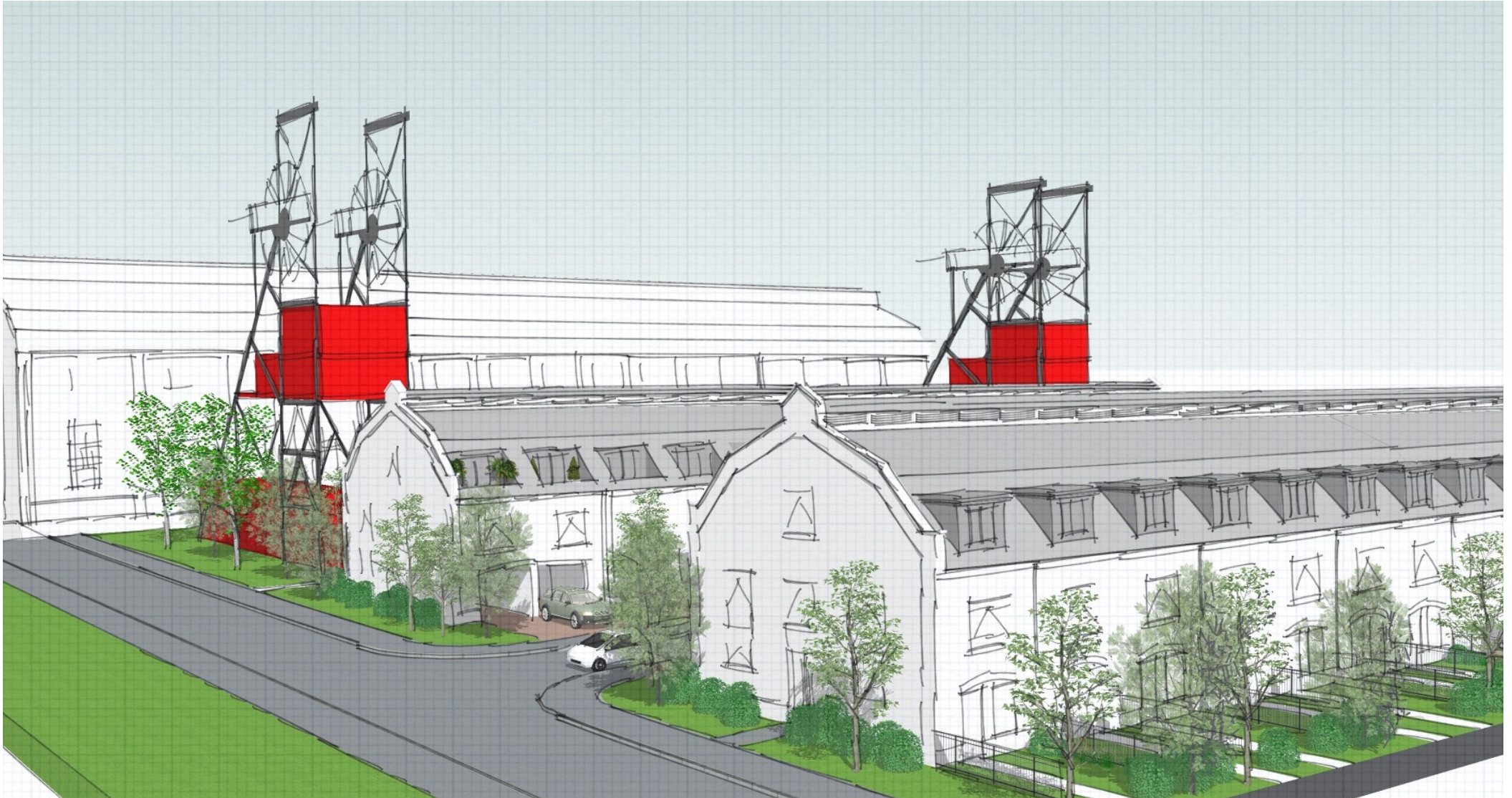


# Design and Access Statement

## Restoration and Redevelopment of the Former Penallta Colliery



Prepared by:

TS

Checked by:

MD

# Contents

1.0 Introduction	4
1.1 Application	4
2.0 Site and Context	5
2.1 Existing Site	5
2.2 Site History	6
2.3 Surrounding Context	7
2.4 Planning Context	8
2.5 Site Analysis	10
2.6 Design Strategy	12
3.0 Design Development	14
3.1 Form and Use	14
3.2 Amount	15
3.3 Scale	16
3.4 Layout and Landscape	17
3.5 House Types	18
3.51 House type 01: The Power Hall	18
3.52 House type 02: Block A	20
3.53 House type 04: Townhouse 01	22
4.0 Access	24
4.1 Pedestrian and public transport	24
4.2 Public Transport	24
4.3 Inclusive Design	24
5.0 Summary	24



# 1.0 Introduction

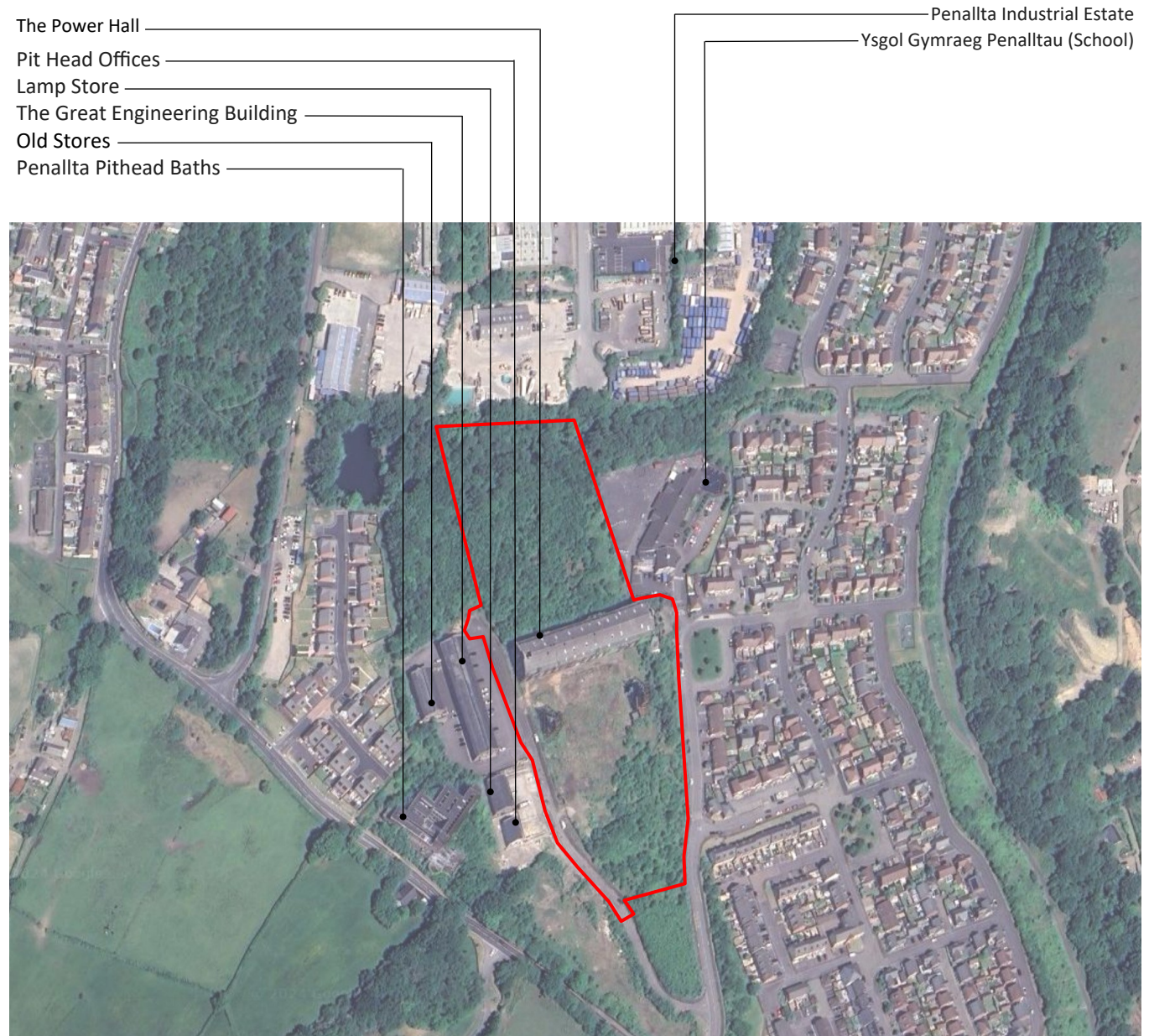
## 1.1 Application

This Design Statement has been prepared by BBA Architects and Planners (BBA) in support of a planning application at Winding Wheel Lane, Penallta.

