

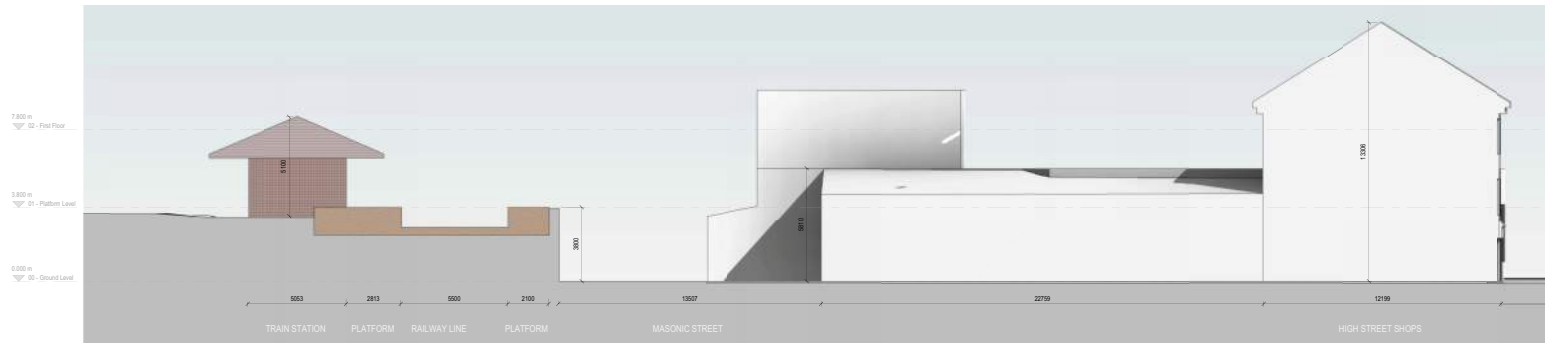
EXISTING HIGH STREET FORM



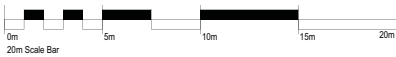
Section 1



Section 2



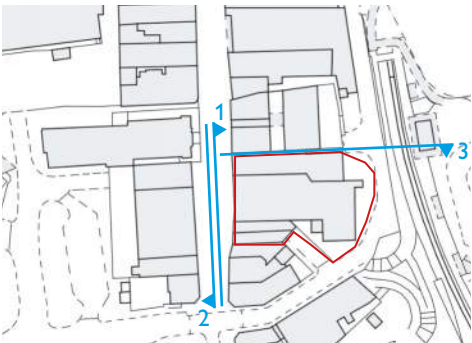
Section 3



High Street Form

The existing High Street language is disjointed, with shops to the ground floor and minimal interaction between buildings and the High Street. Each building is discordant to those in the immediate surroundings, resulting in an incoherent and confusing streetscape. The Grade II listed Chapel is not suitably respected by the neighbouring buildings.

Given the diverse architectural quality of the High Street, there is a mix of shopfront language in relation to both traditional and contemporary buildings. There is clear scope to strengthen the existing architectural language and relationship between shopfronts and upper storeys, and open space alongside the High Street itself, through careful and considered design gestures and intervention where appropriate.



Key Plan

SHOPFRONT DESIGN

Supplementary Planning Guidance - Note 3

Introduction

The Merthyr Tydfil Replacement Local Development Plan 2016 - 2031 was adopted by the Council on 29th January 2020. Supplementary planning guidance has yet to be revised. Although the available supplementary planning guidance refers to policies contained in the previous LDP 2006 - 2021, much of the principles and guidance remains relevant. The Supplementary Planning Guidance Note 3, published in 2013, considers how to encourage a higher standard of shopfront design.

The guidance identifies an erosion in the standard of both design and maintenance of shopfronts, reducing overall quality of retail centres. It notes the following: 'It is important that changes to shopfronts and building façades complements the local character, scale and architectural quality of the individual buildings.' The guidance provides a set of advice for two identified shopfront types, traditional and contemporary.

Planning Policy Context

Planning permissions for alterations to shopfronts must consider:

- Planning Policy Wales (Edition 5:2012).
- Technical Advice Note (TAN):12 Design (2009).
- Merthyr Tydfil Local Development Plan (LDP) 2006-2021 (2011) - Updated to Merthyr Tydfil Replacement Local Development Plan 2016 - 2031.

Traditional Shopfront Design Principles

Successful shopfront design has foundations in Edwardian and Victorian architecture. The document considers any future amendments to shopfronts should broadly aim for the reinstatement of such features and proportions. Principles of good design include the following:

- Retain and refurbish shopfronts rather than replacing.
- Shopfront as 'base' of building.
- Maintenance of proportion with building as a whole.
- Building rhythm above to be maintained.
- Businesses to be announced in proportion to building above.
- Age and character harmonisation.
- Incorporate shopfront with improvements to total facade.

- Contribution to character of area.
- Openings and doorways to be clear.
- Suitable signage and security.
- Appropriate external illumination.
- Canopies to be incorporated.
- Accessibility.

The following general rules apply to the design of traditional shopfronts:

To ensure appropriate design in the context of age, location, scale, detailing and character, the following general rules apply to ensure basic proportions are considered:

- Stallrisers not to exceed 25% total shopfront.
- Fascias not to exceed 20% total shopfront.
- Capitals not to significantly exceed proportion of fascia.
- Transom which frames celestory not to be located in bottom half of shopfront.
- Fascia not to impose on sills of windows above. This is to be via cornices.

Contemporary Shopfront Design Principles

Mid twentieth century onwards should follow the same basic principles as Victorian and Edwardian shopfronts. However, due to form and proportion changes after this period, design to more recent buildings must be carefully considered.

- Modern shopfronts should reflect context and scale of overall buildings. Distorted proportions result in an overall negative appearance.
- Although general rules for traditional buildings apply, there is likely more latitude in size of fascia and stallriser.
- Victorian and Edwardian detailing is not necessarily successful in a modern building. Detailing will be less ornate, although use of high quality contemporary detailing will be encouraged where appropriate. This includes lighting, signage etc.
- Individual flair can be expressed.

The following summarises some of the key design guidance for contemporary shopfronts. For full guidance including notes on lighting, security, decoration, and signage, see full Supplementary Planning Guidance Note 3.

Fascias:

- No deeper than 20% overall shopfront height.
- Standard width, normally that of the capital.
- Aligned through terrace.
- Not to impinge on original shopfront details.
- Fascias not to obscure, damage or project in front of visually significant architectural details.

Pilasters and Vertical Elements:

- To follow same rhythm and style as building above.
- Consistent pattern from base to eaves.
- Pilasters and capitals always present to create structure and order.

Stallriser:

- To form part of all shopfronts.
- Not to exceed 25% of total shopfront.

Doors and Thresholds:

- Doors to upper floors to harmonise with shopfront.
- Satisfaction of Part M whilst not detracting from character.

Windows, Canopies and Blinds:

- Traditional style glazing and windows encouraged on historic buildings.
- Glazing treatments (panelling, etching, reflective, tinted glass) to be kept to minimum.

Materials and Colour:

- Materials to be influenced by building which they are part of.
- Use of traditional materials such as painted hardwood timber should be a common starting point for all shopfronts.
- BS4800 colour range is generally considered appropriate, especially for use on Victorian and Edwardian properties.

SHOPFRONT ANALYSIS & JUSTIFICATION FOR REMOVAL / RETENTION

Monique's

There are several successful features of the Monique's facade which justify its incorporation into the new proposal.

CHARACTER

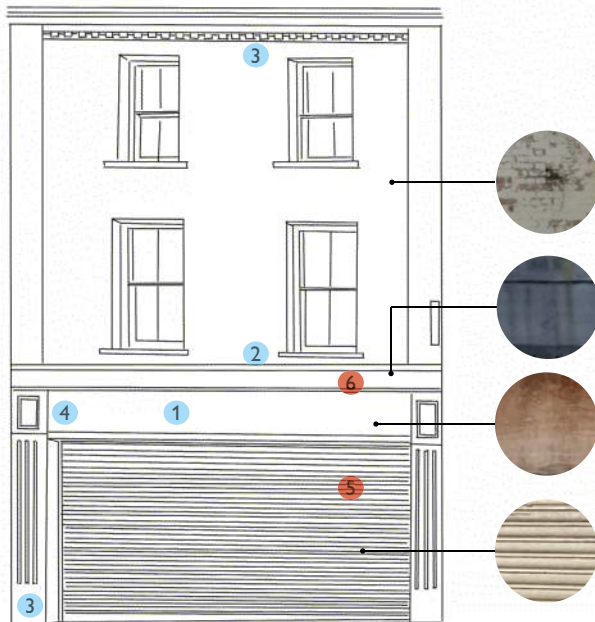
2

Successful Features:

- 1 Fascia less than 20% of total shopfront.
- 2 Fascia does not impose on sills above.
- 3 Original features retained - capitals, pilasters, decorative elements.
- 4 Capitals do not significantly exceed proportion of fascia.

Incongruous Features:

- 5 Shutter to ground floor results in lack of rhythm from base to upper storeys and stallrisers (if present) not visible.
- 6 Material deterioration.



