

**Two Detached Houses,
Incline Top, Merthyr Tydfil**

**Outline Planning Application :
SUPPORTING STATEMENT**

MPA-WSP-XX-XX-RP-A-000002 revP01

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MERTHYR TYDFIL
County Borough Council
Cyngor Bwrdeistref Sirol
MERTHYR TUDFUL

2 Detached Houses, Incline Top, Merthyr Tydfil

Outline Planning Application

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CONTENTS

1.0	INTRODUCTION: Changes to Proposed Design	3
2.0	SITE AS EXISTING	5
3.0	ADJACENCY AND PRIVACY	8
4.0	DRAINAGE	10
5.0	CONCLUSION	11
APPENDIX	SITE HISTORY	12

1.0 INTRODUCTION

This Supporting Statement is revised from the version submitted in March 2024 with the Outline Planning Application.

The design of the 2no. proposed houses has been amended to reduce their height and visibility in relation to neighbouring properties located to the west on Bradley Close.

1.1 CHANGES TO PROPOSED DESIGN

HOUSE 1

The level of the ground floor has been lowered by 700mm (from +273m to +272.3m), so the whole building is lower by the same amount in relation to neighbouring houses.

The floor plan has been flipped so that the garage is moved from the east side of the house, to the west. This reduces the massing of the house adjacent to the west boundary and breaks up the west elevation, as seen from Bradley Close.

Upper floor accommodation has been reduced in size, so that the floor space above the parking garage is reduced to a half-storey with reduced ceiling height.

The roof above the parking garage is changed from a 2-storey gable end to a 1 1/2 storey lean-to. This minimizes the profile of the proposed house when seen from the west.

The length of the parking garage has been reduced by 600mm, along with the upper level accommodation above the garage.

Indicative fenestration has been simplified.



Fig 1. Previous south (front) elevation



Revised south (front) elevation.

HOUSE 2

The roof ridge of House 2 runs west-east, parallel with the front (south) elevation.

This has made it possible to reduce the height of the previous two-storey house to a 'storey and a half'

Upper floor accommodation has been reduced in size, so that the floor space above the parking garage is reduced to a half-storey with reduced ceiling height.

The roof above the parking garage is changed from a 2-storey gable end to a 1 1/2 storey hipped roof. This minimizes the profile of the proposed house when seen from proposed House 1.

Indicative fenestration has been simplified.



Fig 2a Previous south (front) elevation



Fig 2b Revised south (front) elevation



Fig 3 Location of the proposed development site within the existing residential neighbourhood.

2.0 SITE AS EXISTING

The photographs on the following pages (Fig 7) show the site as it currently appears. The central area is overgrown with scrub. 7no. distinct trees have been identified on the site, 2 of which are mature. The remainder are semi-mature or saplings. See drawing MPA-WSP-XX-00-DR-A-061005 and Preliminary Ecological Assessment.

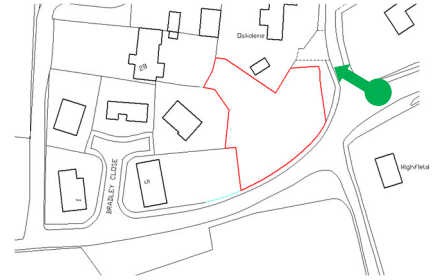


Fig 4.1

Gate to 'Oakdene'. The large trees to the left of the gate are outside the site boundary.

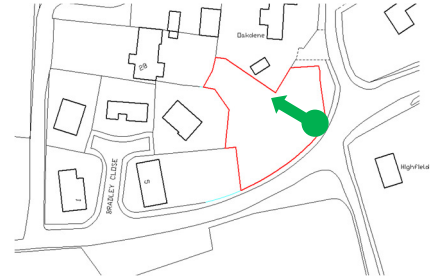


Fig 4.2

Boundary fence of 'Oakdene' on the right.



Fig 4.3

Scrub in the central area of the site.



Fig 4.4



Fig 4.5

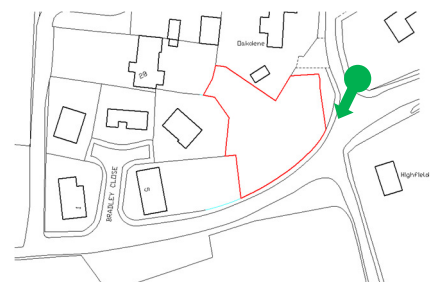


Fig 4.6

3.0 ADJACENCY AND PRIVACY

The proposed houses have been designed to ensure that there will be no impact on the privacy or amenity of neighbouring properties.