This statement provides an analysis of the site, the surrounding context and planning/design policy which has informed the scheme design. The current scheme proposals are then assessed under the standard Design and Access Statement headings:

- Use
- Scale
- Amount
- Layout
- Landscape
- Appearance
- Access

This statement provides the details of the scheme and should be read in conjunction with scheme drawings.





## 2.0 Site and Context

### 2.1 Existing Site

The existing site consists of a derelict land once used as a colliery. The Grade II\* Power Hall stands in the middle of the site with large metal winding wheels sat just outside of the power halls entrance. The site is currently overgrown and in disrepair and would require significant redevelopment and restoration to bring it back to life.

The great engineering building which lies adjacent has recently been redeveloped into a office block. Next to the great engineering building is the colliery pit top offices and lamp room which have recently been redeveloped into residential units.



Penallta 3D View



Winding Wheel Lane



The Great Power Hall



The Great Engineering Building



Winding Wheel



## 2.0 Site and Context

### 2.2 Site History

Penallta Colliery began in 1905 and quickly became one of the most advanced coal collieries in the UK. In 1935 it held the European record for coal winding. The winding wheels were used to lift coal from the shaft. The coal was then refined in the power hall and then sent out for distribution by a nearby railway unit.

The colliery last mined coal in 1991 and the colliery was decommissioned and finally closed in 1992. Since the colliery was closed the site saw a regeneration project in 1996 which transformed the land into a community park. It has since become a business park with large areas of the site being derelict.

Please refer to the Heritage impact assessment by Archaeology Wales.





## 2.0 Site and Context

### 2.3 Surrounding Context

The surrounding town provides an insight into the history of the site. This town was built surrounding the success of the colliery. Large areas of the surrounding context remain heavily influenced by the sites industrial past. Old terrace houses used to house the wimes workers still stand in the surrounding context. As well as the existing Pithead baths which used to be the washroom for all miners using the colliery.

As well as the industrial aspect of the area, there is significant parkland and farm land surrounding the site due to the rural location. Parc Penallta is located a 5 minute walk away with other patches of nature dotted around the site.



Heol Cwm Calon



Pit Pony



Parc Penallta Observatory



Penallta Pithead Baths



Fair View

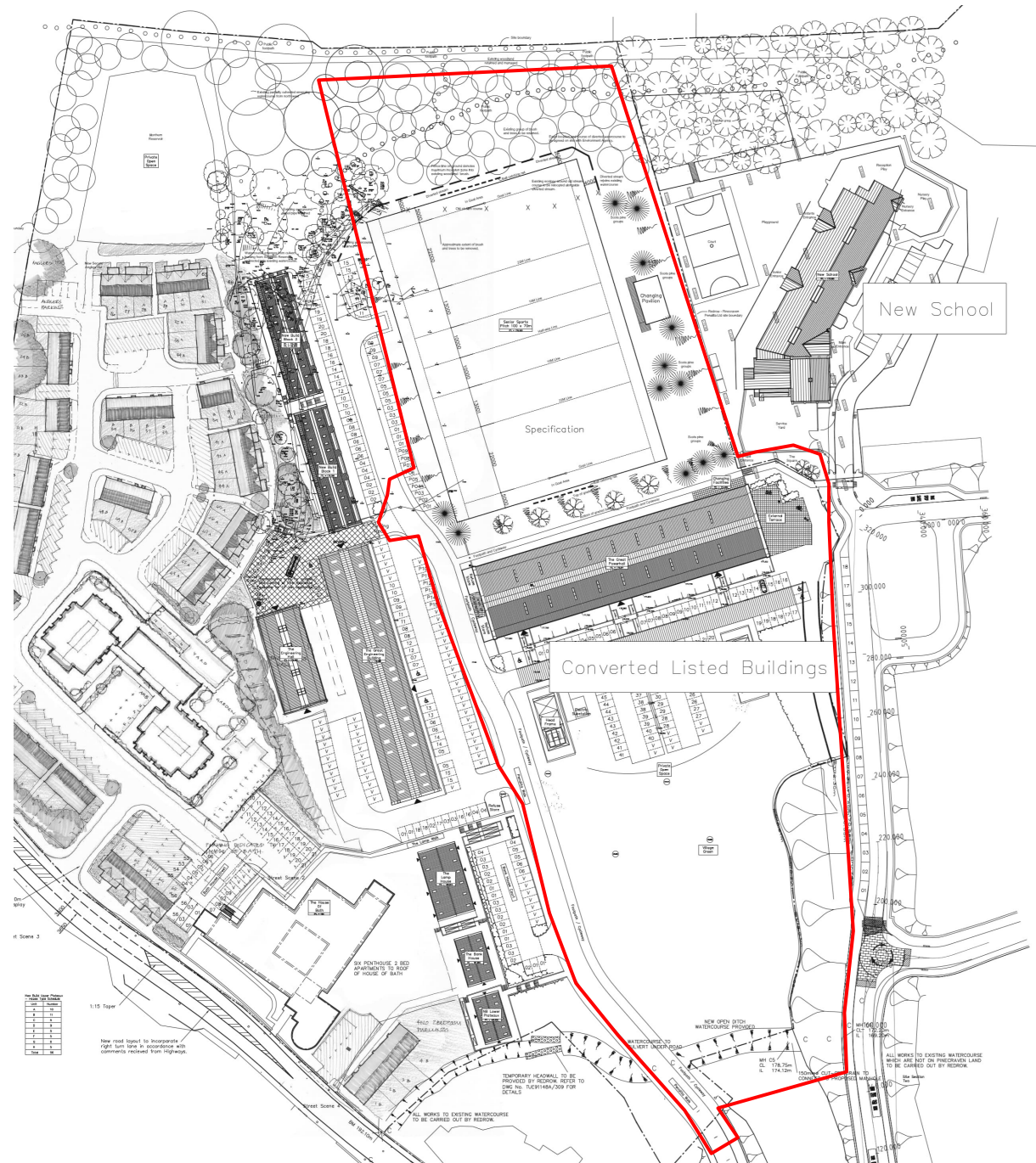


## 2.0 Site and Context

### 2.4 Planning Context

#### 2.4.1 P/99/0768

In 1999 planning permission was granted for the redevelopment former colliery for housing, employment (B1,B2&B8 uses), shop and pub including land reclamation and conversion of pit head buildings at Penallta Colliery. This proposal saw the site be redeveloped for a multifunction use including leisure, residential and commercial.