Sketch Analysis of Monique's Shopfront

Peacocks

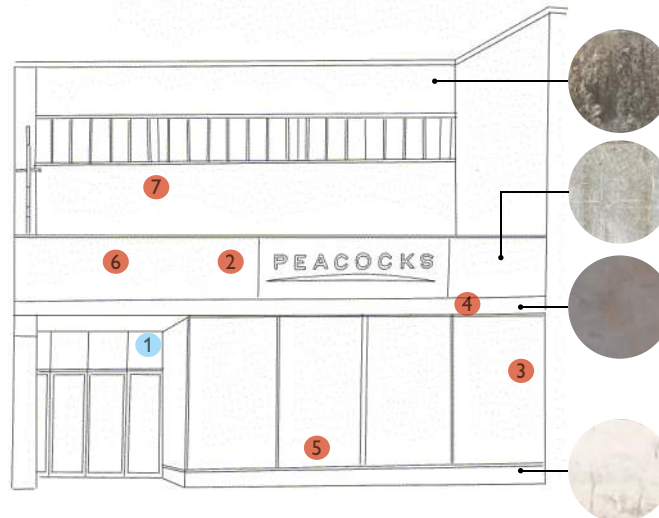
Part of the development proposal is to demolish Peacocks to provide space for a new public realm which extends from the existing High Street. The existing shopfront presents a large number of incongruous features, justifying its removal.

Successful Features:

- 1 Relatively consistent glazing pattern from base to upper storey.

Incongruous Features:

- 2 Fascia approx 30% total shopfront.
- 3 Distorted proportions result in disjointed building frontage.
- 4 Material deterioration and temporary repairs evident.
- 5 Stallrisers not present.
- 6 One continuous fascia results in visual over-dominance.
- 7 Lack of vertical elements to add consistent visual language between storeys.



Sketch Analysis of Peacocks Shopfront

British Red Cross

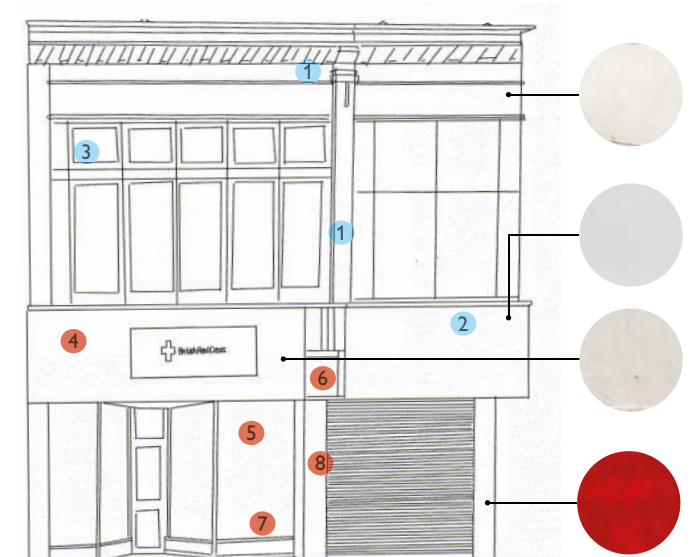
Part of the development proposal is to demolish British Red Cross, further opening the High Street into the proposed public realm. Much like Peacocks, the British Red Cross building is also limited in its architectural value, also justifying its removal.

Successful Features:

- 1 Original features retained - pilasters, decorative elements.
- 2 Fascia split across bays.
- 3 Horizontal banding evident.

Incongruous Features:

- 4 Fascia approx 35% total shopfront.
- 5 Distorted proportions result in disjointed building frontage.
- 6 Material deterioration.
- 7 Stallrisers not present.
- 8 Shutter to ground floor results in lack of rhythm from base to upper storeys.



Sketch Analysis of British Red Cross Shopfront

DESIGN PROPOSAL



PROPOSED DEMOLITION

Proposed Demolition

Although the proposed demolition sits as a separate project to the main public realm works it is crucial to discuss as part of this DAS and Stage 3. The demolition contract has been shaped and created in tandem with the proposed public realm works.

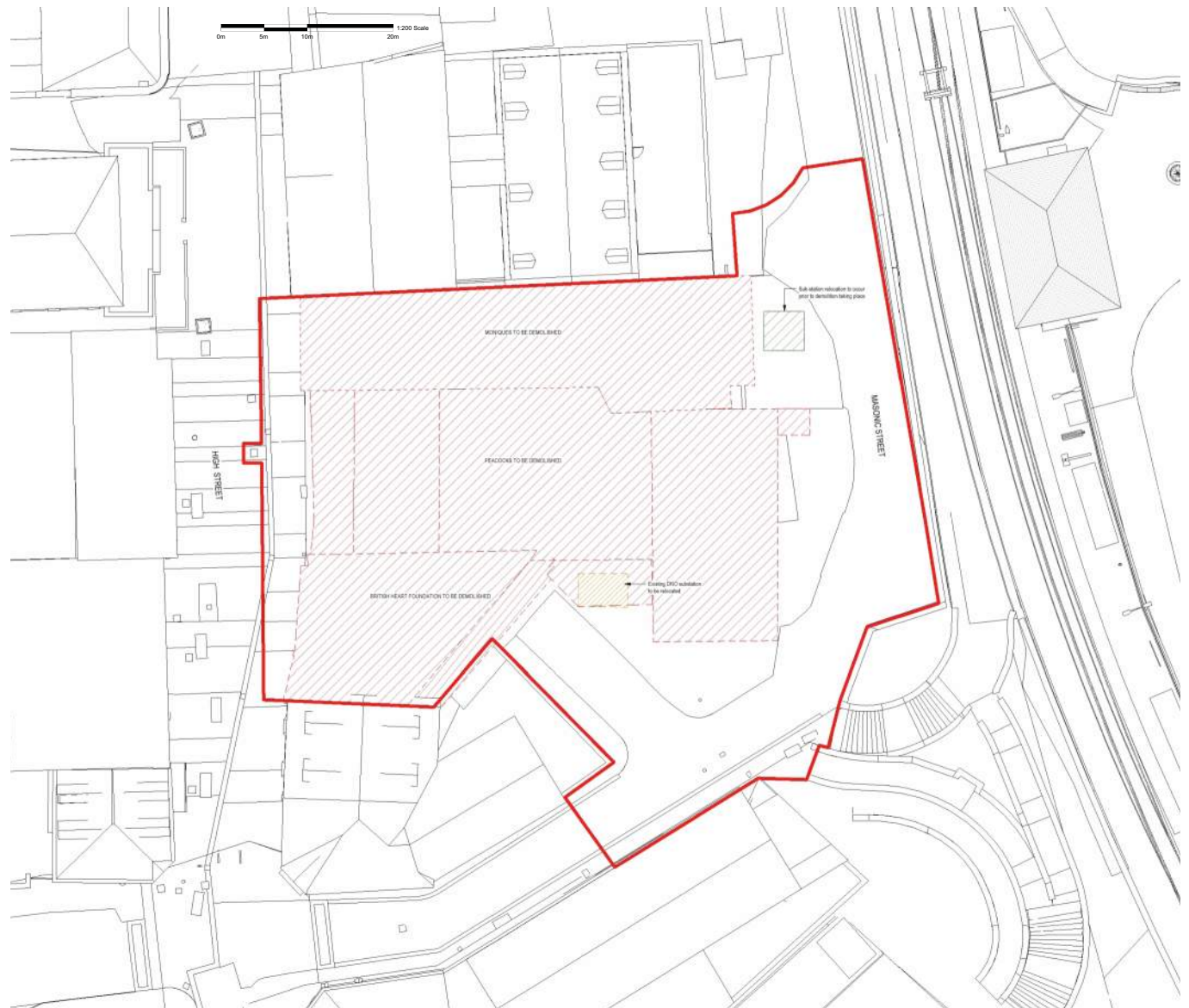
- Peacocks & British Red Cross - to accommodate public realm route between High Street and Masonic Street.
- Monique's - Demolished in total due to current condition and re-built to match character and Victorian style.



Existing High Street Photograph



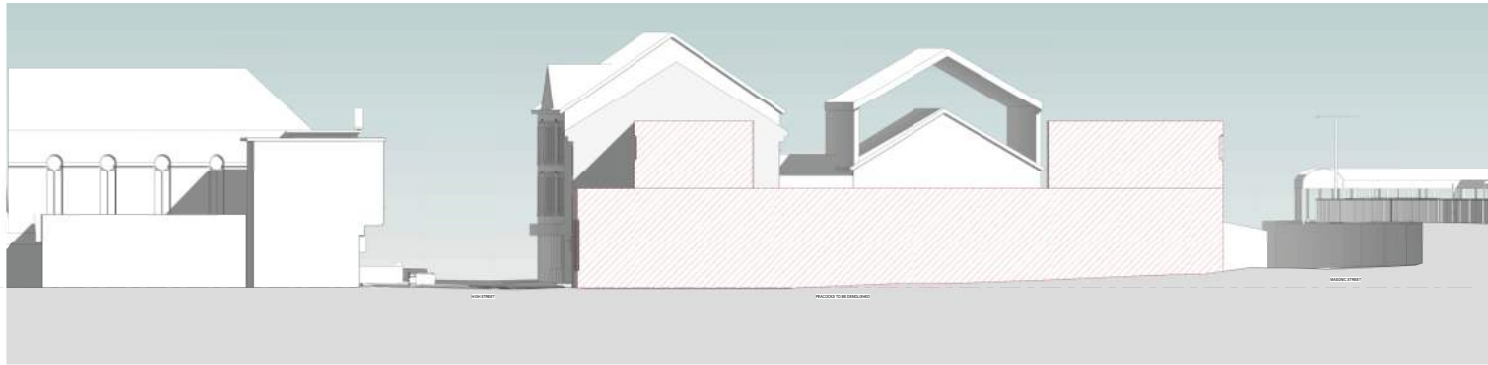
Illustration of Proposed High Street Demolition



Proposed Demolition Plan

PROPOSED DEMOLITION

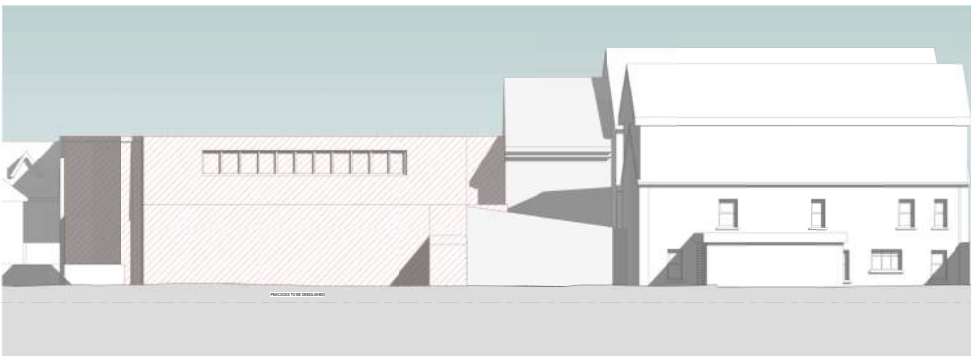
Section A



Section B



Section C



Proposed Demolition Sections

0m 5m 10m Scale



Key Plan

Red hatch: indicates areas of permanent demolition.

