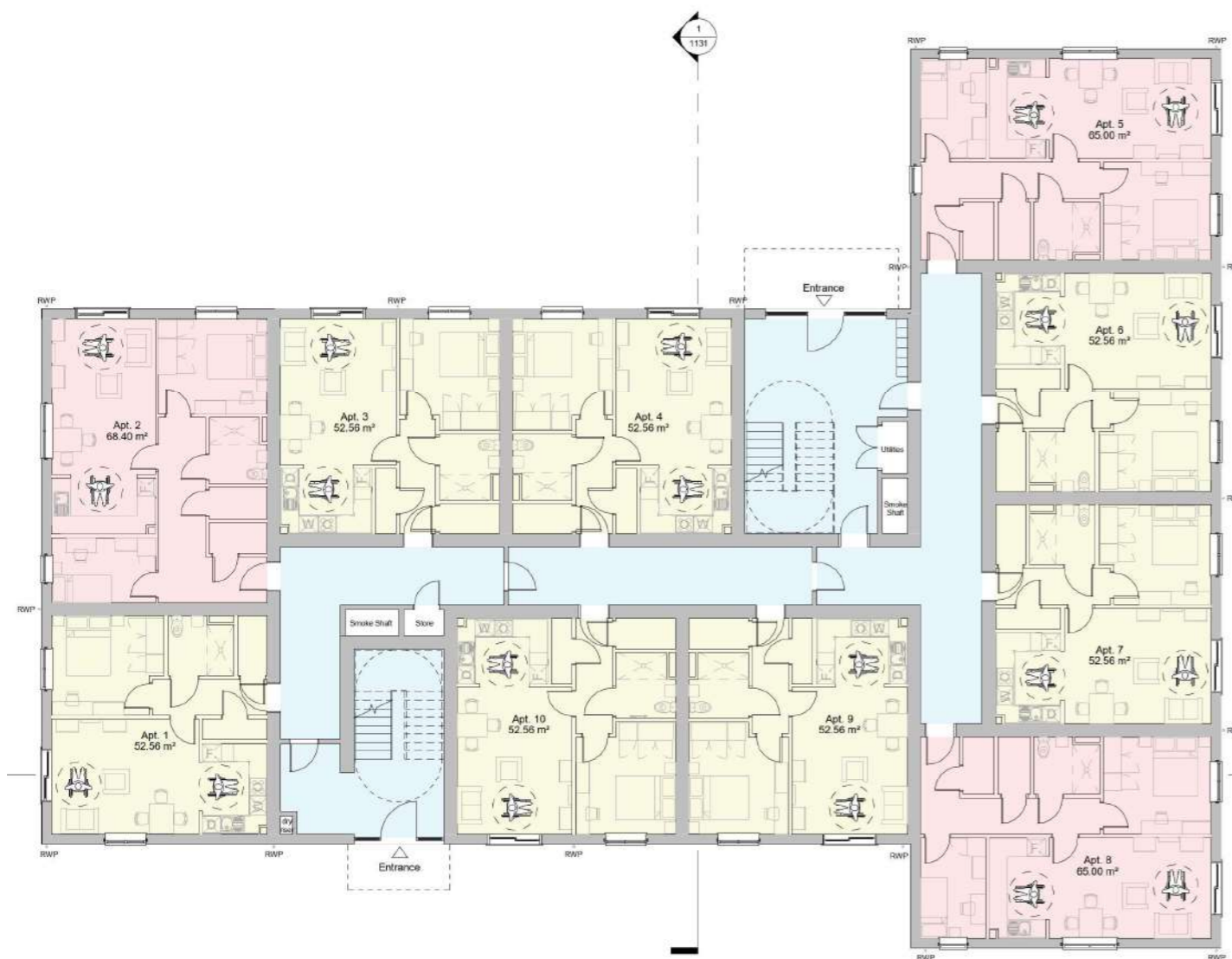
## Summary of the Proposal:

- 30 no. apartments (21 x 1 bed, 9 x 2 bed)
- Three storey building with external finishes to highlight key corners of the building
- Retention of existing shrubbery along Caledfryn Way, with new integrated soft landscape strategy across the site
- New retaining wall (circa 1 – 2m high) to facilitate car parking to the rear
- New access road with 30 no. car parking spaces and turning head
- New refuse / recycling store
- New bicycle store
- New private amenity spaces
- All apartments to target EPC A

Exerts from the proposed plans, sections and elevations can be found over the next three pages.