## 2.0 Site and Context

### 2.4.2 National Planning Policy Framework

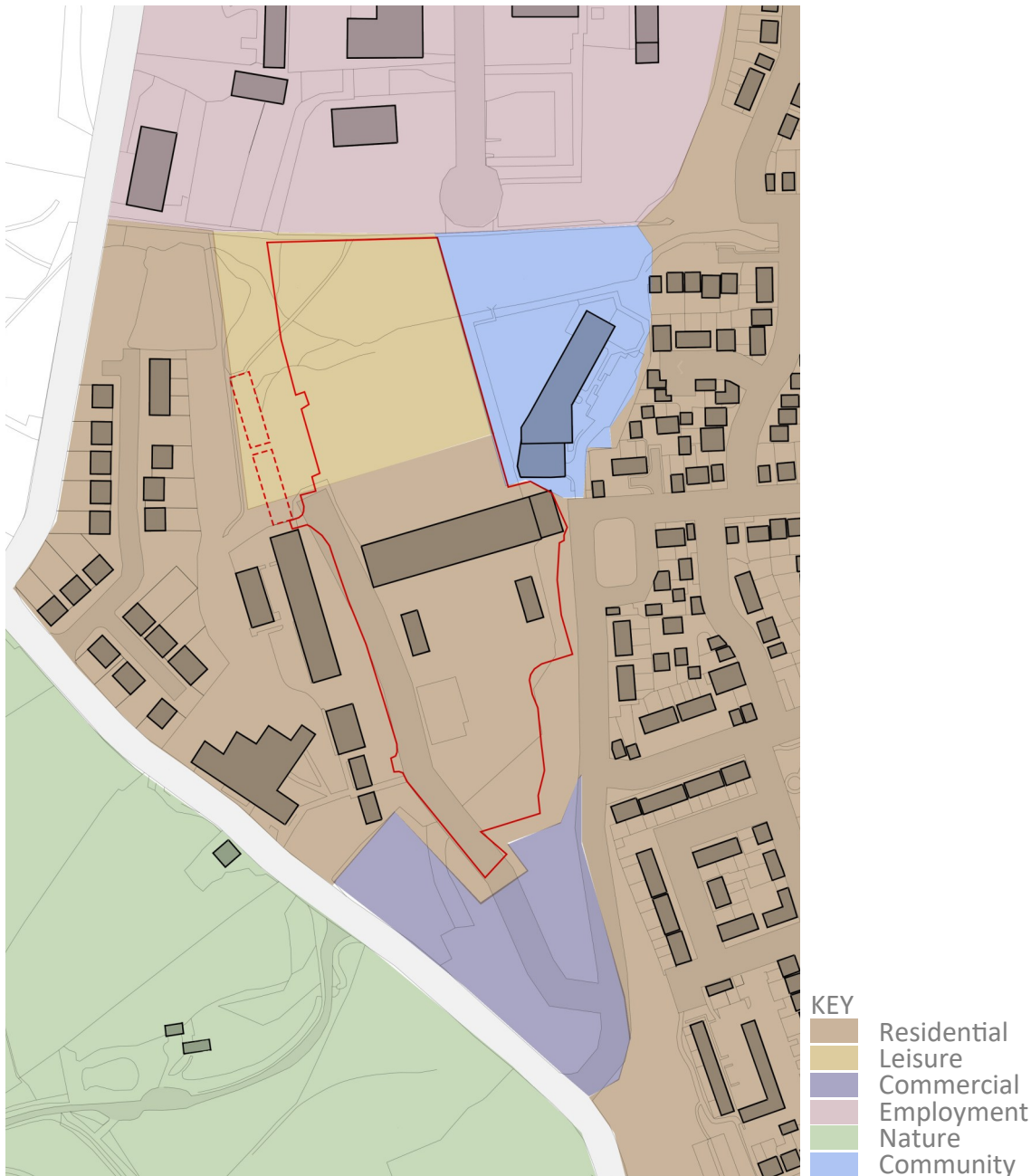
The national planning policy states that 'natural or cultural heritage' should be 'recognised and valued' and should be 'protected and enhanced'. After years of dereliction the site is in need of restoration and redevelopment and aligns with the national and local policy frameworks.

'There should be a general presumption in favour of the preservation or enhancement of a listed building'. The restoration and redevelopment of this site can bring it back to life and provide a beneficial function for the site and the surrounding area.

### 2.4.3 Local Planning Policy

The local development plan states that the area is split into zones. The north edge of the site is zoned off as a leisure area with the rest of the site zoned as a residential area. Just south of the site is proposed as a commercial area of development.

Penallta Colliery has also been designated as a land available for redevelopment which has specifically been predetermined by the cultural heritage and industrial history of the area. It is labelled as an important site to be redeveloped to help improve the economic and public restructuring

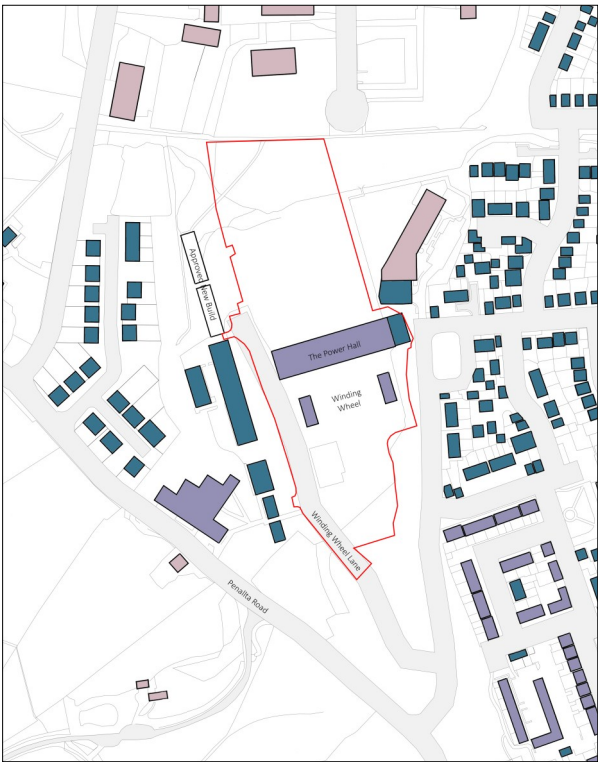


Local Development Plan: Development Framework/Zoning



# 2.0 Site and Context

## 2.5 Site Analysis



### 2.5.1 Building Heights

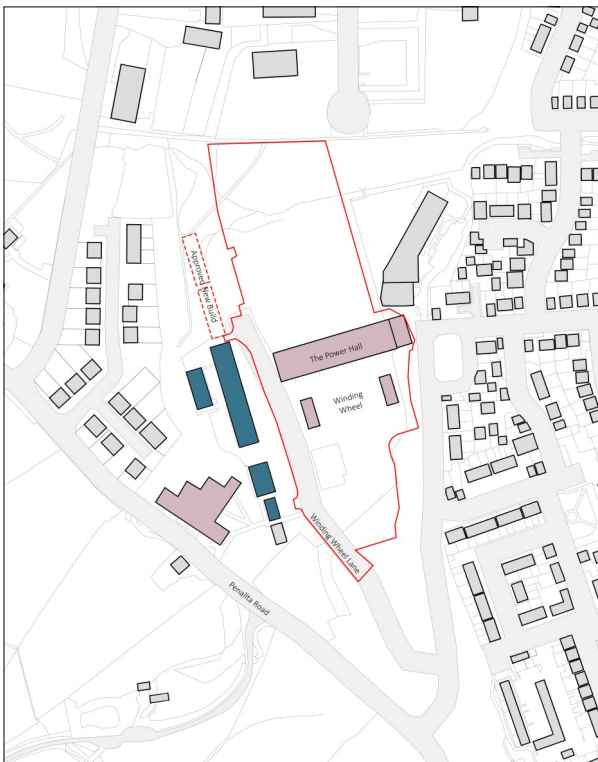
The building surroundings have a range of building types and heights surrounding the site. To the north are lower storey industrial units with more residential 2/3 storey buildings to the east and west. The historical Pithead baths to the south west of the site is the tallest building located adjacent to the site.

- Key
- 1 Storey
  - 2 Storey
  - 3+ Storey



### 2.5.2 Trees/Landscaping

The site is surrounded by large amounts of natural grassland and woodlands. To the north west of the site is a small pond and woodland creating natural connections for residents. Incorporating this nature into the site is important and can help to improve the environmental aspects of the site and the surrounding area.



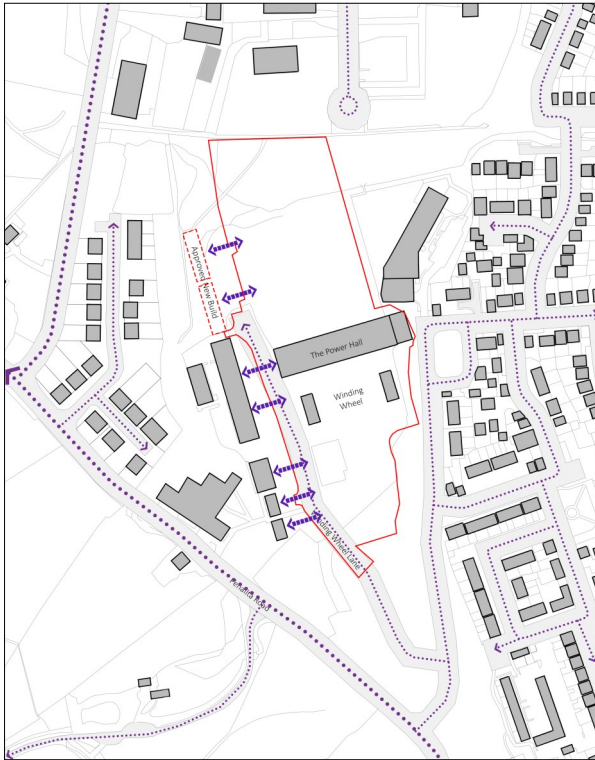
### 2.5.3 Listed Buildings

Due to the site's historical past, there are many listed buildings located nearby. The Power Hall and Winding Wheel located on the site are grade II\* listed. The Pithead Bath is the only other building with grade II\* listing as the great engineering building, lamp room and pithead offices are all grade II listed.