Green hatch: indicates area for demolition and future re-build.

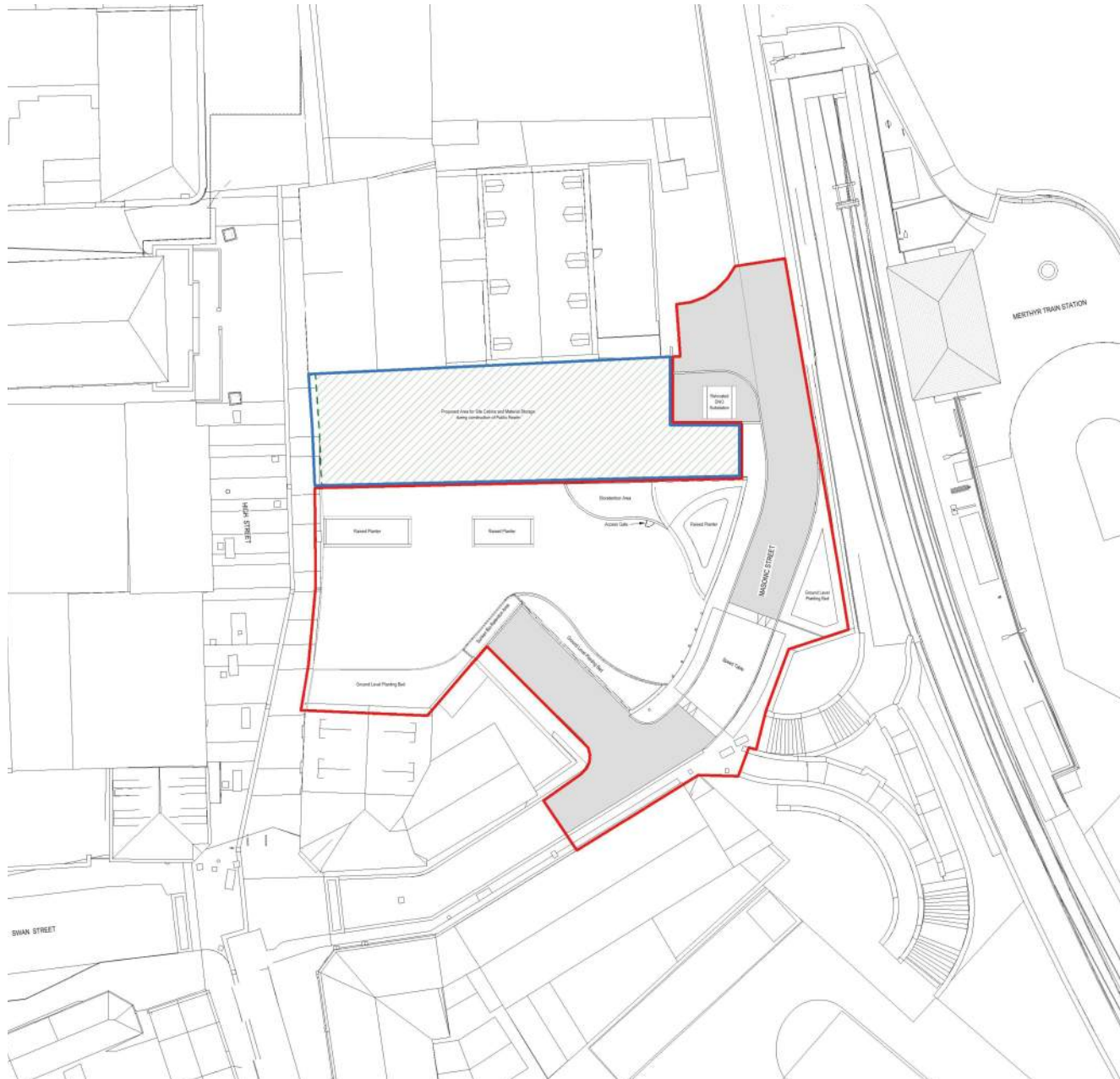
Demolition Completion

The substation relocation and demolition contracts will be completed prior to the start of the main public realm works being started.

The demolition works are subject to a separate conservation area application to the public realm however there will be a Heritage Impact Assessment completed that will cover both the demolition and public realm / future re-build of Monique's. Through detailed conversations with the Local Authority Planners and Specialist Planning Consultants we have established the buildings being proposed for demolition are of very low heritage with very low positive contribution to the wider conservation area. There are no major issues anticipated with the proposed demolition application and works.

Drawings that were produced as part of the demolition contract have not been included in this Design & Access Statement or associated Stage 3 report Appendices. The key plan shown below highlights the site boundary for the demolition works which does differ slightly to the site boundary for the proposed public realm works shown on the next page.

PROPOSED SITE BOUNDARY



Proposed Works Site Boundary

During Stage 3, the proposed works have been split into two elements:

Public Realm

The main element of works will be the re-alignment of Masonic Street and the public realm space which will replace Peacocks and British Red Cross. These works are subject to a full planning and conservation area application. The boundary plan to the left highlights the area of these works contained within the red line. During these works the demolished footprint of Monique's is proposed to site material storage and welfare cabins.

Monique's Re-Build

The second element of works will be the redevelopment of the Monique's site. As identified through Stage 3 design development and review it has been established Monique's does have a small amount of Heritage that contributes to the conservation area. The original aim was to retain and refurbish Monique's however, through structural surveys it has been identified that Monique's is in a very poor state of repair and it would not be commercially viable to retain. The redevelopment of Monique's is subject to an outline planning application only at this stage. The external appearance of Monique's has been developed as part of the visuals and site plans/elevations to demonstrate the intent of what we want to put back in place of the existing building. These will be used as part of the outline planning application and heritage impact assessment. The boundary for Monique's redevelopment and the outline planning application is shown in blue on the drawing to the left.

For full scale drawing please refer to Appendix 10.0 of the Stage 3 report drawing No.:

MIL-ESA-XX-XX-DR-A-050015 - Proposed Site Plan

DESIGN OPTIONS

Exercise 1 - Demolition Extent

In order to determine the appropriate extent of demolition to create a meaningful and lively connection, a varying extent of building removal has been explored, from the removal of Peacocks only to the removal of four units opening up the entire corner between the High Street and Masonic Street.

Based on an assessment of the condition and architectural merit of the existing buildings, it has been determined that retaining Sunflower Cafe and The Don's is most suitable. It was hoped that retaining Monique's would be possible but due to the current condition, demolition will be required with a re-build to replace. This is indicated in image B), which shows the removal of Peacocks and British Red Cross with Monique's rebuilt. This arrangement retains key architecturally valuable features of the historic High Street, whilst adapting for a new connection running east to west, connecting Masonic Street with the High Street.

Exercise 2 - Navigating Site Levels

Once the initial decision regarding the extent of demolition had taken place, the next major design feature was whether to include steps and ramps, or maintain a gently sloping site to overcome significant level changes between the east and west sides of the site.

ACCESS

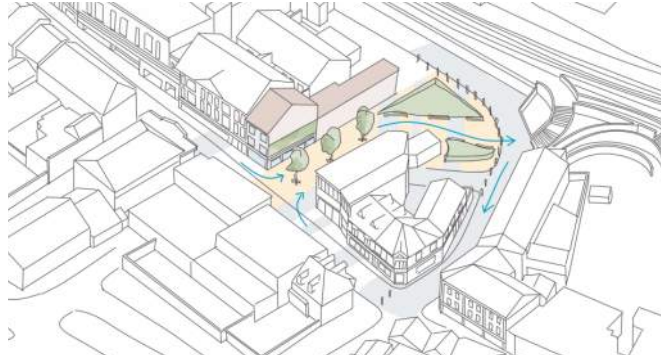
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Image B-1) demonstrates the chosen approach to site levels. As indicated, a gentle slope allows a greater provision of open public realm, improving not only access and movement of pedestrians, but also community safety.