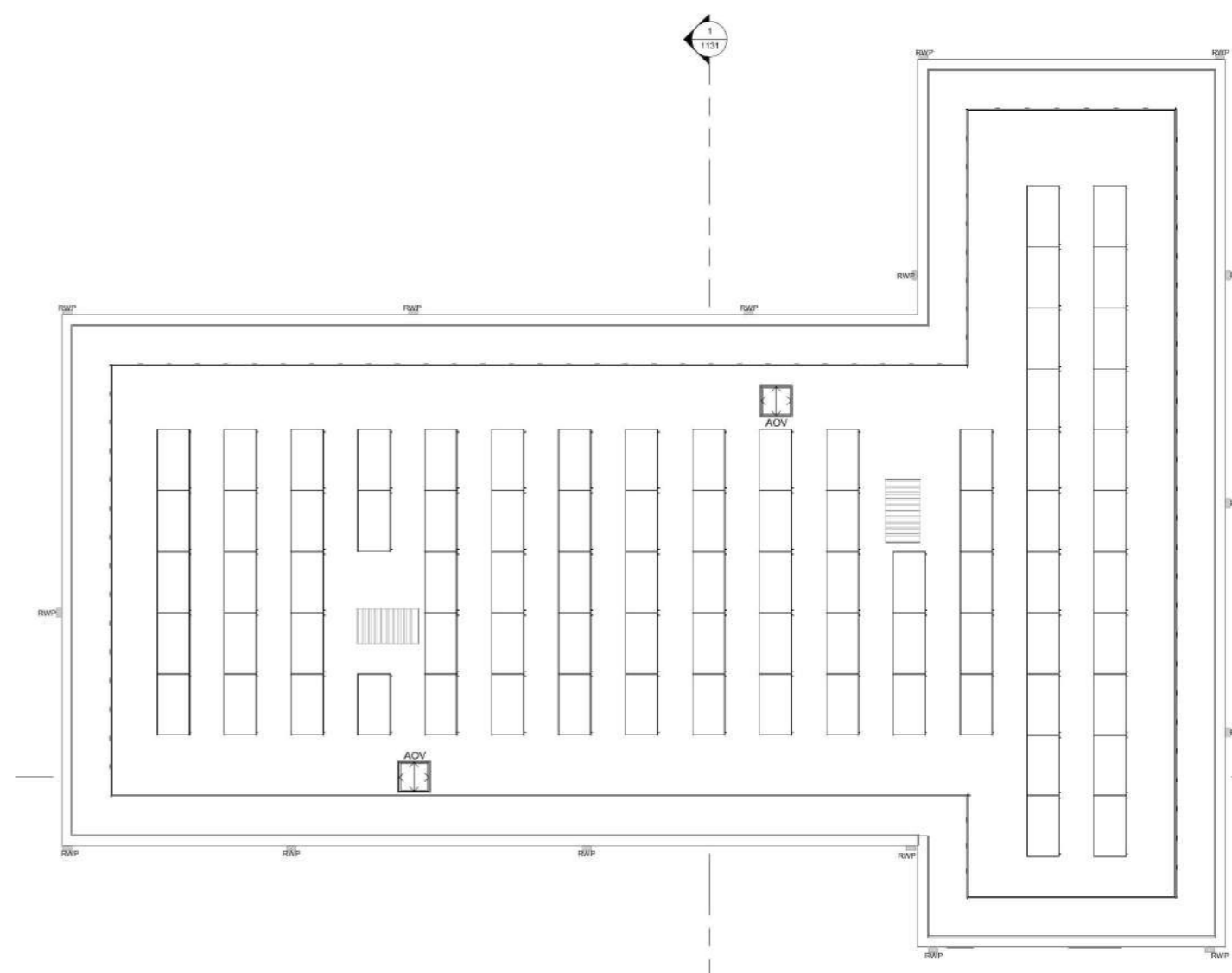
## 7.0 The Proposal



### Typical Floor Plan

This is a repeated floor plan over the ground, first and second floors of this three storey building.

Two staircases provide access and egress directly onto Heol Aneurin and to the residents amenity space / car parking.



### Roof Plan

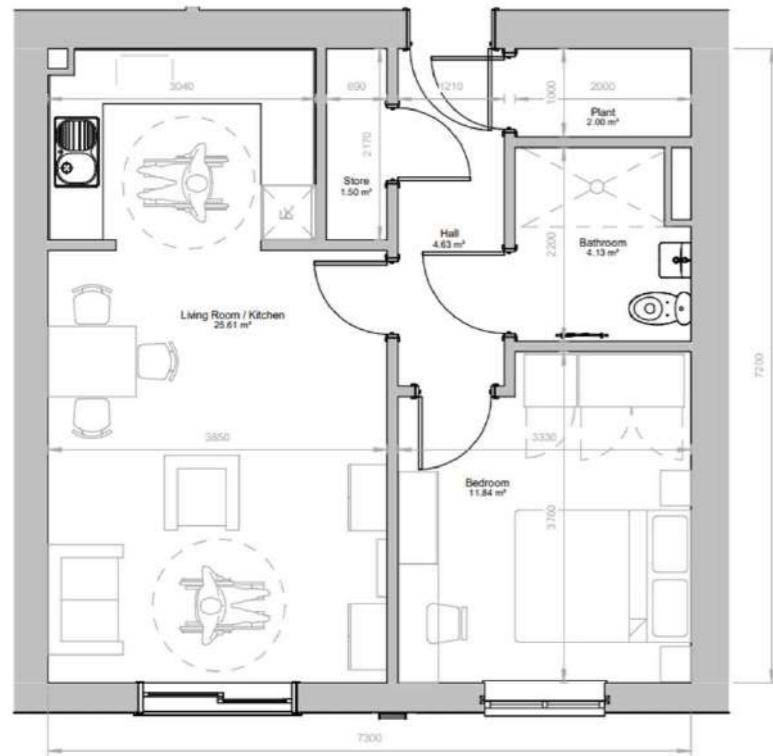
The building will have a flat roof with Photovoltaic (PV) panels orientated in a southerly direction to maximise their efficiency.

Automatic opening vents (AOV's) and smoke shafts can be seen existing the building at roof level.

# 7.0 The Proposal

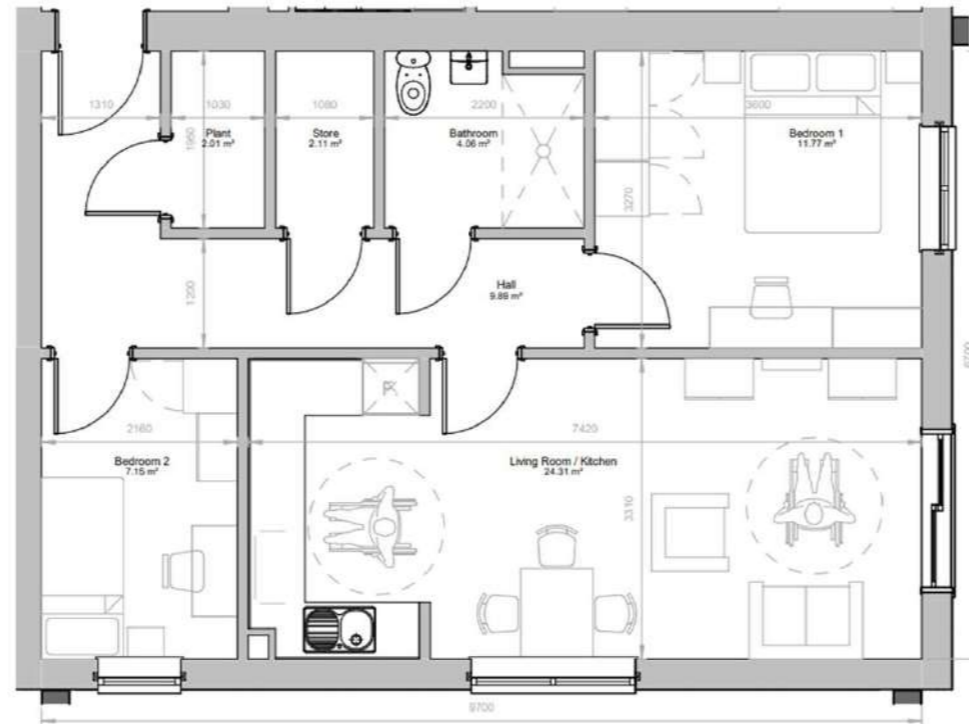
## Typical Apartment Plans

The apartment building will be three storeys in height and include 30 no. apartments in total (21 no. 1 bed apartments and 9 no. 2 bed apartments)