- Key
- 1 Storey
  - 2 Storey
  - 3+ Storey



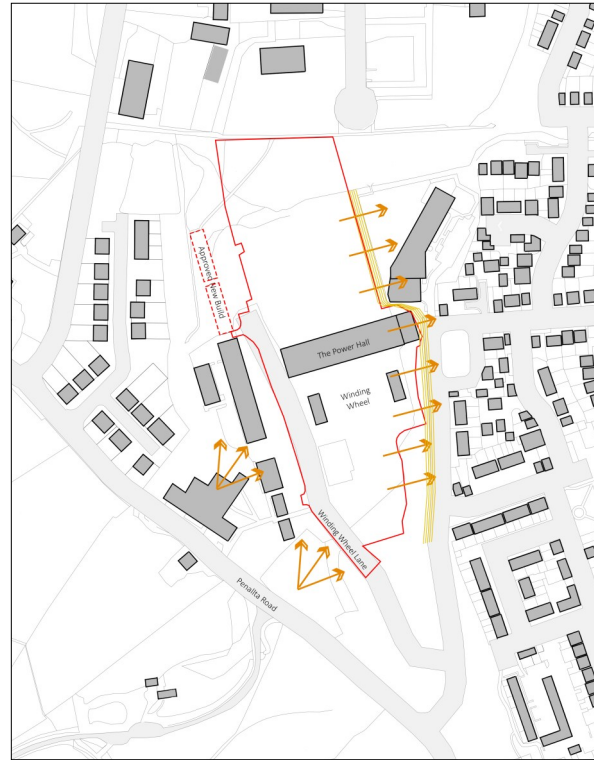
## 2.0 Site and Context



### 2.5.4 Access

The only vehicle and pedestrian access to the site is from Winding Wheel Lane. The site is located just off Penallta road which connects to the surrounding area. It is also important to maintain the connection between the site and The great engineering building adjacent.

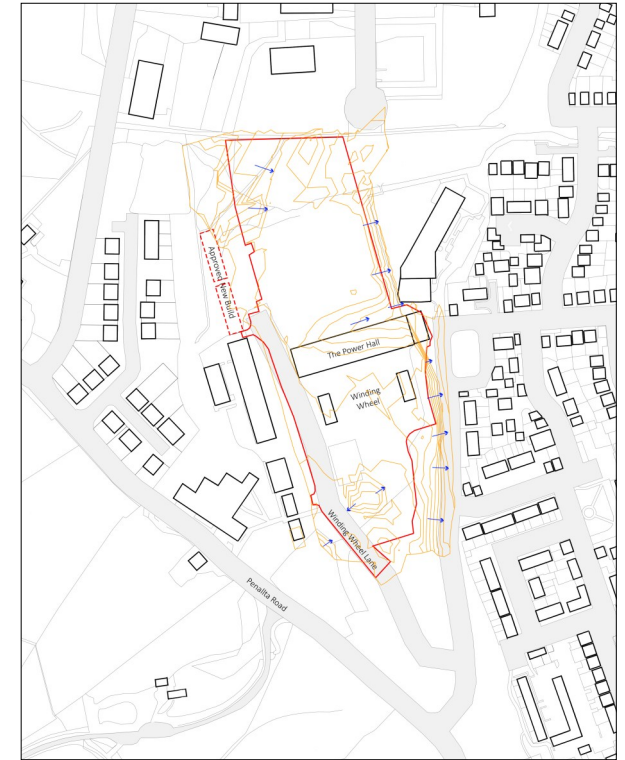
**Key**  
 ..... Main Road  
 ..... Secondary Road



### 2.5.5 Views

The site is relatively flat but has a steep gradient on the east side of the site down to the residential estate. The site slopes upwards on the west side of the site meaning the pithead baths and the site around it provide views over the site.

**Key**  
 Steep Gradient  
 Views



### 2.5.6 Topography

The site slopes down towards the east end of the site with the edge of the site boundary being particularly steep with a 4 meter height difference. The majority of the site is relatively flat however is slopes down by 2 meters at the north end of the power hall.

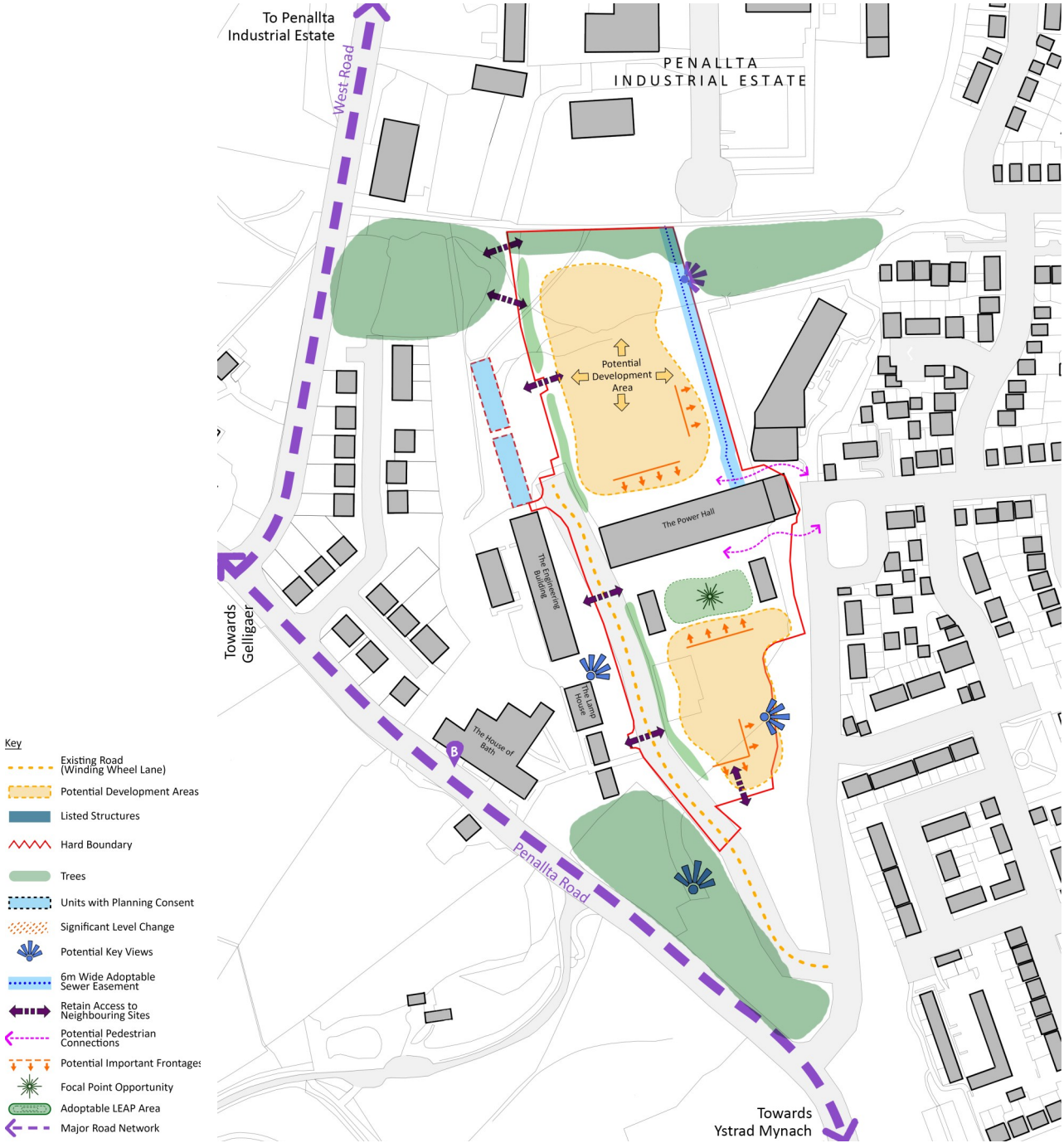
**Key**  
 Contours  
 Slope Direction

# 2.0 Site and Context

## 2.6 Design Strategy

### Opportunities

The site has plenty of opportunities which can enhance the local community. It offers great views across the landscape, great access to public transport and has the opportunity to bring a listed building back to life. The site also has lots of opportunities to improve the green space in the area and improve the quality of the surrounding area. The site has a number of potential frontages which can become interesting features to the project.