COMMUNITY SAFETY

3

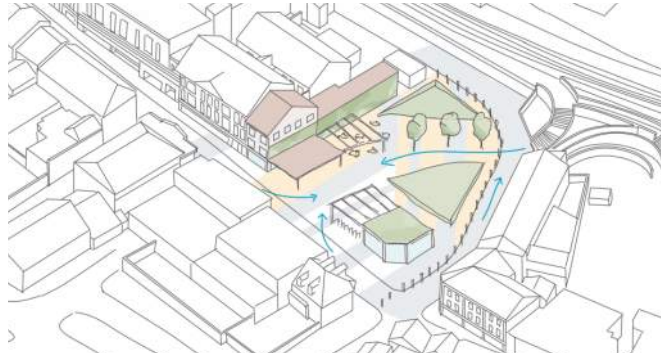
Exercise 1 - Demolition Extent



A) Removal of Peacocks



B) Removal of Peacocks and British Red Cross (rebuild of Monique's)



C) Removal of Peacocks, British Red Cross, Sunflower and The Don's

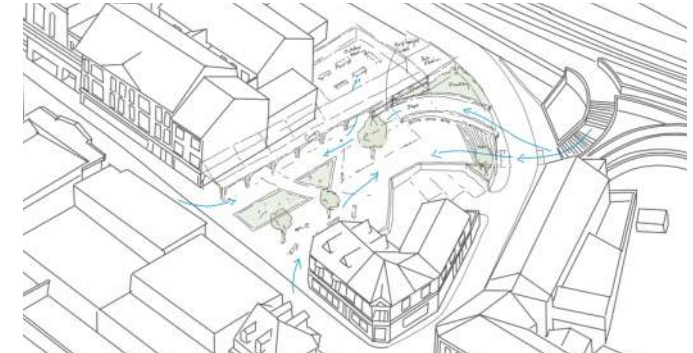
Exercise 2 - Navigating Site Levels



B-1) Gently Sloping Site without Steps or Ramp



B-2) Inclusion of Steps

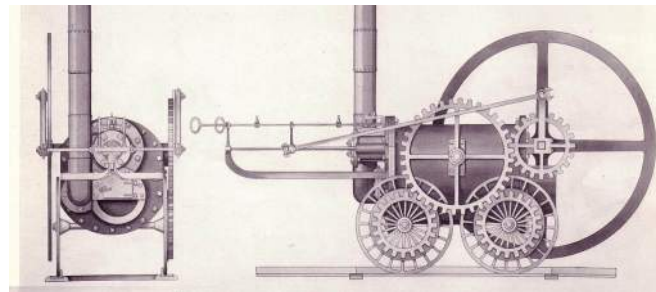


B-3) Inclusion of Steps and Ramp

DESIGN DEVELOPMENT

Exploring Geometries

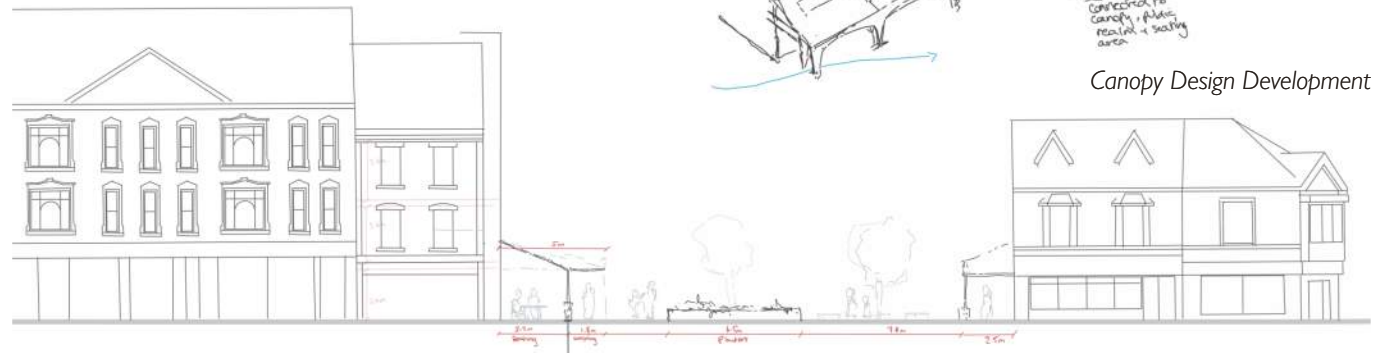
The strong language of nearby public realm spaces including the Bus Station a short walk from the site, alongside the rich industrial heritage, play a key role in shaping the proposed public realm geometries. The geometry and form indicated in Trevithick's Coalbrook Locomotive has been loosely adopted to inform circular and organic forms which relate to Merthyr's industrial heritage.



Trevithick's Coalbrook Locomotive

Determining Zones

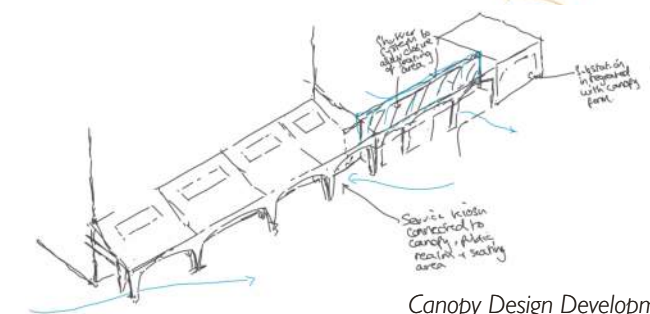
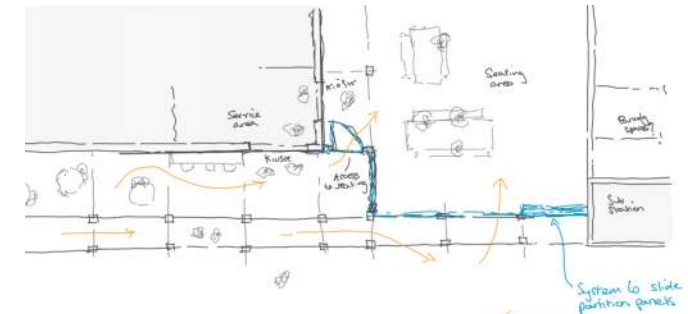
Several iterations of planting and pedestrian routes have been explored based around the expected movement of those moving between the High Street and Masonic Street. The proposal lands on a combination of direct avenues and meandering routes.



Sectional Development Sketch

Considering Horizontal and Vertical Permeability

The proposed canopy offers opportunity to explore permeability in both the horizontal and vertical plane. The pedestrian is offered both shelter and visual rhythmic cues through repeat columns which relate to existing structures along the High Street. A hierarchy of spaces is more successfully achieved through the inclusion of canopy elements which are retractable and designed for the public realm.



Canopy Design Development



Plan Development Sketch - Geometries



Plan Development Sketch - Zones

PROPOSED MASTERPLAN



Proposed Plan Sketch

Features of Public Realm

The following summarises key features of the public realm design. The intention of the design is to provide a harmony between the existing public realm spaces within Merthyr; whilst improving connectivity and increasing community safety and access through inclusive and considered design elements.

- ① Covered canopy with glazed roof
- ② External informal seating for Monique's integration with Public Realm
- ③ Relocated sub station with screening walls to surround
- ④ Tree lined primary route
- ⑤ Street furniture to secondary route including raised stone planters and bench seating
- ⑥ Raised planting beds, native plants and grasses
- ⑦ Bioretention planting areas with fencing to boundary

5 ENVIRONMENTAL SUSTAINABILITY

- ⑧ Crossing point between Public Realm and station access steps and ramp

3 COMMUNITY SAFETY

- ⑨ Permeable paving to entire public realm hard landscape
- ⑩ Re-surfacing of Masonic Street and turning head

- ⑪ Gentle slope gradient to site removing need for steps and ramps

1 ACCESS

AERIAL VISUALISATION

Substation

Relocated to rear of Monique's and shrouded from public realm.

Retaining Wall with Victorian Mounted Railing

In order to achieve the level difference between the business unit external seating and substation, a retaining wall will feature perforated steel screens or railing.

Canopy

The proposed colonnade will provide partial cover to the outdoor seating. It will be architecturally influenced by Victorian and Georgian architecture, with filigree ornamental columns. The Victorian style colonnade will be further developed by the Structural Engineer in Stage 3. It will be polyester powder coated black steel.

External Seating

The adjacent business will benefit from the opportunity to informally spill into the Public Realm space via the canopy, increasing activity levels and improving a sense of place making.

CHARACTER

2

Gable Ends

Structural works to newly exposed gable end of Sunflowers Cafe. Gable end to be temporarily protected during demolition phase and rendered during main works.



Stage 3 Site Visualisation

5

ENVIRONMENTAL SUSTAINABILITY

Bioretention

Planting design accommodates effective drainage in tandem with permeable paving. Several bioretention areas form the boundary between public walking space and borders. Each bioretention area will be outlined with Victorian style railings, in keeping with the design of the canopy and screening wall.

Screening Wall

The brick screening wall will wrap from the point of ground level change to form the backdrop of the tiered planters. It will wrap around the sub station, and continue brick forms established in canopy columns, as arched brick recesses.

Primary and Secondary Routes

Pedestrians will be guided through the Public Realm via either direct primary routes or meandering secondary routes. Both routes offer places to rest and look onto green spaces.

Public Realm Security

New CCTV provision will be required to connect with the existing network and camera with pivot to be mounted to Sunflowers Cafe gable end. This vantage point offers a view with clear sight lines throughout the public realm. South Wales Design Out Crime Officer has been consulted on the proposal and his guidance has been followed. Refer to appendix at the back of this report for further details.

3

COMMUNITY SAFETY

SUB STATION RELOCATION & UTILITIES

The following provides a summary of building services information. See Building Services report Appendix for full Stage 2 information.

Existing Sub Station

The existing sub station is owned and maintained by the District Network Operator (DNO) National Grid Electricity Distribution (South Wales) plc. It is located off Masonic Street, ref: 55/2931.

The existing sub station is an open air transformer with a close coupled LV feeder pillar and HV connection box. The sub station is built into the corner of an existing building.