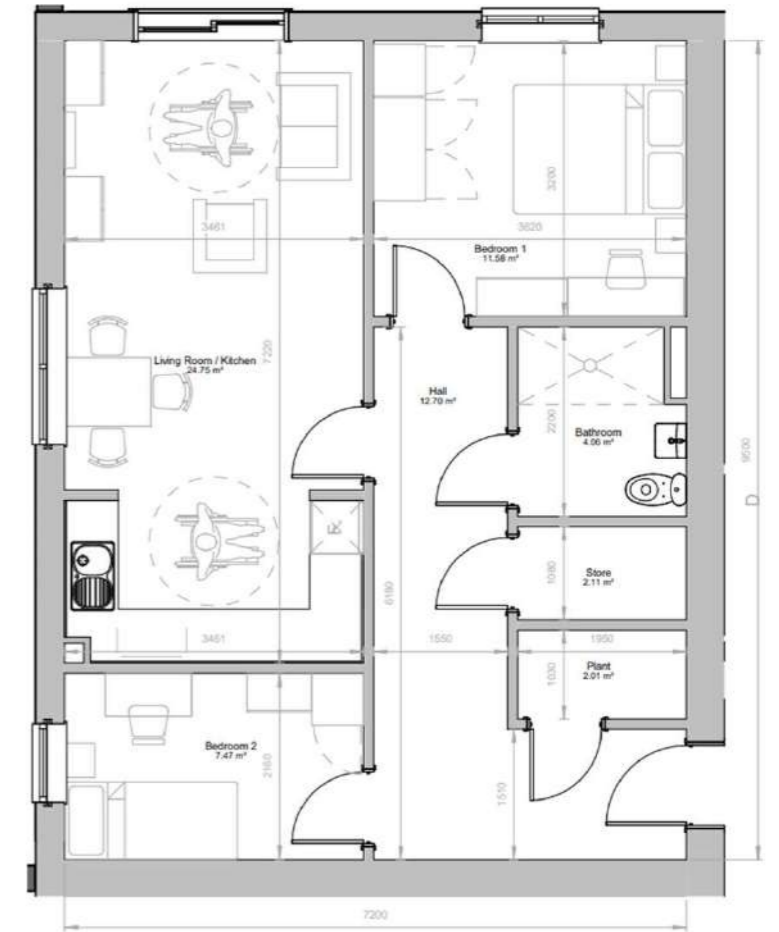
Apartment Type 1

1 bed 2 person flat – 52.56 sqm



Apartment Type 2

2 bed 3 person flat – 65 sqm



Apartment Type 3

2 bed 3 person flat – 68.4 sqm

# 7.0 The Proposal



**1** Heol Aneurin Street Elevation  
1 : 200



**2** Caledfryn Way Street Elevation  
1 : 200

# 7.0 The Proposal

## Building for Life 12 Wales

We understand the need to achieve high quality urban design in residential developments. We have achieved the criteria as follows:

### 1 – Connections

We are utilising and enhancing the existing vehicle entrance point as it benefits from compliant visibility splays along Heol Aneurin.

We are retaining and enhancing the pedestrian connections into the site, offering residents the opportunity to enter the building directly from Heol Aneurin.

### 2 – Facilities and Services

The site is within a 2 minute walk of local amenities (shops), the local Primary School and the Local Park / sports playing fields.

### 3 – Public Transport

The site is approximately 50m away from a direct bus route into Caerphilly town centre, via bus routes B, C and E.

### 4 – Meeting local housing requirements

We are providing a mix of smaller unit types on this site to meet the affordable housing needs of the local community.

### 5 – Character

Our proposal has maintained the local vernacular with regards to scale and massing. The introduction of buff brickwork and dark composite cladding reflect the use of materials locally.

### 6 – Working with the site and its context

We are retaining portions of the existing banking along Caledfryn Way and the existing shrubbery to maintain an effective green boundary between the building and the Highway.

### 7 – Creating well defined street and spaces

We have located the building along the prominent corner to enhance the local street scene and create a focal point along Heol Aneurin. The integration of existing and new soft landscaping will soften the building and enhance the street scene.

### 8 – Easy to find your way around

The site layout has been designed with people movement as a priority. Dedicated pedestrian routes allow access to the building and the private amenity spaces.

### 9 – Streets for all

The vehicle access is into a cul-de-sac and therefore vehicle movements should be limited and at low speeds.

### 10 – Car Parking

Car parking provision has been located in a logical location on the site. Provision has been made for the equivalent of 1 space per dwelling. Please refer to the Transport Report for further details.

### 11 – Public and Private Spaces

Public and private spaces have been clearly defined across the site through the location of the building and the use of soft landscaping.

### 12 – External Storage and Amenity Space

Refuse / Recycling Store has been provided within close proximity of the new access road. Secure bicycle storage has been provided next to the car parking.



3D visualisation from the corner of Heol Aneurin and Caledfryn Way



# 7.0 The Proposal

## Our response to PPW and TAN 12

### 1 - Movement

The site is located in a sustainable location which offers excellent walking, cycling and public transport options. Local buses are 50m away and take direct routes into the town centre.

We have included a secure bicycle store to allow residents to store their bicycles and other sustainable means of travel on site.

### 2 - Access

The existing vehicle access point will be retained which will lead to 30 no. new on site car parking spaces.

New pedestrian footpaths, one from Heol Aneurin and the other from the car park, lead to the building entrance.

### 3 - Character

The introduction of a new building on the site will reinforce the street scene working in conjunction with the neighbouring Community Centre.

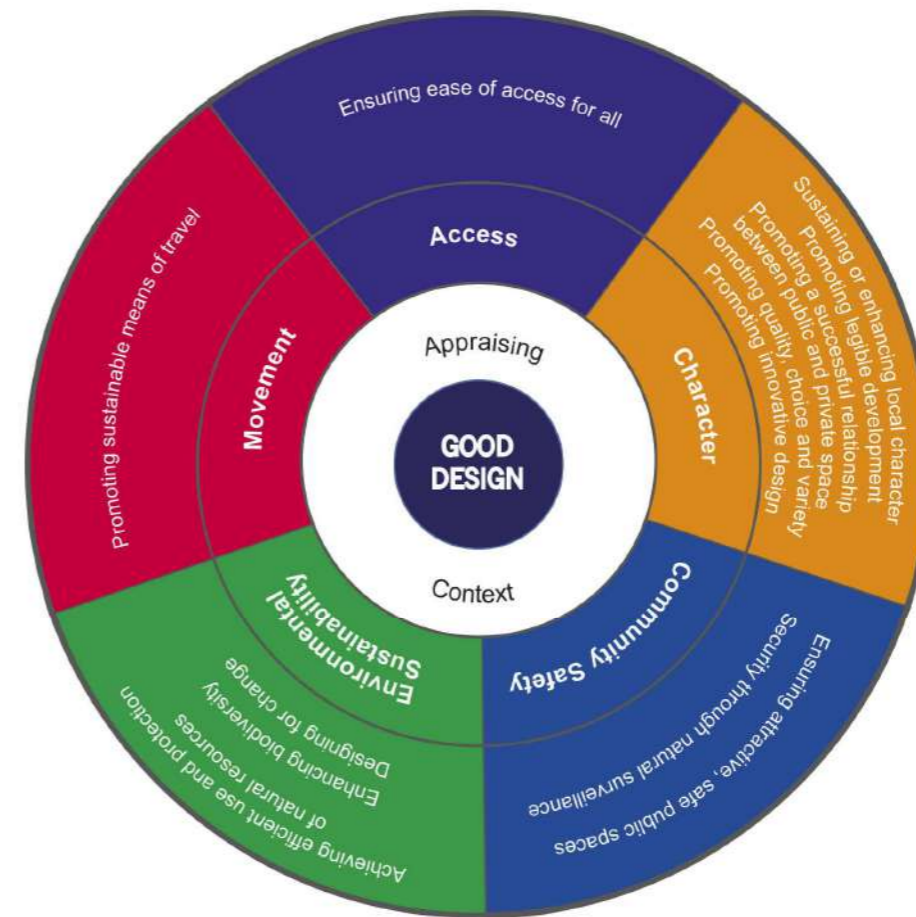
### 4 - Community Safety

The location and layout of the new apartment building will offer high levels of safety and natural surveillance across the site and into surrounding areas. Habitable rooms are located across all building elevations, ensuring that public and private spaces feel safe and attractive.