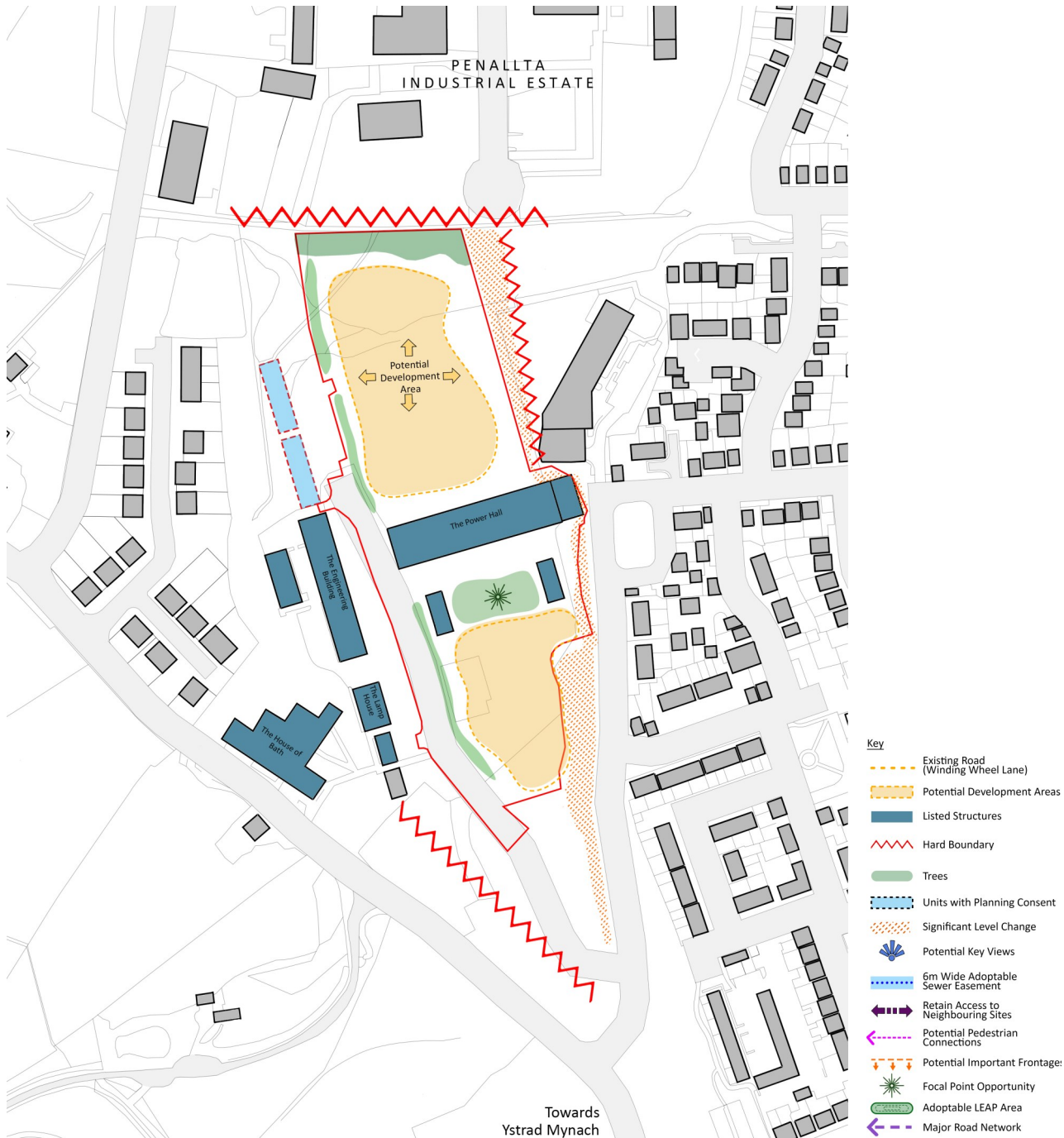


## 2.0 Site and Context

### 2.6 Design Strategy

#### Constraints

The site is relatively flat but has a steep slope down to the residential houses on the east side of the site. This can make it challenging to connect to the local context. It also has a large number of historically important buildings near by, which as well as being an opportunity, can become a challenge to develop respectful but efficient schemes. The site has a number of hard boundary's which limit connection to adjacent sites.



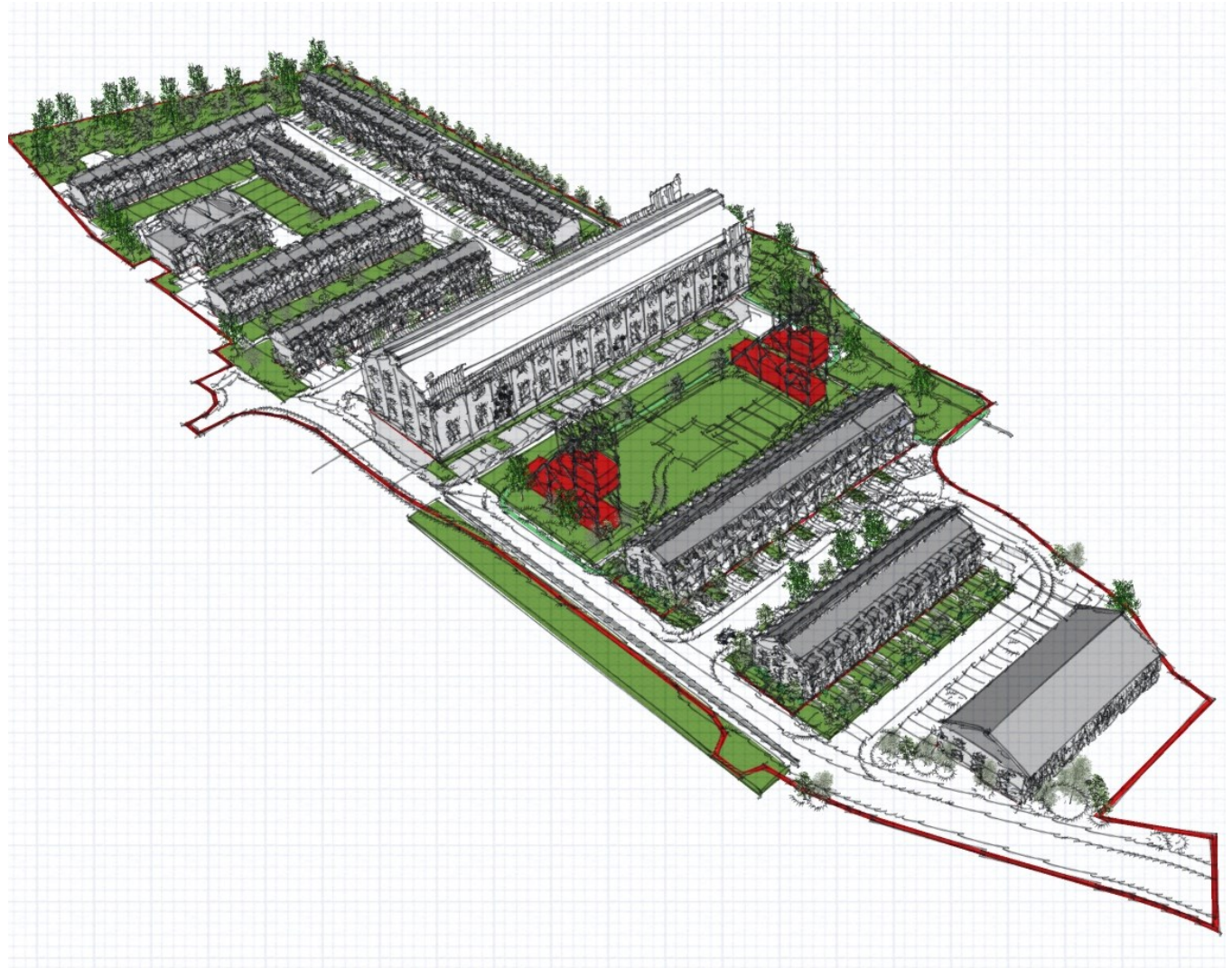


## 3.0 Design Development

### 3.1 Form and Use

This development proposes a mixture of residential apartments and townhouses. The restoration and redevelopment of the power hall will provide residential apartments as well as 2 more housing blocks providing more residential apartments units. Rows of townhouses will be developed to provide more of a community feel to the area. The provision of townhouses respond to the historic terraces houses used to house miners. There will also be two commercial units provided beneath the winding wheels for residents.