Existing Sub Station

Proposed Sub Station Relocation

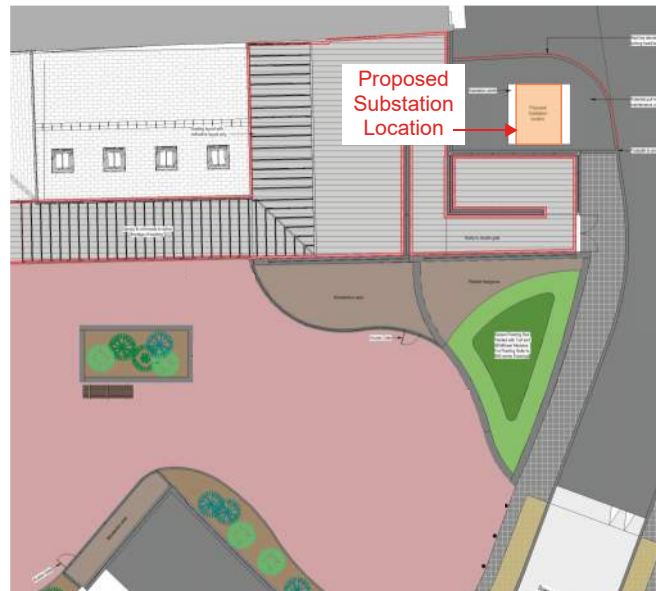
There were previously two options for the proposed location of the sub station:

- Option 1: Behind Moniques north along Masonic Street
- Option 2: Existing roadway adjacent to the existing Substation

Through more detailed coordination at Stage 3 it was deemed that Option 1 provided the most appropriate solution. Option 1, whilst further away, offers a better solution that means the substation will not impact of the new public realm as it would do if positioned as per Option 2. There are both buildability and phasing benefits with Option 1 that far outweigh the any small cost considerations. See below points which further explain why Option 1 was selected to progress with at Stage 3:

1. Buildability

Proposed substation location is away from the demolition works and ground works of the public realm including drainage and retaining walls. This allows the relocation to be completed independently of the demo.



Proposed Sub Station Relocation Options

2. Phasing of Works

Proposed substation location is away from the main works and could be built early into the project ready for switch-over. The substation in fact is due to be moved week commencing 6th January ahead of demolition works.

3. Flood Risk

Proposed substation location is higher than the current location and at a reduced risk of flooding.

4. Access and Maintenance

Proposed substation location is off Masonic Street in a compound set off the road. This is a standard National Grid GRP secure housing in black to fit in with the wider heritage scheme.

5. Cost

Proposed substation location is further away from the existing location

and will require additional HV cabling. The cabling will be routed in such a way not to interfere with existing services but also to not disrupt the future re-alignment of Masonic Street planned for the public realm main works.

6. Future Works

Future works to upgrade the Train Station would have less impact the existing installation due to the proximity to the station track end.

Disconnection and Removal of Utilities Connections to Demolished Units

During Stage 3, measured building surveys have been conducted by Bury Associated Ltd. The design team including Drainage Engineer, Structural Engineer and Architectural team have all visited site and visually inspected the units. The Client, MTCBC, is currently managing the isolation and disconnection of building utilities to Monique's, Peacocks and British Red Cross. This will be completed ahead of scheduled demolition due in the first quarter of 2025. There is not anticipated to be any issue with the electrical supply to the Monique's re-build as the substation capacity has gone from feeding three existing units down to 1. This will be explored and confirmed further when a firm brief is confirmed for intended use of the Monique's re-build.

Works Phasing

The new substation will be installed and made live prior to the removal of the existing substation, these works are scheduled for week commencing 6th January. Works have been phased to ensure the surrounding properties and units have minimal scheduled downtime (avoiding the busy Christmas period).

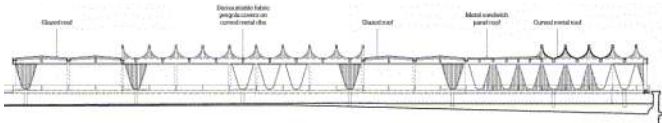
Diversion of Utilities to Support Public Realm Installation

The majority of the new proposed works are located below the existing units which are subject to demolition and therefore there is unlikely to be any services within the building footprint that require diversion. However future sub surface Ground Investigation surveys will be carried post demolition to confirm the area is clear of any services.

HERITAGE & CHARACTER PRECEDENT

Camden Market Canopy - vPPR

The canopy was designed to sit alongside the Grade II listed Horse Hospital and railway. The brief requested the creation of a light weight canopy which responds to rich contextual heritage, acting as a strong visual marker on the urban site. The facade is described as responding to a series of urban rhythms reflecting a busy street'. From afar, the bespoke V shaped columns read as horse heads, with ear like semi circular roof profiles. Columns follow the rhythm of the retaining wall below, whilst the roof considers the roof scale behind.



Camden Market Canopy - vPPR

V&A Museum Aston Webb Screen - AL_A

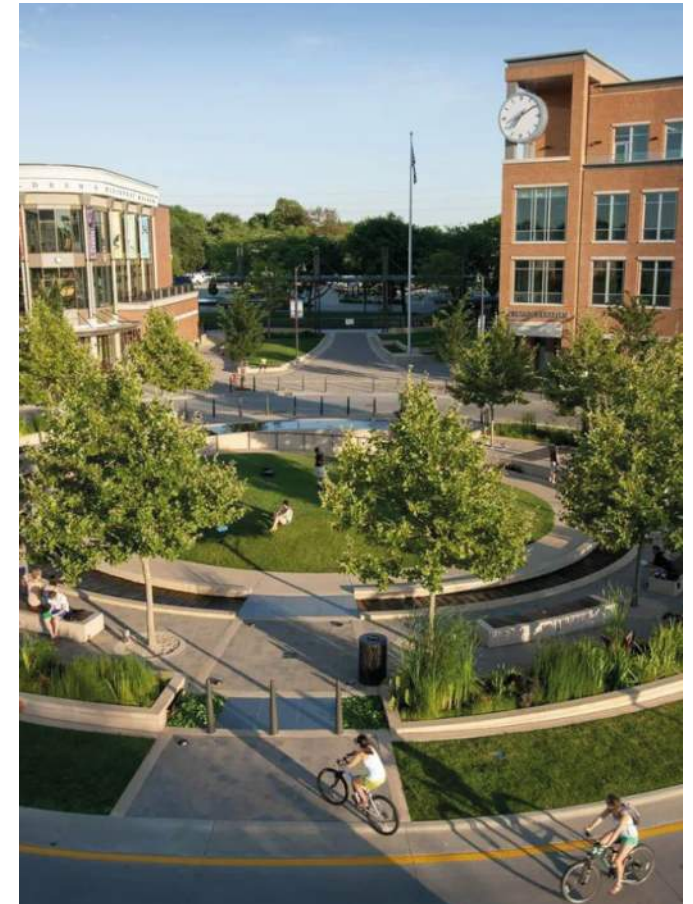
As part of the V&A museum exhibition space, the Aston Webb Screen on Exhibition Road was re imagined. Each stone removed was documented, recorded, and stored, to be reused in the proposed screen. The design transforms the original wall into a reveal, which include perforated screens detailed with pattern work indicative of war damage on the original structure.



V&A Museum Aston Webb Screen - AL_A

Uptown Normal Circle - Hoerr Schaudt Landscape Architects

The redesigned public realm space presents an adaptation on the previously confusing and dangerous junction used by pedestrians and vehicles. The design offers a 'nucleus around which to orbit', acting as a hub of social activity. Following the implementation of the scheme, as of 2015 retail sales had risen 46%.



Uptown Normal Circle - Hoerr Schaudt Landscape Architects

PROPOSED SECTIONS

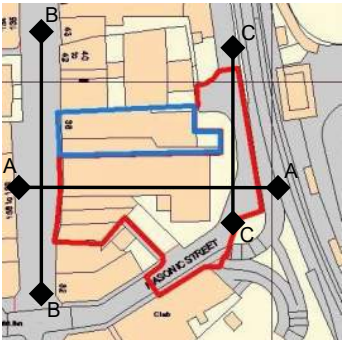
Section A



Section B



Section C



Key Plan

Proposed Sections

For full scale drawing of proposed site sections refer to Appendix 10.0 of the Stage 3 report, drawing No.: MIL-ESA-XX-XX-DR-A-050016_P01_Planning - Proposed Site Sections

PROPOSED VISUALS

For full scale drawing of proposed site visuals refer to Appendix 10.0 of the Stage 3 report, drawing No.: MIL-ESA-PR-XX-DR-A-050028_P01_Planning - Visuals



Primary & Secondary Pedestrian Routes



View from High Street



Aerial View from High Street



View from Top of Train Station Steps



Overhead View of Public Realm & Monque's Rebuild



Aerial View from Bus Station

ACTIVE TRAVEL

Design Development

As previously discussed, the analysis of bicycle theft within Merthyr has identified a number of incidents each year within the town centre, highlighting a need for more safe and secure bicycle facilities. This area of the design requires more stakeholder engagement as the brief for Monique's gets firmed up; it is envisaged that there will cycle storage incorporated here. The current Stage 3 proposal for the public realm does not offer the opportunity for cycle storage of any sort. This was a clear directive from the Client and relevant stakeholders during the design development at Stage 3.

The ultimate aim is to keep the cycle storage as part of the Monique's development which will have strong ties to the public realm space. With the Merthyr Interchange site being a strong link between the bus and train stations, the addition of cycle storage in the future development of the Monique's site will encourage active travel in line with the Council's wider strategy.

The reason secure cycle storage has not been incorporated into the public realm proposal is due to management of the site. During stakeholder engagement sessions it was viewed as potentially counter productive to install a facility that could attract anti-social behaviour and vandalism, keeping the cycle storage as part of a fully managed site (24/7) will be more appropriate. The introduction of cycle a secure cycle storage facility onto the public realm also had several design challenges. Clear sight lines across the site would be disrupted, this would require the introduction of additional CCTV which was not favoured by SWP or the Client. The placement of the secure cycle storage would also have a huge impact on the sustainable urban drainage design of the scheme reducing the area of permeable paving and increasing the area of bio-retention planters.