### 5 - Environmental Sustainability

We have designed and orientated our roof to accommodate photovoltaic (PV) panels to ensure that we generate as much renewable energy on site as possible.

We have retained as much high quality shrubbery as possible, and will be integrating a new soft landscape strategy throughout the proposals.



Good design graphic from TAN 12 document; Heol Aneurin Street Elevation

## 7.1 Character

Our proposal will provide 30 apartments over three floors. Each apartment has been designed to WDQR, Lifetime Homes and Secure by Design Gold standards. They will also aim to achieve EPC A.

Our aim with this proposal is to reintegrate the former Aneurin Labour Club site back into its local context.

The design of the new apartment building addresses the corner of Heol Aneurin and Caledfryn Way positively. The use of materiality defines the corner elements, drawing the eye to this focal point.

The project's innovation is highlighted using Modern Methods of Construction MMC to achieve EPC A rating and the integration of photovoltaic (PV) cells on the roof. The proposal also retains and enhances the existing vehicle entrance, provides on-site car parking for the residents, introduces high-quality new homes, and creates a focal point along Heol Aneurin. This approach enhances the local character, promotes legible development, and showcases innovative construction techniques.

### Placemaking

The site, located near a Primary School and Community Centre, fosters a strong community feel. The introduction of new homes will enhance the street scene along Heol Aneurin, contributing to a vibrant and diverse neighbourhood.

The area's excellent transport links to the Town Centre further support the development's goal of improving quality of life for its residents. By creating a strong sense of place and ensuring that the design responds to the needs and character of the local area, the proposed development will significantly benefit the wider community.

### Amount and Density

The proposed development consists of 30 units, including 21 one-bedroom apartments and 9 two-bedroom apartments. The building, designed to be three storeys high, aligns with the height of many neighbouring buildings, ensuring it fits harmoniously within the existing environment.

The design takes advantage of the open street scene and the proximity to the Community Centre, creating a focal point at the corner of Heol Aneurin and Caledfryn Way. The site's position offers far-reaching views to the north, south, and west, providing natural surveillance and ample daylight for the apartments. These features enhance the development's sustainability and improve the living experience for residents by fostering a sense of openness and connectivity.

### Streets

The proposal enhances the street scene by introducing much needed local housing, creating a prominent focal point, and working in conjunction with the neighbouring Community Centre to foster community engagement.

### Spaces and Public Realm

The proposal defines public and private spaces through strategic building placement and soft landscaping. Existing shrubbery along Caledfryn Way will be retained, with new landscaping integrated. A new access road provides 30 car parking spaces. The building layout ensures high levels of safety and natural surveillance, with dedicated pedestrian routes enhancing connectivity.

### Mix of uses and tenures

The proposed development consists of 30 new affordable apartments. The development includes 21 one-bedroom and 9 two-bedroom apartments, fostering a diverse residential community and enhancing the street scene along Heol Aneurin.

### Scale

The three-storey high proposal aligns with the height of many neighbouring buildings. The floor area of the proposal uses less than half of the total area of the site leaving ample space for soft landscaping. The massing fits harmoniously in the site and works with the neighbouring community centre to enhance the street scene.

### Layout

The layout responds to the needs of residents in providing one parking space for every unit, well-lit footpaths and clear distinctions between private and public space. The layout of the apartments allows for several dual aspect units, natural surveillance and access from both Heol Aneurin and the private car park.

### Heritage

The site has very little historical and heritage merit. Much of the sites immediate context has been built within the last decade, and therefore our proposal will be in keeping with the local vernacular.

### Detail design

The proposal has maintained the local vernacular with regards to scale and massing. The introduction of buff brickwork and dark composite cladding reflect the use of materials locally.

## 7.2 Palette of Materials

Our proposed external materials palette is as follows:

### Buff Brickwork

There are a number of different bricks used locally, including buff and red multi. Buff brickwork has been chosen due to its colour variation and ability to contrast with the dark grey windows/doors and the cladding.

The majority of the building will be clad in the buff brickwork.

### Composite Cladding

Grey cladding has been chosen as the accent colour on two prominent corners along Heol Aneurin. The composite cladding will retain its colour and finish, and provide a contemporary contrast to the buff brick.

### UPVC Windows

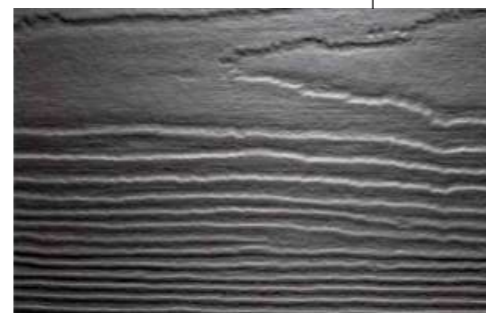
Grey UPVC windows will contrast the buff brick and complement the composite cladding. UPVC windows are low maintenance and are now available in slimline profiles.

### Flat Roof

The flat roof will be finished in a single ply membrane, with PVs located at roof level.

### Refuse / Recycling / Bicycle Stores

A hit and miss timber finish will wrap around both stores to provide safe and secure compounds within the car parking areas.