The site form is split across the site to create a more structures communal layout while also connecting to local surroundings. By providing both townhouses and apartments it offers more flexibility to residents and brings a wide range of residents to the area. The restoration of the historic power hall and winding wheels provide a opportunity to bring the historic life back to site.



## 3.0 Design Development

### 3.2 Amount

The site provides 4 house types providing a total of 193 residential units. Townhouse 01 provides 8 units across the site. These are located to the north end of the site. Townhouse 02 provides 55 units which are all located north of the site. Townhouse 04 provides 31 units which are all located to the south of the site. Residential apartments are located within block A, block K and block C (The Power Hall). These are distributed evenly and offer a blend of houses and apartments across the whole site.

There are 2 commercial units located at the winding wheels along with 2 communal gardens located at the winding wheels and at the very north of the site.

Proposed Site Plan





## 3.0 Design Development

### 3.3 Scale

The proposed buildings vary between 2 and 3 storeys. This variety provides low lying housing which respects the height of the existing power hall and winding wheels. By providing these scale buildings, it maintains the power hall and winding wheels visual prominence across the site. By having smaller scale housing it allows the power hall and winding wheels to be seen around the site and from surrounding areas.

Although the buildings are 3 storeys they provide dormer windows in the roof space to reduce the height of the buildings and improve the relationship with the adjacent buildings. The house type has a gambrel roof to reflect the style of The power hall design. The surrounding residential houses provide a mixture of 2/3 storey houses which this proposal reflects while trying to reduce the impact on the existing power hall.



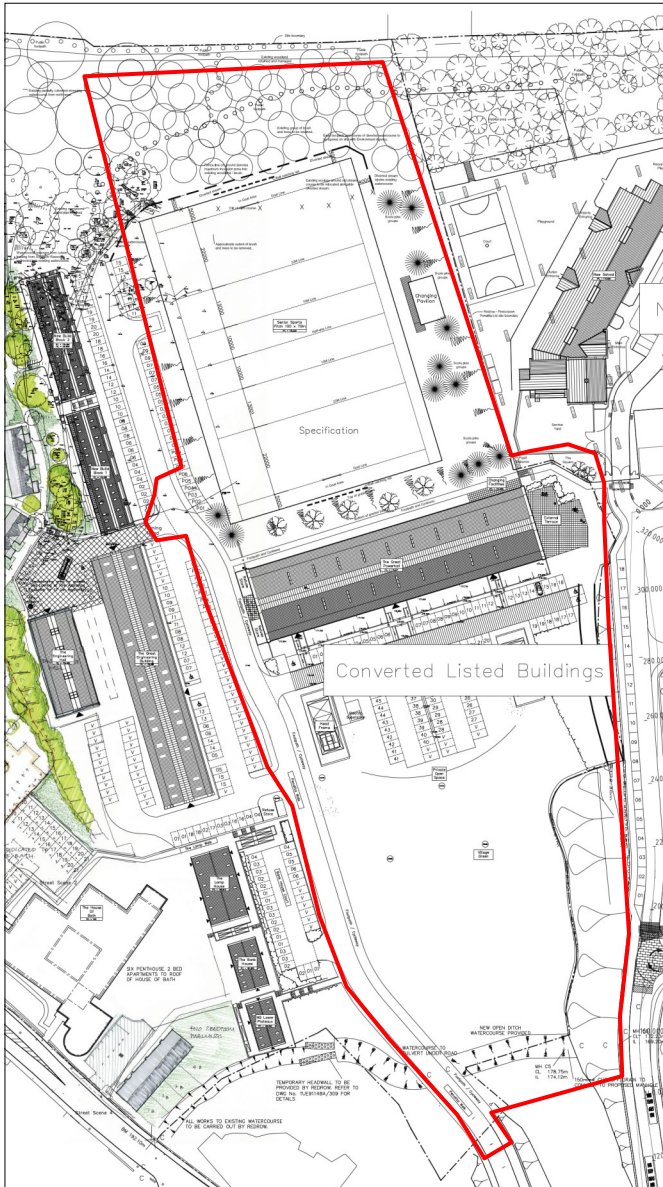


## 3.0 Design Development

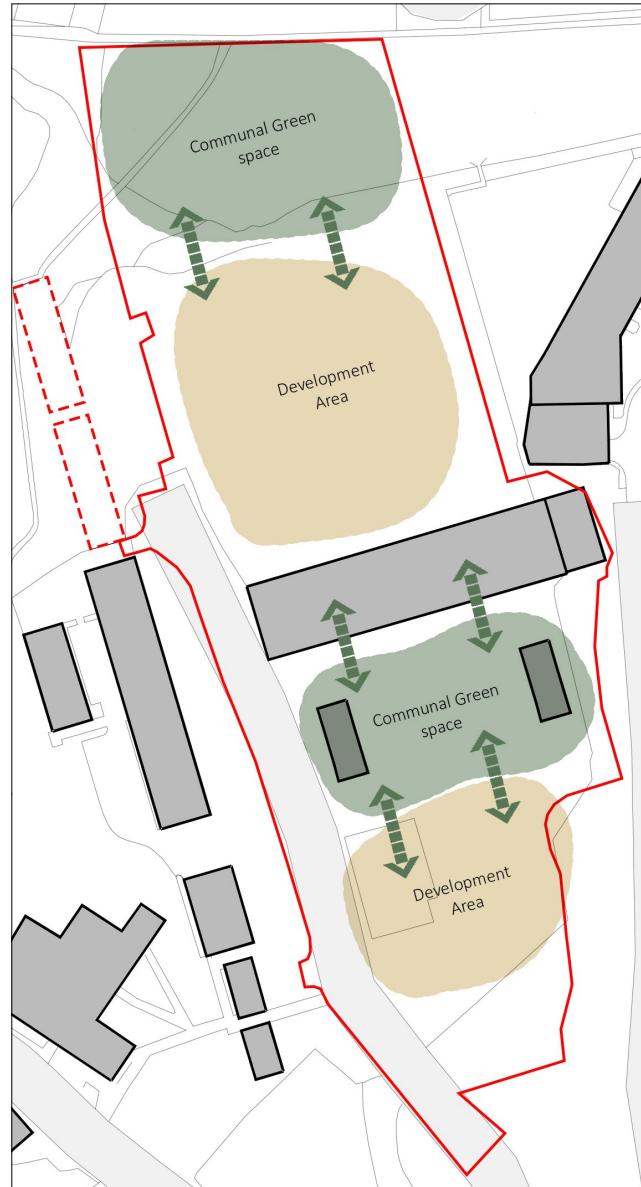
### 3.4 Layout and Landscape

After reviewing the previously approved scheme which provided a football pitch and a village green, it was important to us to provide sufficient landscaping across the site. We looked at providing zones of development and green space to provide a an efficient use of space. By having two separate landscaping gardens it allows each development area to have direct access to these spaces and improves the quality of living.

By creating leisure greens areas between the residential houses aligns with the Caerphilly Local Development Plan. It also improves the link between the public and private spaces. Having these spaces between the residential buildings means these places become safer and more useful to the residents and the surrounding community.



Previously Approved Site Plan



Proposed Landscape Plan

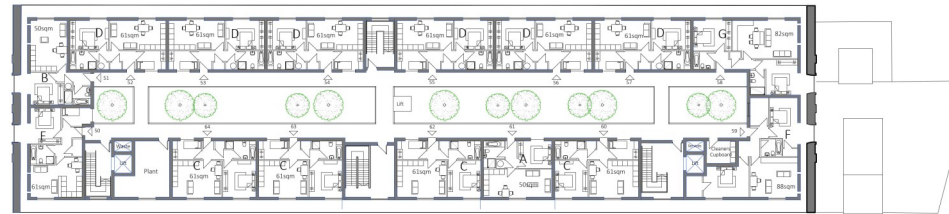
# 3.0 Design Development

## 3.5 House Types

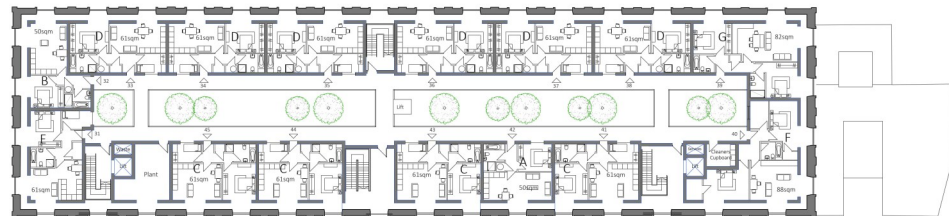
### 3.51 House Type 01: The Power Hall

The Grade II\* Power hall will be restored and redeveloped into residential apartments. The apartments will be located on the edges of the power hall with a light well in the middle. This conversion will provide 60 1/2 bed flats within this power hall.