The space between the proposed houses and existing houses are similar to the spaces that already exist between neighbouring houses. The space between proposed House 1 and existing 4 Bradley Close is 10.35m, as compared to 5.28m between Nos. 4 and 5 Bradley Close. The closest adjacent walls of proposed House 1 and No. 4 Bradley Close are both blind walls.

This ensures that it is not possible to see the windows of No. 4 Bradley Close from any of the windows of the proposed House 1. Trees shown on the plan below are existing trees on neighbouring land. Proposed new trees in the gardens of the proposed House 1 and House 2 will add further effectiveness to the existing foliage screening.

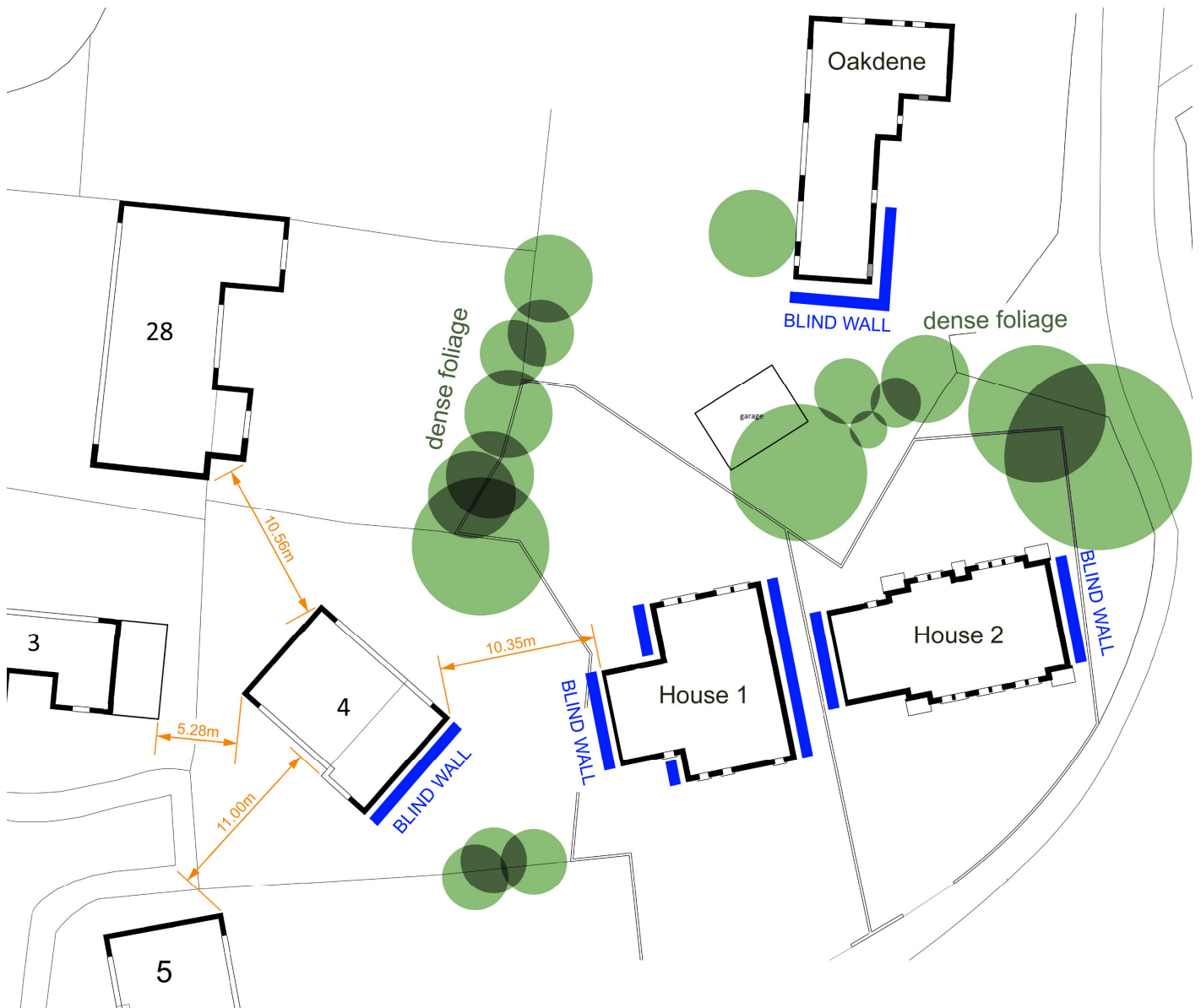


Fig 5 Proposed adjacency relationship to maintain privacy



Fig 6 Ground floor levels of existing and proposed houses.