Composite Cladding



Buff Brickwork



Grey UPVC Windows

## 7.3 Access

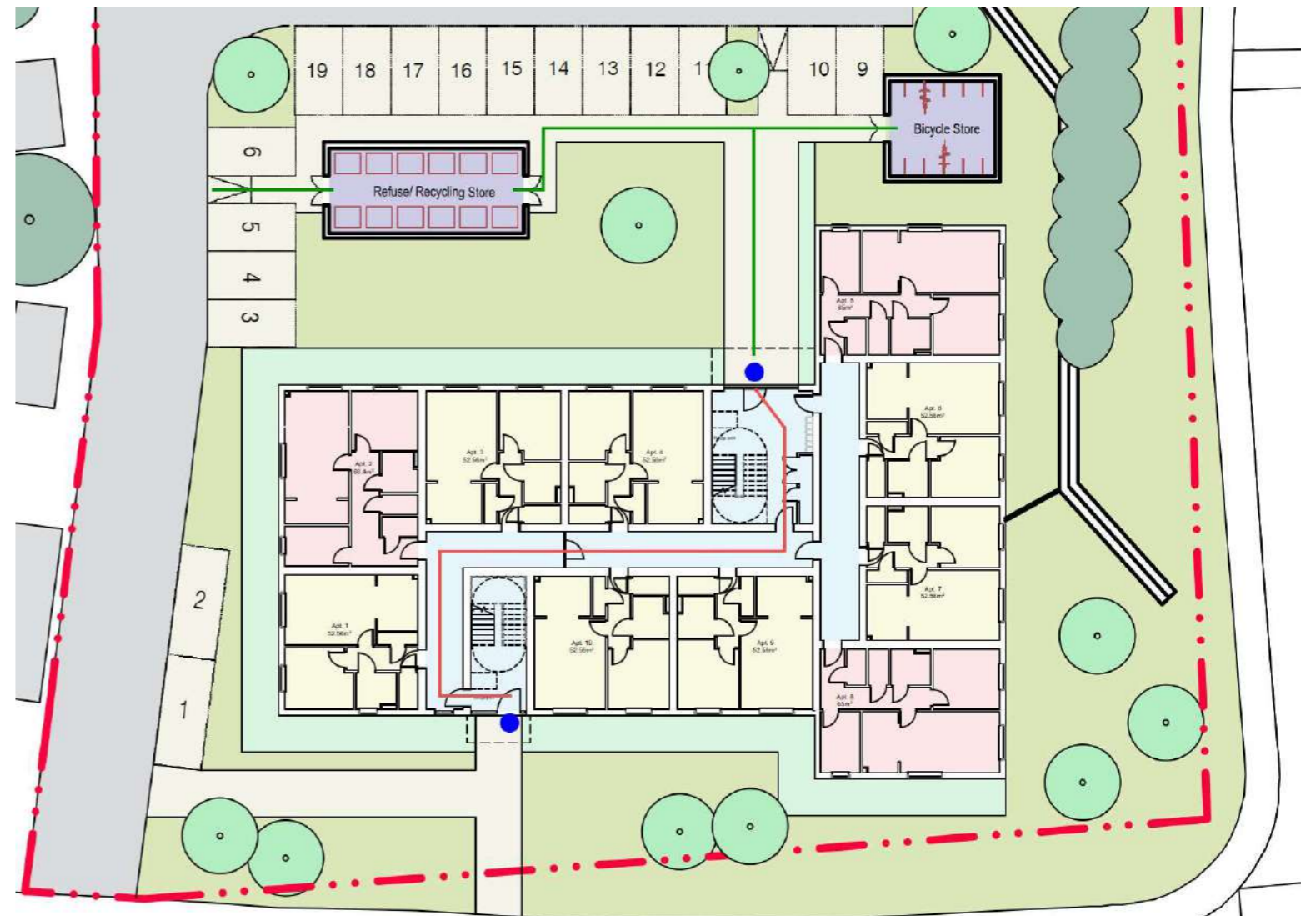
We have designed the building to be accessible to all from two points of entry:

- 1 – From Heol Aneurin
- 2 – From the residents car park

The building has two staircases which are joined via a circulation corridor. Both staircases have access to all floors of the building.

Car parking, refuse store and bicycle store are all accessed via the rear staircase and entrance/exit. The refuse and bicycles stores can be accessed via footpaths without needing to cross the car park, avoiding potential conflict with moving vehicles.

The proposal achieves full adherence to Lifetime Homes standards. We provide level approach and access into the building as well as providing adequate circulation spaces within each apartment.



## 7.4 Movement

This site benefits from excellent connectivity. The location and layout of this site encourages walking, cycling and public transport options to be utilised. The site is approximately 50m from a bus stop which goes directly into the Town Centre, with buses departing every 10 mins.

The location of the site would encourage its residents to walk to local amenities (5 minutes) and into the Town Centre (30 minutes).

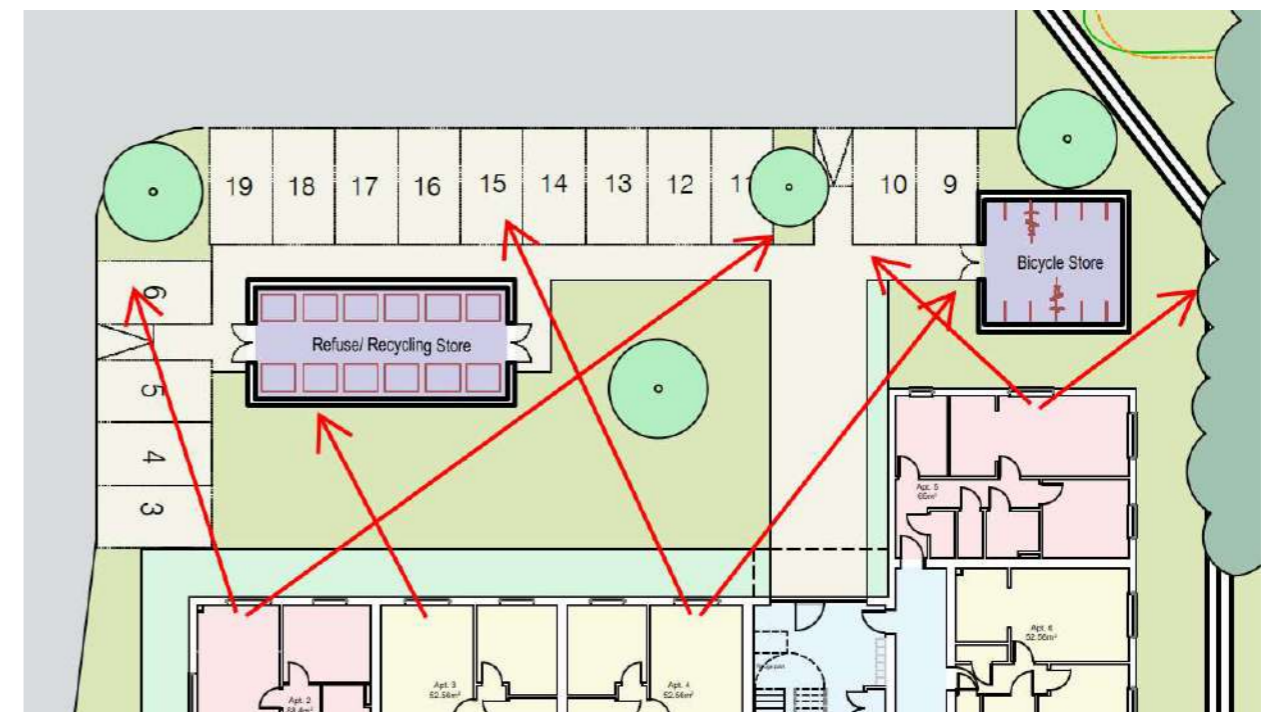
The onsite Bicycle store, which is located away from the Heal Aneurin, benefits from high levels of natural surveillance and provides the required number of storage spaces for residents.