Public Realm Active Travel

A key consideration during the development of the public realm was active travel and how to make the site accessible, safe, and comfortable for all users. Here are some design considerations for active travel routes:

- Lanes should be wide enough for a variety of vehicles, including wheelchairs, prams, and cycles.
- Active travel routes should form a connected grid, while private vehicles should have less direct routes.
- Active travel connections should have good natural surveillance from buildings.
- Shared use routes should be designed to minimize conflict between pedestrians and cyclists. When shared use is necessary, the route should be at least 3 meters wide for up to 300 pedestrians per hour, and at least 4.5 meters wide for up to 300 cyclists per hour.

Design outcomes

Through development of the public realm with the above points in focus we have achieved outcomes such as safety, comfort, directness, coherence, attractiveness, and adaptability. There are wide open spaces with the option of multiple routes. Good sight lines and natural surveillance across the site have been key focuses.

Spokesafe - Potential Future Development of Monique's

Spokesafe's mission is to provide active transport as the default choice for transport within the inner city. They provide indoor hubs for a variety of project sizes, from commuter hubs to city centres. The company already works for those including Transport for Wales, Network Rail, Colchester Borough Council, and Transport for London.

Some of the benefits of Spokesafe as a system are as follows:

- Marketing - increasing awareness of the facility
- ID Verification - security features
- Bookings and Payments - to provide users with flexibility.
- Access Control - able to be incorporated into active travel facilities providing 24/7 access.
- Customer Service - through a 24/7 helpline.
- Data and Reporting - to provide insight on facility performance.

Case Study - Colchester Secure Bike Park

The Spokesafe solution for Colchester offers a facility for safe and secure bike parking for 23 bikes including space for eBikes. An eCargo bike library for the hire of electric bikes is also available. There is also a volunteer run Colchester Bike Kitchen which operates alongside the Bike Park, allowing residents to maintain and repair their bicycles.

The hub is open between 7am - 10pm, open 7 days a week. There are different membership options available from pay as you go bookings from £1 per day to weekly and monthly deals. As a result, the cost to use the hub is cheaper than the cost of parking a car for the day.

'Working in partnership with Spokesafe has allowed us to create a much-needed resource for the community. Providing a safe and secure place for people to leave their bikes will encourage more people to cycle into the city, whether that is for work or leisure.'

- Spokesperson for Colchester City Council



eCargo Bike at Colchester Bike Park

COMMUNITY SAFETY

3

PROPOSED HARD LANDSCAPING



For full scale drawing please refer to Appendix 10.0 of the Stage 3 report drawing No.: MIL-ESA-XX-XX-DR-A-950023_P05_Public Realm Hard Landscaping Layout

Proposed Hard Landscaping Plan



Image 01



Image 02



Image 03



Image 04

Paving Strategy and Permeability

Following Civil Engineer recommendations and to work in tandem with bioretention areas, the primary public realm area utilises permeable paving products. Recommended products are supplied by Terrabound (Resin Bound Surfacing), to achieve environmentally friendly solutions which reduce the risk of flooding by functioning as SuDS systems. The footways lining Masonic street will be a Tobermore solid joint paver with an asphalt surface to the road and area around the new substation.

Paving Cleaning & Maintenance

Throughout Stage 3, key stakeholder engagement has been key to the development of the public realm particularly the paving. Through extensive discussions with the Council's street cleansing, highways team and wider design team we have established a preferred solution of permeable resin bound gravel. This works from an Engineering perspective, from a cleaning and maintenance (light touch annual), to an aesthetics perspective where we can achieve a classic heritage visual.

STREET FURNITURE & WAYFINDING

Wayfinding:

Following discussions on the previous project iteration with the Council Project Manager, it was noted that the town centre wayfinding is under developed and requires a full review by the Council separate to this project. It was agreed that the wayfinding within the Public Realm will include interchangeable signage to facilitate future updates and modifications within the town centre as needed. It is recommended that wayfinding is to be developed in conjunction with the Local Authority and their placemaking and wayfinding initiatives. It is also important that the wayfinding fits with the theme and Victorian heritage of lower High Street and the newly proposed public realm.

The following indicate key elements of wayfinding within the design intent:

- Signage: Clear and well-designed signs should be placed at strategic locations to indicate important information.
- Directional Cues: Visual cues to guide people in the right direction. Tactile paths can be helpful for individuals with visual impairments but may not be appropriate for active travel routes.
- Consistency: Maintain consistent signage and wayfinding elements across the new public realm but also the wider proximity of High Street.



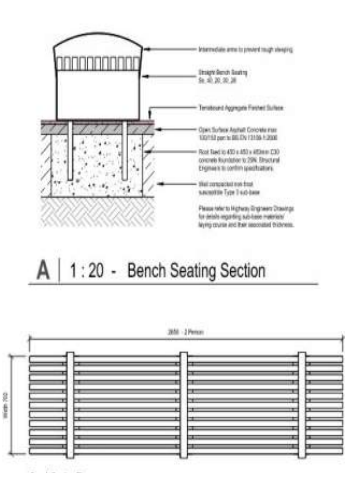
Wayfinding Totem Precedents

For additional street signage in the proposed scheme refer to Appendix 4.0 of the Stage 3 report, drawing No.: 70120884-RED-61-XX-DR-C-1200 TSRM

For full scale drawing of proposed benching refer to Appendix 10.0 of the Stage 3 report, drawing No.: MIL-ESA-XX-XX-DR-A-950010_P01_Street Furniture - Bench Seating

Seating:

Benches are strategically placed to provide rest areas and identify threshold boundaries between landscaping types, routes, and zones within the newly opened public realm. The proposed benches are integrated with raised planting beds, following the geometries of the site and allowing the pedestrian a resting place with green and natural spaces in close proximity. Opportunities for rest are located along both the primary and secondary routes across the site.

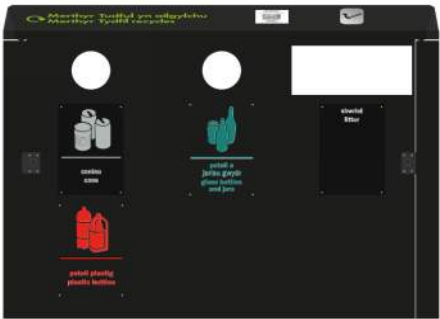


Example Product - broxap short with arms

Proposed broxap products for the seating, concrete foundations required and will be developed by the Civil/ Structures teams in conjunction with the manufacturer at Stage 4. During consultation with the South Wales Police Design Out Crime Officer it was requested that all benches have end and intermediate armrests to prevent rough sleeping. Armrests also prevent skateboarding. All bench metal work will be powder coated in Black.

Public Realm Waste Disposal

Throughout Stage 3 the design team has engaged with the Council's street cleansing team. It was established that one multi-compartment steel 336 litre bin would provide sufficient capacity for the new public realm. This will be positioned at the front of the site by High Street.



MTCBC Specified bin for public realm

Lighting:

Lighting is to be located to provide a safe and well lit pedestrian zone. By increasing visibility in the area, routes and zones become more evident, whilst aiding the reduction of anti-social behaviour. Street lighting will be placed to provide consistent and safe light levels to the newly pedestrianised zone. The Lighting design has been developed to provide visual cues in the direction of pedestrian traffic. The positioning of column lighting and strip feature lighting aims to guide pedestrians through from High Street to the Train Station and vice versa. For full scale drawing of proposed public realm lighting refer to Appendix 6.0 of the Stage 3 report, drawing No.: 70120884-RED-61-XX-DR-E-0017 - Street and Public Realm Lighting.



Feature Lighting - iGuzzini Underscore In/Out & Lun-Up Evo

PROPOSED LANDSCAPE MASTERPLAN



Proposed Landscape Masterplan

Street Furniture Key:		
	Straight Bench (P, 40, 20, 20, 30) Product: Breeze (L-shaped Steel Framed Bench) Colour: FSC Softwood Timber (Dark, Greenwashed) Powder Coated Frame (RAL 9005) Size: 1200mm L x 200mm W x 400mm H For full details see drawing: MIL-ESA-XX-XX-DR-A-950004	
	Protective Bollard (P, 20, 70, 30, 30) Product: Rongward 7500 Protective Bollard by Merivale (Steel) Colour: Jet Black (RAL 9005) Size: 100mm Ø For full details see drawing: MIL-ESA-XX-XX-DR-A-950004	
	Tree Guard (P, 40, 80, 80, 80) Product: U-Guard Tree Guard by GreenBlue Urban Ltd Colour: Silver, 3000 Series Steel Powder Coat Size: 1000mm H x 400mm Dia	
	Tree Gully (P, 40, 80, 80, 80) Product: AGUS (2017) Tree Gully by GreenBlue Urban Ltd Colour: Powder Coated Black (RAL 9005) Size: 1000mm x 1000mm	
	Bin & Recycling (P, 40, 80, 80, 70) Product: M-2000 ECO Bin (Bin) by Merivale Ltd Colour: Silver, 3000 Series Steel Powder Coat Size: 1400mm W x 1000mm L x 800mm H To be built fixed with a pre-drilled concrete base	
Balustrade & Railing Key:		
	Railing Type A (P, 20, 10, 80, 80) Product: Channel Railings by Alpha Rail Ltd Colour: Black Size: 1000mm H	
	Railing Type B (P, 20, 10, 80, 80) Product: Channel Railings by Alpha Rail Ltd Colour: Black Size: 1000mm H	
	Railing Type C (P, 20, 10, 80, 80) Product: Channel Railings by Alpha Rail Ltd Colour: Black Size: 1000mm H	

Landscape Masterplan

The landscape masterplan has been produced to demonstrate all major design elements and is the go-to sheet for reference. The masterplan shows the full public realm scheme being submitted for full planning along with the proposed footprint of Monique's that will be submitted for outline planning.