Fig 10, above shows the outlines of the houses on Bradley Close, in relation to the proposed House 1. The slope of the ground between the houses varies due to the levelling of the ground floor slabs. The average gradient is approximately 1 in 9.

The ground floor level of proposed House 1 is 2.3m above the ground floor level of 4 Bradley Close. There is well established foliage along the boundary between the two properties.

The visualisations on drawing MPA-WSP-XX-00-DR-A-240001 show that a part of the east side of proposed House 1 will be visible from Bradley Close, to the rear of No. 4 Bradley Close, but that the presence of the proposed House 1 is not unduly disruptive to the views or privacy of Bradley Close residents.

The pitch of the roof, sloping away from east to west, also helps to reduce visual presence. The proposed House 2 is hidden from view behind House 1.

4.0 DRAINAGE

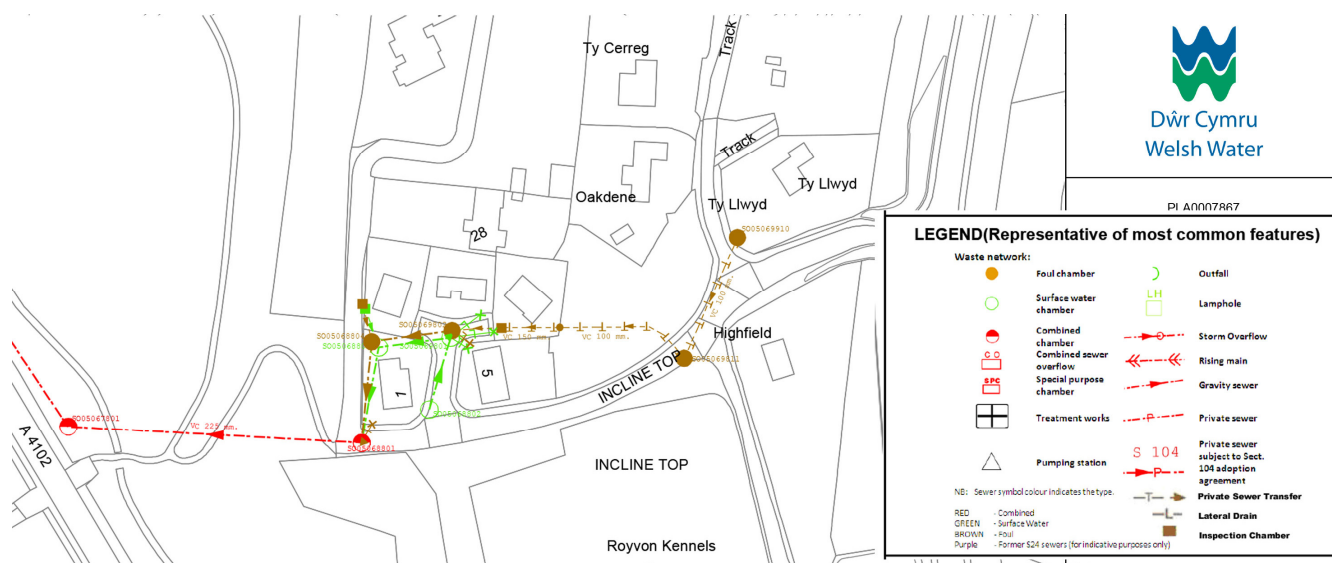


Fig 7 Dwr Cymru drainage plan as existing.

Surface water drainage will discharge to soakaways, located in the rear gardens of each of the 2 proposed houses.

An existing 100mm 'private sewer transfer' runs east-west across the site. The proposed houses are located to the north of the pipe. Foul drainage from the proposed houses can be connected to this existing sewer. See drawing MPA-WSP-XX-00-DR-A-061004_Drainage Plan.

5.0 CONCLUSION

The submitted Outline Planning Application is made with some matters reserved.