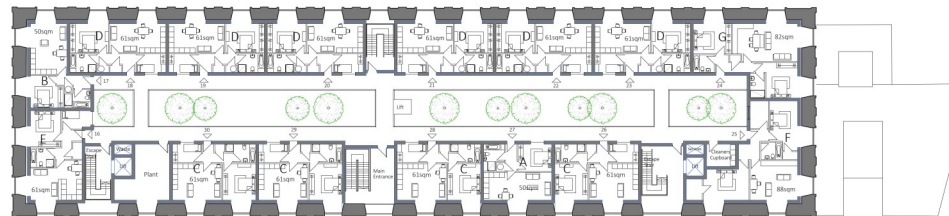
As shown in the elevations the existing façade will be maintained and restored back to its original state. The tall windows in the elevation allow multiple floors to be serviced by the same window without disrupting the existing façade.



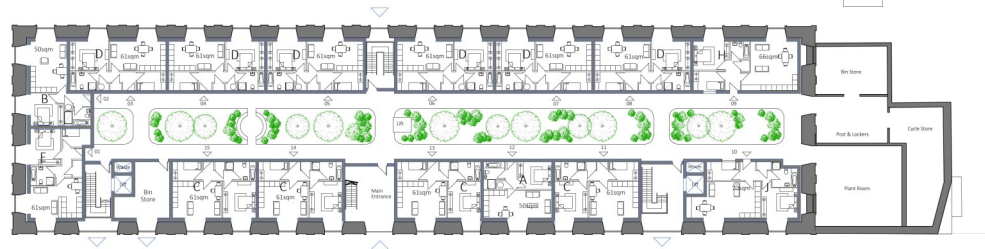
Third Floor Plan



Second Floor Plan



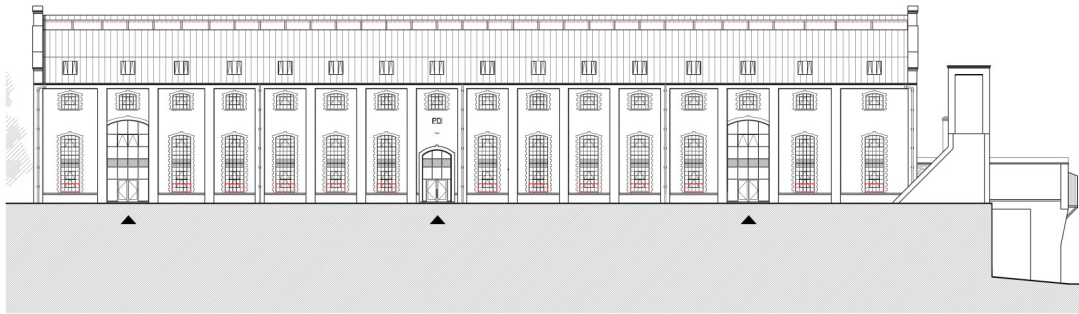
First Floor Plan



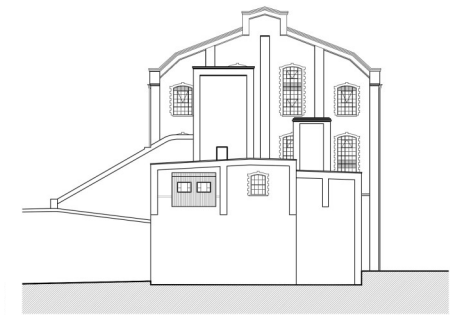
Ground Floor Plan



## 3.0 Design Development



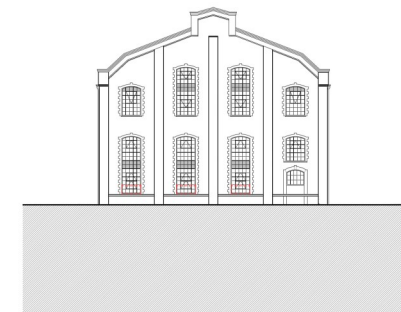
South (Front) Elevation



East (Side) Elevation



North (Rear) Elevation



West (Side) Elevation

## 3.0 Design Development

### 3.52 House Type 02: Block A

Block A is a low level development which will provide 24 1/2 bed flats. Each flat has a balcony or terrace and are all access from the internal corridor.

The low level of the building reduces the impact the development has on the visual sight to the power hall and other existing building. The smaller massing reflects the importance of these historical buildings within the site.



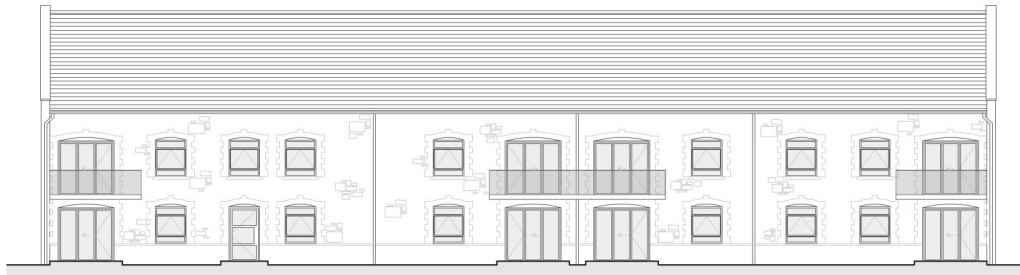
First Floor Plan



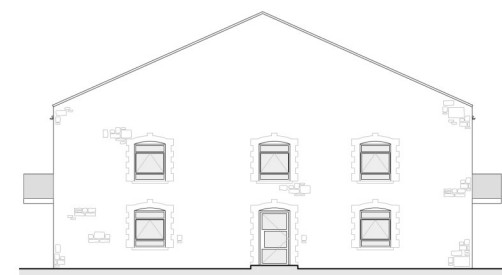
Ground Floor Plan



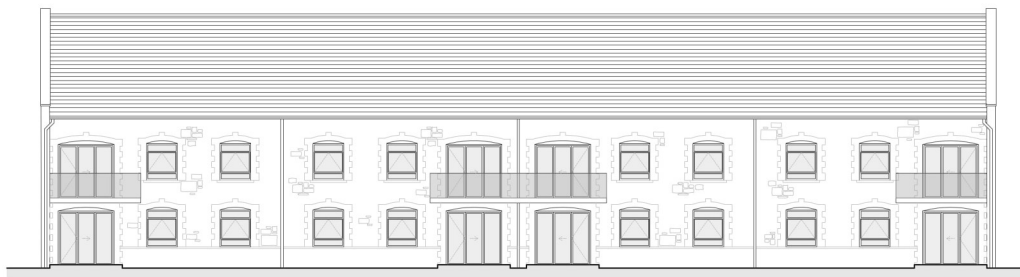
## 3.0 Design Development



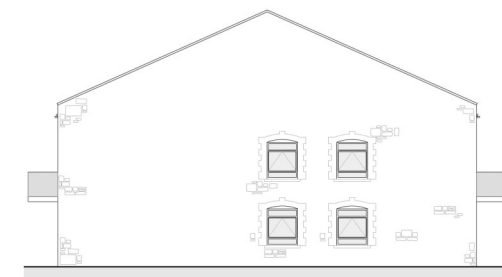
North Elevation



West Elevation



South Elevation



East Elevation

## 3.0 Design Development

### 3.53 House Type 04: Townhouse 01

This house type is a 3 bed townhouse. The layout offers a open plan kitchen and living space on the first floor, the bedrooms on the second floor and an internal garage and utility on the ground floor. The design of this townhouse reflects the similar styles of the terrace housing surrounding the site which were built to house the miners.

These elevations allow the design to connect to the surrounding context and provide a modern take on the history of the sites housing. This can connect well with the existing power hall design.