Car parking provision is located to the rear (west) of the site. Its location benefits from high levels of natural surveillance from nearly 50% of the apartments. Dedicated pedestrian footpaths from the car park to the building entrance will provide a safe and well lit route to the building. Full details of our proposed car parking / bicycle parking strategy can be found in section 7.5 of this document.

The design of off/on site movement has cross referenced to TAN 18 (Transport). Our design on this site fully adheres to the TAN 18 requirements; enhancing pedestrian and cycling provision locally.

Adherence to the principles in Manual for Streets and Manual for Streets 2 can be demonstrated as follow:

- Vehicle entrance has been retained in the existing location with adequate bellmouth and visibility splays achieved.
- New Access Road is between 5.5m – 6.0m wide along its entire length.
- New vehicle turning head provision
- Car parking spaces are interspersed with new soft landscaping to provide green infrastructure and shade during the summer months.
- Separate pedestrian footpaths link the car parking to the main building entrance



Top; Direct bus routes into Caerphilly Town Centre. Bottom; Natural surveillance from apartments onto Car Pak and Refuse Store

# 7.5 Car Parking / Bicycle Parking

## Car Parking

We have allowed for 30 no. car parking spaces within the proposal. This is equivalent to one car parking space per dwelling.

We have based this provision on a number of factors, including:

- Applied sustainable factors based on our close proximity to sustainable travel options including walking, bicycle lanes and public transport.
- We are providing smaller dwelling types (1 and 2 bed apartments)
- Achieving a balance on the site between car parking, green infrastructure and private amenity space.

Please refer to the Transport Statement which accompanies this application for further details on the car parking strategy.

## Bicycle Parking

We have calculated bicycle provision as follows:

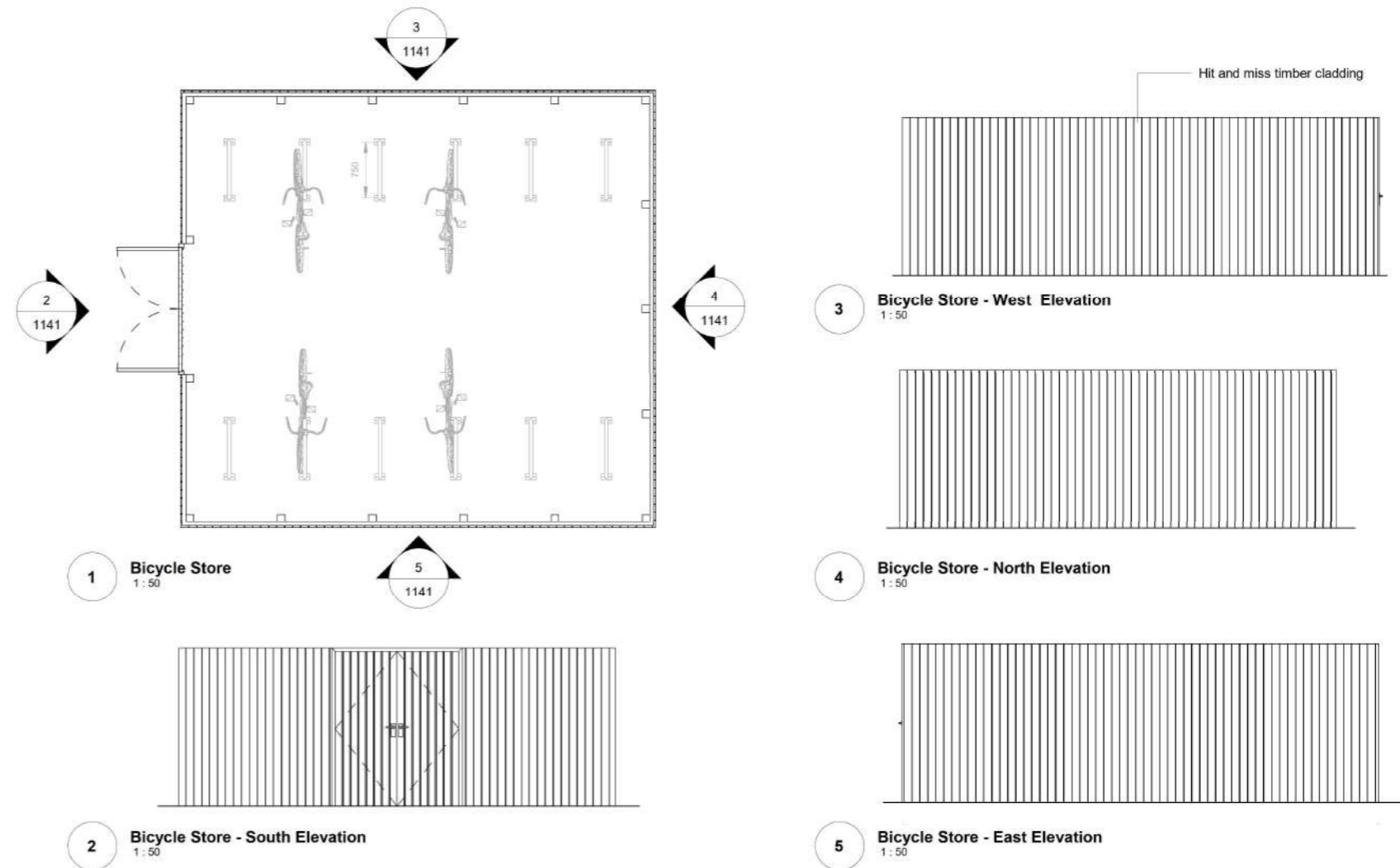
One stand per 5 bedrooms

Apartment type – 1 bedroom x 21 units = 21 bedrooms

Apartment type – 2 bedroom x 9 = 18 bedrooms

Total = 39 bedrooms = Minimum of 8 bicycle stands

Our proposal has allowed for 12 no. Sheffield stands within a secure hit and miss timber enclosure.