The following matters are defined in the application:

- Layout,
- Scale / massing / overall form
- Access

The following matters are partially defined:

- Appearance:
 - orientation of fenestration to ensure privacy between neighbouring properties
- Landscaping,:
 - ground level transitions,
 - external parking spaces,
 - retaining structures,
 - paved and soft landscape areas

All other aspects, including details of window and door opening, materials and finishes are reserved matters.

As shown in this report, the scale, form and layout of the 2 proposed houses is consistent with the established pattern of the Incline Top neighbourhood.

The proposed houses are detached, 4 bed units: they are similar in scale to the houses on Bradley Close and significantly smaller than the houses on Newland Park.

The proposed houses will be visible from neighbouring houses but they will not intrude visually any more than the existing houses impose upon their neighbours.

Car access on and off Incline Top is safe. Sufficient space is provided for off road parking.

Foul and surface water drainage are straightforward to provide.

The proposal complies with MTCBC planning policy and is consistent with the objectives of the current LDP. The existing site is disused brownfield land connected to Pen-y-Darren Works. Its development will be beneficial to the neighbourhood and to the town.

APPENDIX: SITE HISTORY

The site was originally developed as part of Pen-y-Darren Ironworks, comprising worker housing and outbuildings at the head of incline tracks, *circa* 200m east of the main works area (Fig 8).

The gradient of the slope averages appx. 1 in 9 between the ironworks and the terraced houses. It was used for tipping waste, but due to the presence of the houses, the site itself was kept free of spoil.



Fig 8, 1885 OS Map

Fig 3, below, shows the current site boundary (red line) superimposed on the 1910 OS map.

This shows that the majority of the site area was originally rear garden space for a terrace of houses. The irregular line of the northern boundary follows the historic boundary lines.

The north-east corner of the site corresponds to the corner of the original terrace, and for most of its length, the east boundary follows the line of the terrace frontage.

The original terraced houses were demolished in the late 1980s. They can still be seen on the 1983 OS map, Fig 9, following page. (The appearance of the house at 28 Bradley Close suggests that it could include some of the structure of the original terrace.)

The houses 'Ty Cerreg' and 'Oakdene' were built to the north of the site during the 1970s. Bradley Close, a cul-de-sac of five detached houses, was built on the site of the original terraces in the late 1980s.