Access

The masterplan has been put together with the primary ambition of creating clear usable access from/to the Train Station from High Street. A new raised speed table and crossing point across a realigned Masonic Street leads to a clear open primary access route through the new public realm to High Street.

For full scale drawing please refer to Appendix 10.0 of the Stage 3 report drawing No.:
MIL-ESA-XX-XX-DR-A-950004_P07_Proposed Landscape Masterplan

SECURITY & SAFETY

Security and Safety Risks

The scheme represents an enhanced open public realm for the town centre but represents several security risks. Risks of; vandalism, arson, abuse, anti-social and criminal behaviour. At Stage 3 the design team undertook extensive consultation with the Design out Crime Officer at South Wales Police. A series of meetings and presentations from the design team took place culminating in a robust scheme that follows the guidance set out. Refer to Appendix 7.0 Design Out Crime Officer Report for guidance set out and the Designers Response to how each point raised has been considered in the design. The following features and considerations have been designed into the scheme:

General Crime and Anti-Social Behaviour

There is a requirement to connect new provision of CCTV coverage with the existing network, providing coverage of key areas. The physical presence of CCTV itself will act as a deterrent whilst also providing observation of criminal behaviour. As advised clear signage will be in place on the public realm to notify of CCTV observation and full HD coverage will be allowed for to match the current MTCBC strategy in the town centre.

Good levels of lighting will also act as a deterrent to crime and anti-social behaviour. Street and site lighting will be incorporated, at a warm white balance (Circa 2700-3000 Kelvins) to reduce impact on bats in the area.

Graffiti, Tagging and Abuse

Risk of graffiti is high in an open public area. Durable materials have been selected to reduce the impact of graffiti, whilst allowing ease of maintenance if there are instances of damage.

Arson

Non-combustible materials to be used throughout the public realm. Concrete, steel, stone are the primary materials.

Skateboarding

Long wall elements may be attractive to skateboarders. To prevent skateboarding on the raised planter and boundary walls rough cock and hen style coping stones have been specified. This type of coping

also has the added benefit of being rough and uncomfortable so sitting/sleeping is prevented on the walls.

Boundary Protection

Pedestrian movement will be protected within the public realm through the use of heritage Victorian style fencing, particularly at areas of low level bioretention, to prevent the possibility of trips and falls. For full details on boundary protection and railings refer to Appendix 10.0 drawing No.s:

MIL-ESA-PR-XX-DR-A-210040_P04_Wall Scoping Plans - Public Realm
MIL-ESA-XX-XX-DR-A-950014_P01_Railing Layout

Hostile Vehicles and Terrorism

While it is not predicted that there will be a notable need of Hostile Vehicle Mitigation and anti-terrorism features, there is still the need to protect the public in and around the site from vehicular traffic. In particular, Masonic Street takes HGV's in-front of the staircases leading up to station level. As the road traffic along Masonic Street is infrequent (a small number of delivery and maintenance vehicles a day), this may lead members of the public to not pay due attention to approaching vehicles. A few measures will be proposed to reduce the risk:

- Limiting delivery to off-peak times of the day.
- Introduction of PAS68 rated anti-ram bollards around the key pedestrian route across the road.
- Introduction of a 5mph speed limit through the public realm area.
- Introduction of traffic calming measure in the form of a speed table.
- Secure entry and exit from to masonic street by motor vehicles.
- Good levels of street and, footpath lighting will be included to provide visibility of approaching vehicles and pedestrians.
- Tall planting to be avoided along Masonic Street, to maintain visibility of the road.
- Secure gated Colonnade to side of Monique's future development . Gates will be SR1 rated and 2m in height.

For further information on vehicle tracking mapping, site levels and highways features refer to Appendix 4.0 of the Stage 3 report.



General

The consultant ecologist has provided a recommended list of plant species. The following summarises these findings. For further information, see Preliminary Ecological Appraisal.

- Larger areas with fewer species are likely to be more beneficial than a high number of species over a large area.
- Linear features may have some moderate benefit to bats but in urban settings species likely to use the area will use buildings to guide their flight lines.

Low Growing 'Amenity' Grassland

Species to include standard seed mix with perennial rye and fescue species (i.e. hard wearing and green). The inclusion of daisy (Bellis perennials) and dandelion species (Taraxacum Sp.) will provide nectar sources for bees etc. when resources are limited. Chemical treatments are to be avoided.



Grassed/ Wildflower Areas

Species to include locally sourced native species and mixes for neutral grassland. Yellow rattle is to be included which parasitises grasses, keeping them under control and allowing wild flowers to develop in the more sparsely grassed areas. Species could include common knapweed, oxeye daisy, self-heal, common bird's foot-trefoil, red and white clover.



The following perennial nectar rich species only require cutting back at the end of the year: yellow loosestrife, ice plant (sedum), perennial cornflower, red campion, jacob's ladder, salvia species, and scabious species. Although they are not all native, they can be left over winter to provide dead stems for insects and seeds for birds.

Hedging/Low Growing Shrubs

Species to include the following:

- Dogwood - commonly used for the benefits of wildlife.
- Hawthorn - used for shelter for house sparrow due to thorny defence yet reasonably open to allow access. It will also cope well with a good cut back every so often.
- Beech and wild privet - provide shelter and nest sites etc. for birds.
- Crocus and snowdrops may also be planted alongside shrubs.
- Skimmia japonica- Not native, but evergreen and low maintenance.



Trees

The Silver Birch (Betula Pendula) will be relatively slow growing and will not become too large. Silver birch provides food and habitat for more than 300 insect species – the leaves attracting aphids which provide food for ladybirds and other species further up the food chain. The leaves are also a food plant for the caterpillars of many moths, including the angle-shades, buff tip, pebble hook-tip, and Kentish glory. Birch trees are particularly associated with specific fungi, including fly agaric, woolly milk cap, birch milk cap, birch brittlegill, birch knight, chanterelle and the

birch polypore (razor strop).

Woodpeckers and other hole-nesting birds often nest in the trunk, while the seeds are eaten by siskins, greenfinches and redpolls.



Species to Avoid

- Cotoneaster species
- Cherry laurel.
- Species listed on the Schedule 9 list
- Species listed on the INNS website

Sources

Urban tree manual

<https://www.forestresearch.gov.uk/tools-and-resources/fthr/urban-tree-manual/>

Plants for pollinators

<https://www.rhs.org.uk/science/conservation-biodiversity/wildlife/plants-for-pollinators>

Invasive Non- Native Species (INNS) Secretariat

<https://nbn.org.uk/tools-and-resources/useful-websites/non-native-species>

SOFT LANDSCAPING



Raised & Level Planters

- The proposed planting scheme for the raise and level planters has been put together to combine a mix of native and hardy perennial plants. With a combination of small flowers, flowering shrubs and evergreen shrubs the planters will compliment the public realm throughout the year.
- The scheme has taken inspiration from other local public realm developments, namely the Glebeland site where this combination of planting was welcomed.

Bio-Retention Planters

- The proposed bio-retention planters have been required as part of the wider drainage scheme to include sustainable urban drainage features. For further details please refer to Appendix 3.0 of the Stage 3 report.
- The planting scheme for these areas has been specifically designed to incorporate plants tolerant of being submerged in water or in wet ground. Primarily a mix of grasses but also includes a good array of flowering, fast-growing species.

Planting - Species Key		
S1		<i>Ilex Aquifolium</i> Common Holly ~ 2.0m ² / Four 10L plants
S3		<i>Viburnum Opulus</i> Guelder Rose ~ 5.0m ² / Twenty 2L plants
S2		<i>Cytisus Zealandia</i> Cultivated Broom ~ 1.5m ² / Six 4L plants
S4		<i>Rosa Rugosa 'Alba'</i> Japanese Rose ~ 1.5m ² / Six 4L plants
S5		<i>Dryopteris Affinis</i> Golden Shield Fern ~ 1.0m ² / Two 5L plants
S10		<i>Persicaria Bistorta</i> Common Bistort ~ 1.0m ² / Eight 1L plants
G3		<i>Carex Pendula</i> Pendulous Sedge ~ One 5L plant
B1		<i>Juncus Effusus</i> Common Rush ~ 1.0m ² / Four 5L plants
B6		<i>Deschampsia Cespitosa</i> Goldau
B2		<i>Eupatorium Cannabium</i> Hemp Agrimony ~ 0.75m ² / Three 5L plants
B3		<i>Filipendula Ulmaria</i> Meadow Sweet ~ 0.25m ² / Two 1L plants
S6		<i>Calluna Vulgaris</i> Heather ~ 0.25m ² / One 2L plant
S9		<i>Betonica Officinalis</i> Beton ~ 0.25m ² / Two 1L plants
S7		<i>Erica Carnea</i> Alpine Heath ~ 0.25m ² / Two 1L plants
S8		<i>Primula Vulgaris</i> Primrose ~ 0.25m ² / Two 1L plants
B5		<i>Rudbeckia Fulgida</i> Little Goldsue ~ 0.25m ² / Two 1L plants
B4		<i>Lythrum Salicaria</i> Purple Loosestrife ~ 0.125m ² / One 1L plant
G4		<i>Centaurea Cyanus</i> Cornflower ~ One plug
G5		<i>Leucanthemum Vulgare</i> Ox-eye Daisy ~ One plug
T1		<i>Betula Pendula</i> Silver Birch Trees ~ One tree 3m in height