Details of proposed Bicycle Store

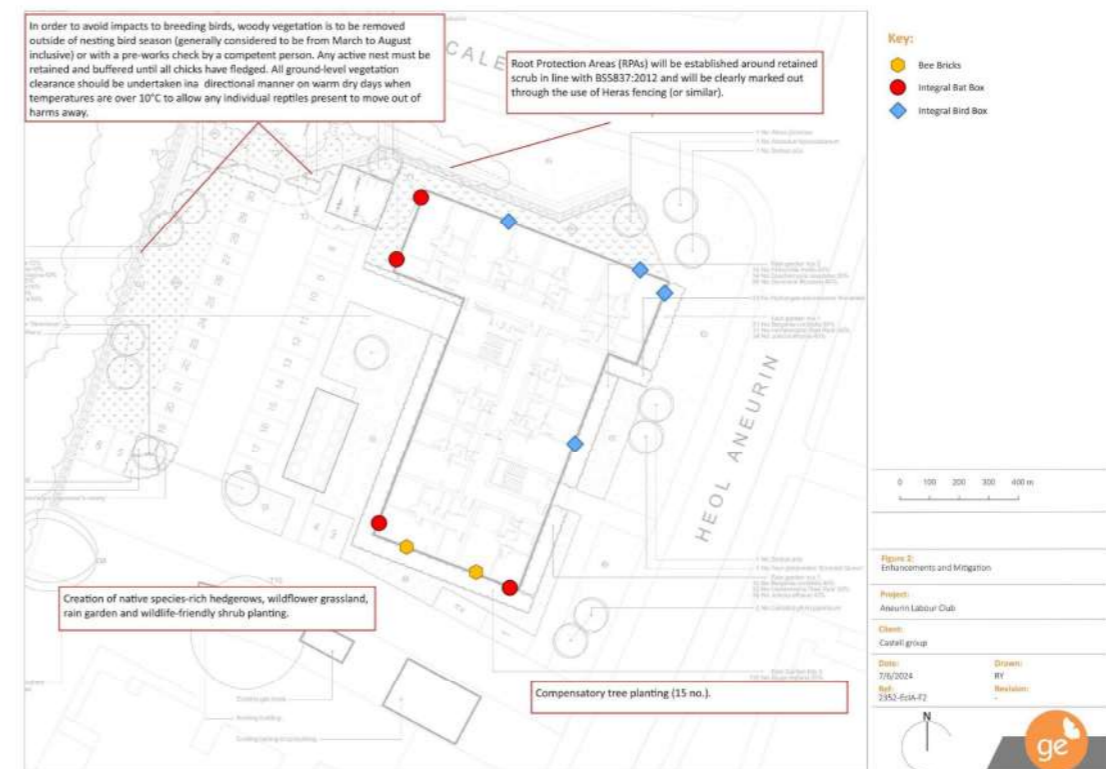
## 7.6 Environmental Sustainability

The design proposal has been developed in conjunction with the Tree Survey, Biodiversity Report and Landscape Architect which have been included within this application.

- Tree Survey – Treescene Arboricultural Consultants have undertaken a Tree Survey of the site on the 24<sup>th</sup> March 2024.
- Biodiversity Report – GE Consulting have undertaken the report in April 2024.
- Landscape Architect – Dan Patterson

There are a number of strategies being used across the site to meet our sustainability aspirations:

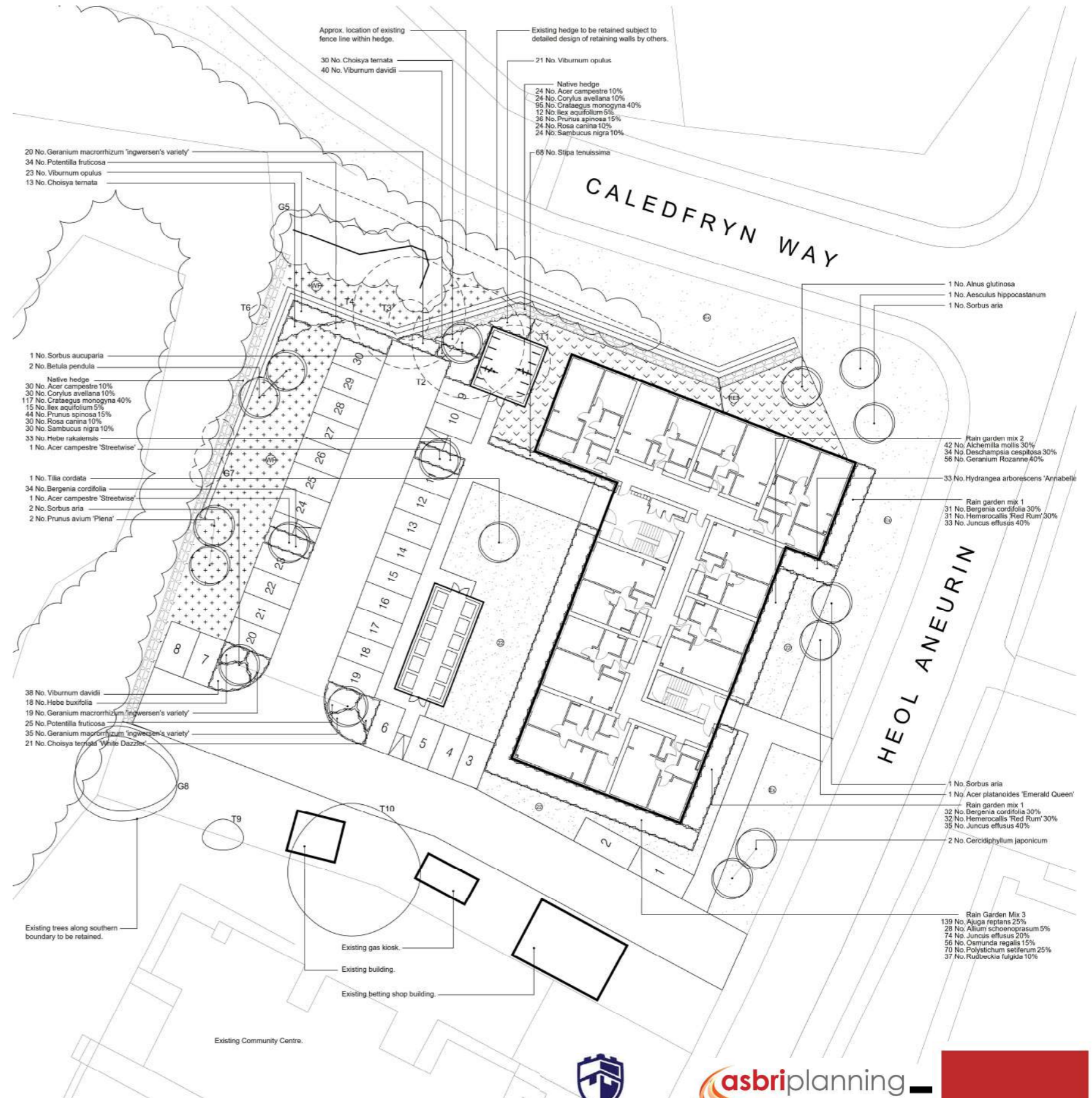
- Retention of as many existing trees and shrubbery along the northern boundary as possible
- Introduction of new integrated green infrastructure, including compensatory trees, grasses and wildflowers.
- Introduction of Bee bricks, Bat boxes and Bird boxes around the perimeter of the new apartment building
- SUDS design integration with the introduction of rain gardens round the perimeter of the apartment building, which also acts as a demarcation between public and private spaces.
- Inclusion of Photovoltaics on the roof to generate renewable energy for use by its residents.



# 7.7 Green Infrastructure

Green Infrastructure design has been prepared by Dan Patterson at DP Landscape Architecture. Exert from the proposed plan opposite.

Please refer to the full design information which has been included within the submission documents.





## 7.8 Community Safety

Our proposal will reintegrate the site back into its wider context and help create an environment which feels safe and welcoming.