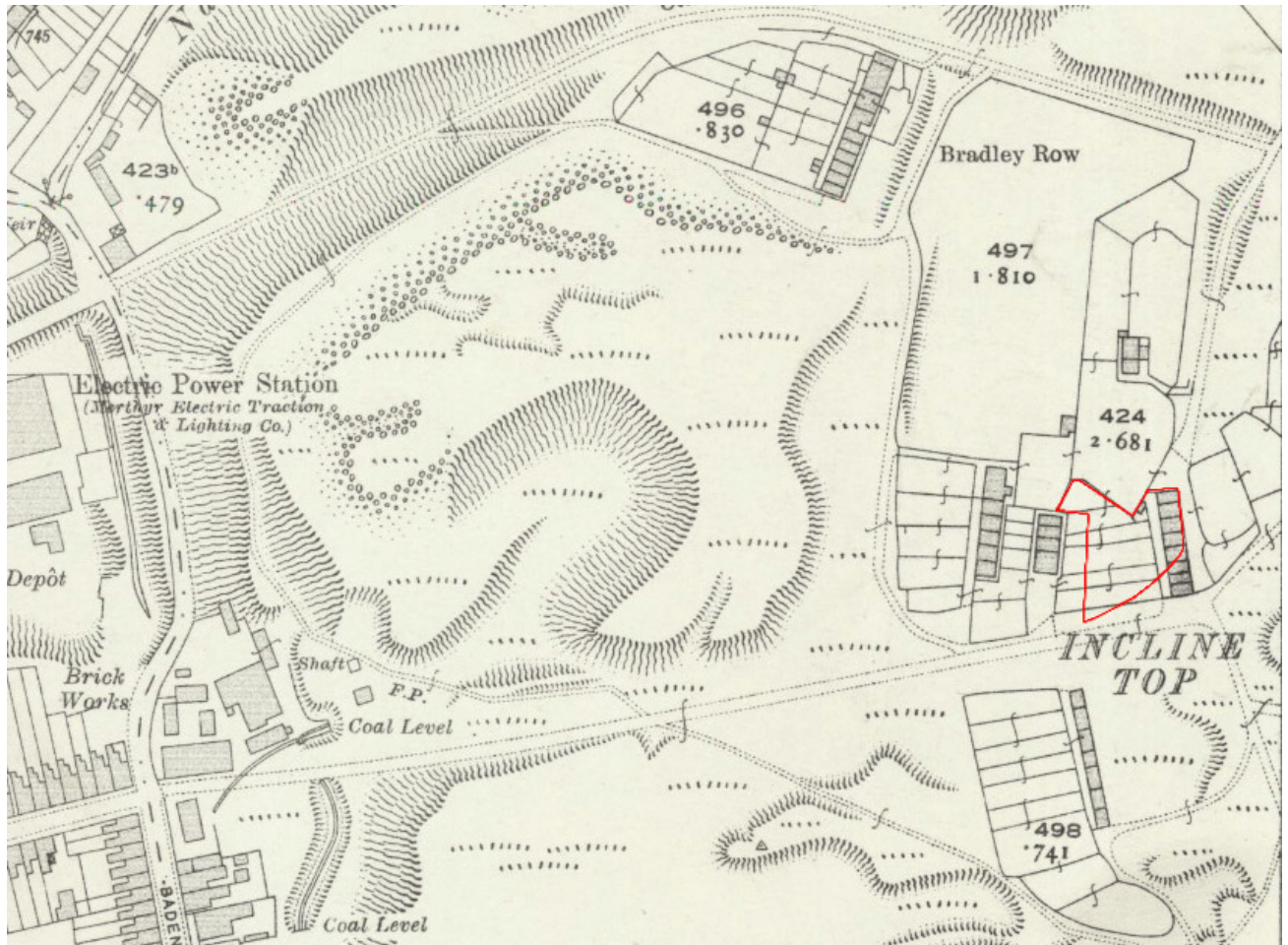


Fig 9. 1910 OS Map extract with proposal site boundary

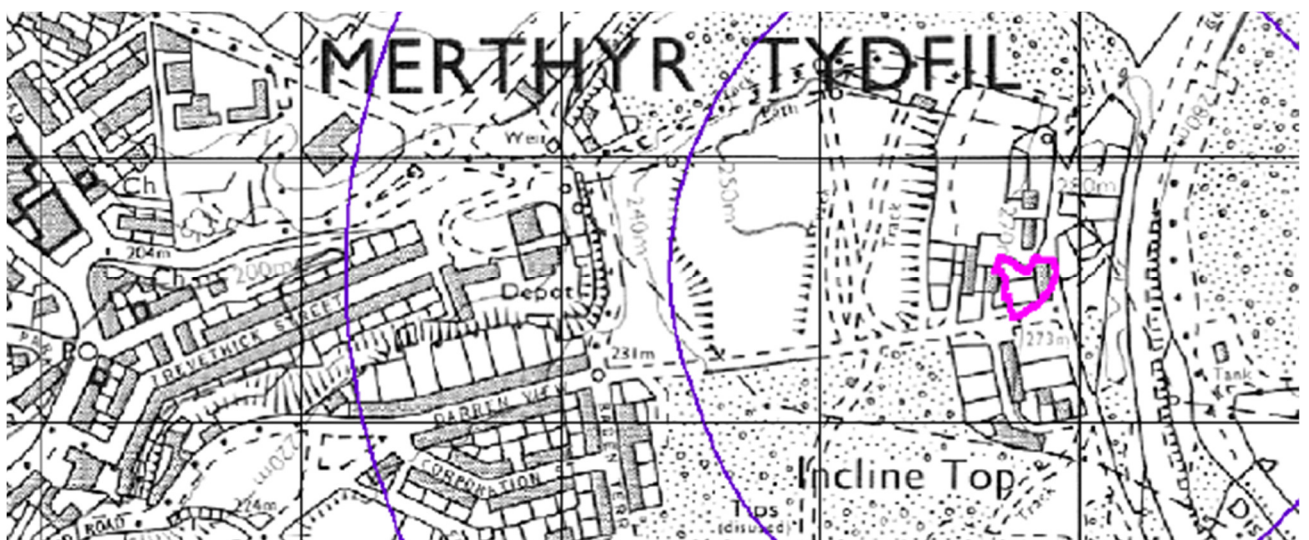


Fig 10 1988 OS Map

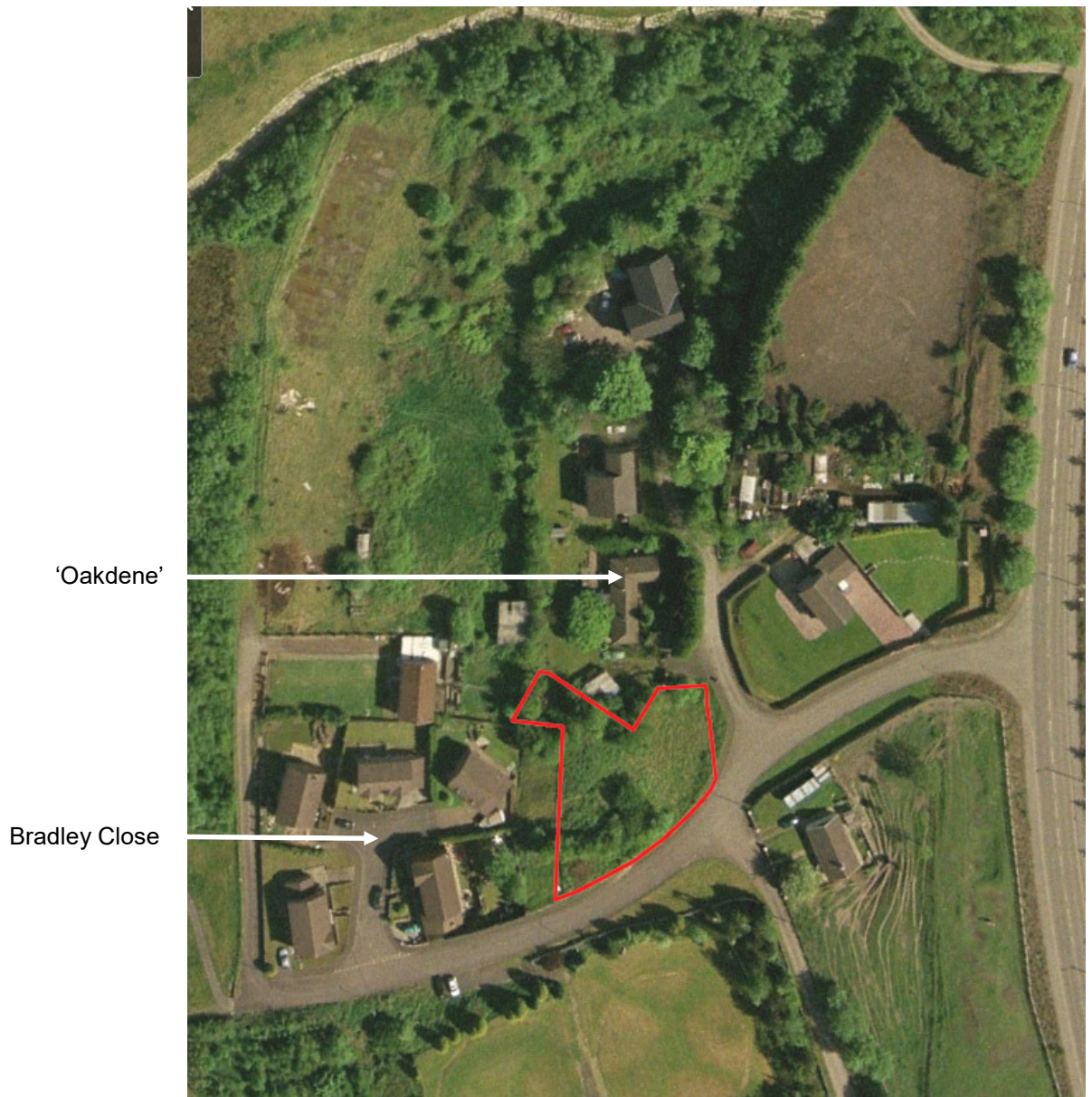


Fig 11 Site development in 2001.

Fig 11, above, shows the site in 2001. The development of Bradley Close and further plots to the west and north of Incline Top establishes a consistent pattern of medium-scale detached houses with gardens and off-road parking. The site is covered with low-level grassy scrub, and there are small trees along the south and north edges.

In 2006 3 large detached houses were built off a new cul-de-sac, Newland Park, to the north of Bradley Close. No. 4 Newland Park, another large house, completed that development in 2020.