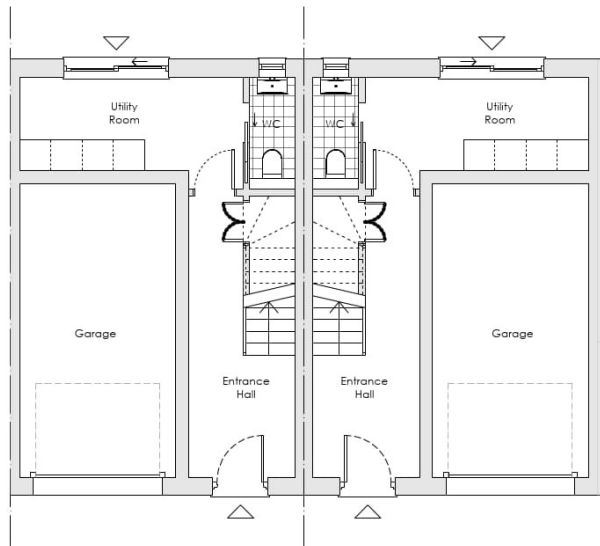
Rear Elevation



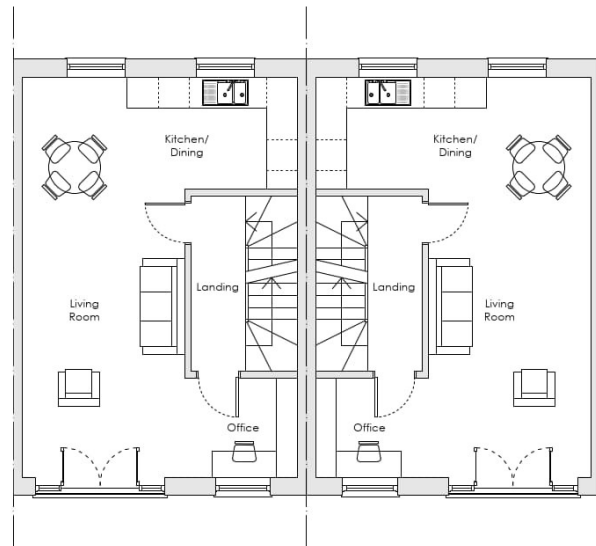
Front Elevation



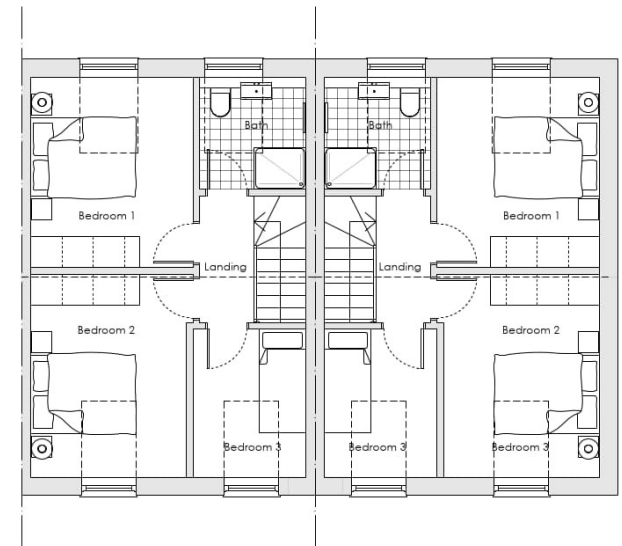
## 3.0 Design Development



Ground Floor Plan



First Floor Plan



Second Floor Plan

## 4.0 Access

### 4.1 Pedestrian and Public Transport

Pedestrian and vehicle access is provided by Winding Wheel Lane. Local public transport is provided nearby including A bus station on Penallta Road. There is a local cycling path along nant Cylla as well as within the parc Penallta.

### 4.2 Private Transport

Car parking spaces are provided throughout the site for residents and turning bays are provided to allow space for refuse collections to take place weekly.

### 4.3 Inclusive Design

Landscapes areas are provided throughout the site to provide level access to all residents. Private and public spaces are provided and seating facilities in communal park areas.

Please Refer to the transport statement by Steve Morgan Associates.

## 5.0 Summary

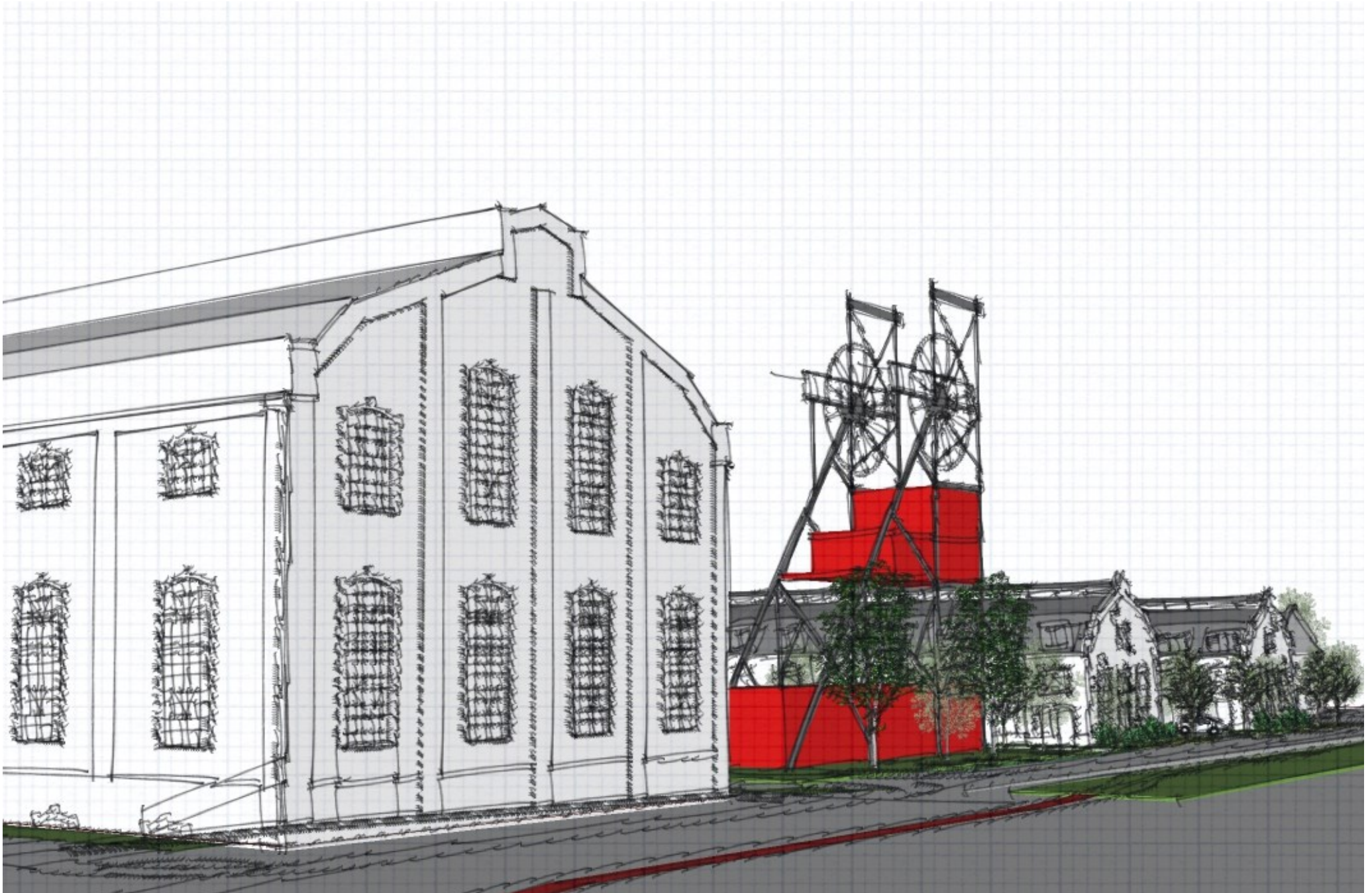
This proposal is the redevelopment of the Power hall into residential apartments alongside new townhouses and residential apartments. It provides a total of 193 residential units and 2 commercial spaces and provides 2 communal garden spaces to break up the massing. The restoration of the power hall and winding wheel will allow this site to be brought back to life and benefit the local community.

As stated in the national planning policy, 'There should be a general presumption in favour of the preservation or enhancement of a listed building', it is important to provide the opportunity to enhance the site and allow the history of the area to be preserved.

The development takes a sensitive approach at reflecting the local context including use of local materials and design styles. By providing communal gardens, it helps to link the residential areas to the local environment and increases the environmental provision across the site.

This development provides an exciting opportunity to restore the sites history and provide high quality living for the local community.





Proposed Image