The location and design of the apartment building will actively encourage high levels of natural surveillance at all times of the day and night. Habitable rooms are located on all primary elevations, ensuring that any blind spots are kept to a minimum.

Our design team had a meeting with John McDonnell, the Designing Out Crime Officer for Heddlu Gwent Police, on Tuesday 21<sup>st</sup> May. Within this meeting we explained and discussed the main aspects of the site and the concept designs and how we felt that Option 1 (Apartment building along Heol Aneurin) would be the preferred design option.

We received email comments on Tuesday 28<sup>th</sup> May which were predominately positive in our approach to the site layout and how we are designing out safety risks in the site.

The external lighting around the site will be positioned to ensure that residents, pedestrians and drivers are safe at all times. Lighting will be positioned along the access road, car parking spaces and along footpaths to building entrances. The external lighting design will take into account local wildlife requirements and ensure that the specification of fittings are appropriate.

The distinction between public and private spaces is achieved through the soft landscaping specification. For example, along Heol Aneurin grass is prevalent for the majority, but this gives way to rain gardens around the building perimeter to provide defensible space for residents.



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# 7.10 Refuse Storage and Collection

Caerphilly County Borough Council's Refuse standards state that each dwelling should include for the following:

- 1 x 240L general waste
- 1 x 240L Recycling
- 1 x Internal food waste caddy
- 1 x external food waste caddy

It should be noted that the requirements state 'one dwelling' and does not differentiate between the possible size of dwelling.

We have worked with our design team, and the planning officer during the pre-application submission to develop a refuse strategy which is appropriate for the size and number of new dwellings on the site.

Breakdown as follows:

- Each one bed apartment = 0.5 dwelling
- Each two bed dwelling = 1 dwelling

Total = (21 x 0.5) + (9 x 1) = **19.5 dwellings**

Bin/recycling required for the development:

General waste

Bin size (240L) x Dwellings (19.5) = 4680L which is equivalent to 5 x 1100L bins

Recycling

Bin size (240L) x Dwellings (19.5) = 4680L which is equivalent to 5 x 1100L bins

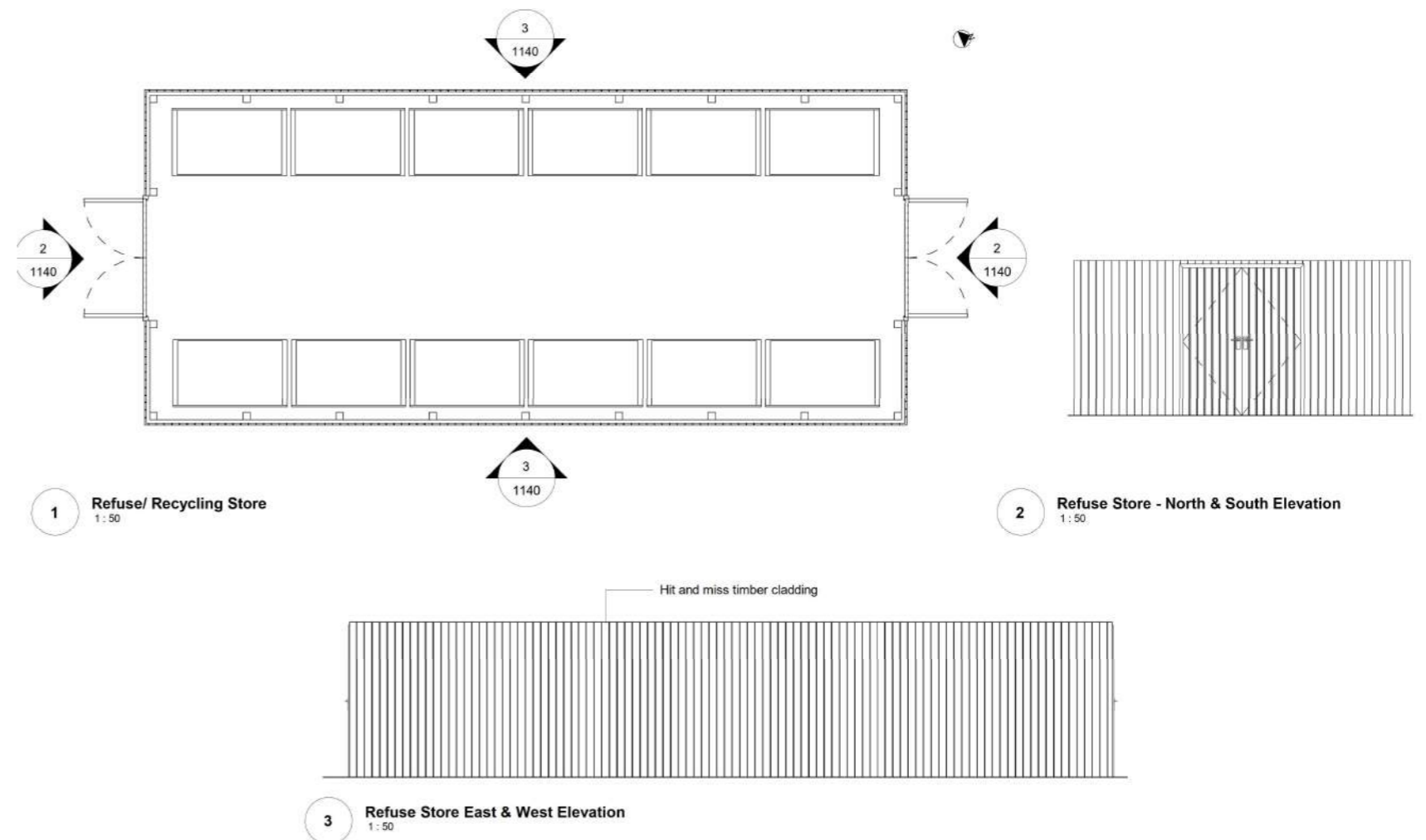
External food Caddy

Bin size (23L) x Dwellings (19.5) = 448.5L which is equivalent to 2 x 240L bins

**Total requirement: 10 x 1100L bins and 2 x 240L bins**

Our refuse and recycling store has allowed enough internal space for 12 x 1100L bins and circulation space to move the bins in and out on collection day.

The refuse and recycling store is located close to the access road and turning head to ensure that refuse vehicles can manoeuvre safely on site when required.



Asbri Planning have prepared a document outlining this projects full response to Planning Policy.

This document has been submitted as part of the full planning application.

In summary, the proposed new apartments on the site of the former Aneurin Labour Club aim to provide much needed new homes in an area where there is high demand, and on a site which has remained unused for some time.

The proposed new building relates to its immediate context through its massing, choice of external materials, and offering active street frontage along an important gateway into North West Caerphilly.

We have placed great importance on achieving high quality placemaking and integration of Green Infrastructure. Our aim is to design and deliver a proposal which acts as a housing exemplar in this regard.

HLN – June 2024.