PLANTING SPECIFICATION

Selected Plant and Shrub Species			Planting Condition	Specification	Density	Description
S1	Ilex Aquifolium Common Holly		Moist - Well-drained Clay/ Loam/ Sand/ Chalk Acid, Alkali or Neutral Exposed or Sheltered Full Sun or Partial Shade	10L	2 per m ²	Large evergreen tree, slow growing when young, with dark glossy green, usually strongly spiny leaves. Small white flowers in spring are followed by bright red berries.
	Mature Height: 12m+ Mature Spread: 4-8m Time to Maturity: 20-50 years					
S2	Cytisus 'Zealandia' Cultivated Broom		Well-drained Clay/ Sand/ Loam Acid, Alkali or Neutral Exposed or Sheltered Full Sun	4L	4 per m ²	A small, bushy deciduous shrub with broom-like green stems and small dark green leaves. Flowers abundant, pink and cream, opening in late spring and early summer.
	Mature Height: 1-1.5m Mature Spread: 1-1.5m Time to Maturity: 2-5 years					
S3	Viburnum Opulus Guelder Rose		Moist - Well-drained Clay/ Loam/ Sand Acid, Alkali or Neutral Exposed or Sheltered Full Sun, Shade or Partial Shade	2L 30-50cm	4 per m ²	An upright deciduous shrub with maple-like palmately lobed leaves with turn red in autumn, and flat clusters of small white flowers surrounded by larger sterile flowers, and followed by translucent red berries.
	Mature Height: 4-8m Mature Spread: 2.5-4m Time to Maturity: 10-20 years					
S4	Rosa Rugosa 'Alba' White Japanese Rose		Moist - Well-drained Clay/ Loam/ Sand/ Chalk Acid, Alkali or Neutral Exposed or Sheltered Full Sun or Partial Shade	4L	4 per m ²	A vigorous medium-sized shrub with plentiful glossy, rich green foliage turning yellow in autumn. Fragrant, pure white, single flowers 5cm wide open in summer and autumn, followed by large scarlet hips.
	Mature Height: 1-1.5m Mature Spread: 1-1.5m Time to Maturity: 2-5 years					
S5	Dryopteris Affinis Golden Shield Fern		Moist - Well-drained Clay/ Loam/ Sand/ Chalk Acid, Alkali or Neutral Exposed or Sheltered Full Sun, Shade or Partial Shade	5L	2 per m ²	A robust semi-evergreen fern forming a rosette of erect, spirally fronds to 1.2m in length - bright yellow-green when young, later rich green with dense persistent golden scales on stems.
	Mature Height: 1-1.5m Mature Spread: 0.5-1m Time to Maturity: 5-10 years					
S6	Calluna Vulgaris Heather		Moist - Well-drained Clay/ Loam/ Sand Acid Exposed or Sheltered Full Sun	2L	4 per m ²	An evergreen shrub with small, narrow linear leaves and spikes of urn-shaped pink or pale purple, single or double flowers borne from mid-summer to autumn.
	Mature Height: 0.5-1m Mature Spread: 0.1-0.5m Time to Maturity: 2-5 years					
S7	Erica Carnea Alpine Heath		Moist - Well-drained Clay/ Loam/ Sand Acid, Alkali or Neutral Exposed or Sheltered Full Sun or Partial Shade	1L	8 per m ²	A dwarf, spreading evergreen shrub with tiny, narrow dark green leaves. One-sided sprays about 10cm long of small, urn shaped pink, purple-pink, magenta or white flowers appear in late winter and early spring.
	Mature Height: 0.1-0.5m Mature Spread: 0.5-1m Time to Maturity: 2-5 years					
S8	Primula Vulgaris Primrose		Moist - Well-drained Clay/ Loam/ Sand/ Chalk Acid, Alkali or Neutral Sheltered Full Sun or Partial Shade	1L	8 per m ²	A herbaceous perennial, producing clusters of flowers on individual stems from basal rosettes. A few may also have umbel-like flowers.
	Mature Height: 10cm Mature Spread: 10cm Time to Maturity: 2-5 years					
S9	Betonica Officinalis Betony		Well-drained Clay/ Loam/ Sand Acid, Alkali or Neutral Exposed or Sheltered Full Sun or Partial Shade	1L	8 per m ²	An upright perennial with scalloped, oblong leaves and dense terminal spikes of reddish-purple flowers in summer and early autumn.
	Mature Height: 0.5-1m Mature Spread: 0.1-0.5m Time to Maturity: 2-5 years					
S10	Persicaria Bistorta Common Bistort		Moist - Well-drained Poorly drained Clay/ Loam/ Sand/ Chalk Acid, Alkali or Neutral Exposed or Sheltered Full Sun or Partial Shade	1L	8 per m ²	Vigorous rhizomatous perennial to 1m tall, with prominently veined, ovate leaves to 30cm long, and dense spikes of small pale pink flowers in summer and early-autumn.
	Mature Height: 0.5-1m Mature Spread: 0.5-1m Time to Maturity: 2-5 years					
Selected Hedge Specification			Planting Condition	Specification	Density	Description
H1	Fagus Sylvatica Common Beech		Moist - Well-drained Clay/ Loam/ Sand/ Chalk Acid, Alkali or Neutral Exposed or Sheltered Full Sun or Partial Shade	10L 90-120cm	Every 50cm	Large, vigorous deciduous tree reaching 30m in height, with a broad, spreading crown. Leaves broadly elliptic, yellow-green in spring, rich golden copper to russet-brown in autumn. Small, green flowers in early spring, are followed by bristly fruits.
	Mature Height: 12m+ Mature Spread: 8m+ Time to Maturity: 20-50 years					

Selected Grasses and Wildflower Specification			Specification	Spread	Description	
G1	Barenbrug E2 Tough Turf Grass Seed		100% grasses	25-35g per m ²	For areas that are subjected to year-round use. The robust perennial ryegrass varieties provide wear tolerance whilst the creeping fescue helps to create an exceptionally tight-knit turf. The inclusion of fescue species also adds performance during spells of dry weather.	
	Grass Species: 80% Perennial Ryegrass and 20% Strong Creeping Red Fescue					
G2	Barenbrug Wildflower Classic Hay Meadow Mix		20% native wild flowers	5g per m ²	A mixture of some of the most commonly found wildflower species in the UK. Can be used on a broad range of soil types. Contains 13 wildflower species	
	Wildflower Species include: buttercup, knapweed, daisy, burnet, campion, bedstraw, selfheal, sorrell, ribwort, yarrow and yellow rattle. Grass Species include: hard fescue, crested dogstail, red fescue.		80% grasses			
G3	Carex Pendula Pendulous Sedge			5L	N/A	A vigorous grass-like hardy perennial forming large clumps up to 1.5m tall, of dark green, narrow, pleated leaves, with tall stems bearing slender, drooping flower spikes.
	Mature Height: 1-1.5m Mature Spread: 0.5-1m Time to Maturity: 2-5 years					
G4	Centaurea Cyanus Cornflower		plug	N/A		An upright annual to 75cm, with simple or slightly lobed leaves and solitary deep blue flower-heads 3-4cm across in late spring and summer.
	Mature Height: 0.5-1m Mature Spread: 0.1-0.5m Time to Maturity: 1-2 years					
G5	Leucanthemum Vulgare Ox-eye Daisy		plug	N/A		A rhizomatous perennial with dark green spoon-shaped leaves and solitary white, daisy-like flowerheads with yellow disc florets, in late spring and early summer.
	Mature Height: 0.5-1m Mature Spread: 0.1-0.5m Time to Maturity: 2-5 years					
Bio-Retention Planting Specification			Planting Condition	Specification	Density	Description
B1	Juncus Effusus Common Rush		Poorly-drained Clay/ Loam pH - Acid	5L	4 per m ²	Clump-forming evergreen, grass-like perennial. Bright green to yellowish rounded stems. Flowers from late-spring to summer, with small green/ brown flowers just below stem tips.
	Mature Height: 1-1.5m Mature Spread: 0.5-1m Time to Maturity: 2-5 years					
B2	Eupatorium Cannabinum Hemp Agrimony		Moist but well drained - poorly drained Clay/ Loam ph - Any	5L	4 per m ²	Upright perennial with reddish stems, leaves palmately-divided into narrow leaflets, and a dense domed clusters of purple-pink flowers in late-summer and early-autumn.
	Mature Height: 1-1.5m Mature Spread: 1-1.5m Time to Maturity: 2-5 years					
B3	Filipendula Ulmaria Meadow Sweet		Moist but well drained - poorly drained Clay/ Loam ph - Any	1L	8 per m ²	A vigorous perennial with pinnately divided leaves, the leaflets strongly toothed/erect whitish beneath. Creamy-white flowers in dense irregular terminal clusters on leafy stems in summer.
	Mature Height: 0.5-1m Mature Spread: 0.5-1m Time to Maturity: 2-5 years					
B4	Lythrum Salicaria Purple Loosestrife		Poorly-drained Clay/ Loam ph - Any	1L	8 per m ²	Robust herbaceous perennial with upright stems to 1.2m tall, clad in narrow, willow leaves and small vivid purplish-pink flowers, 2cm wide, in dense terminal spikes over a long period in the summer.
	Mature Height: 1-1.5m Mature Spread: 1-1.5m Time to Maturity: 2-5 years					
B5	Rudbeckia Fulgida Little Goldstar		Moist but well drained Clay/ Loam or Sand ph - Any	1L	8 per m ²	A herbaceous perennial forming a clump to 60cm in height, with erect stems bearing narrowly ovate leaves and dark-eyed, deep yellow flowers to 12cm width.
	Mature Height: 0.5-1m Mature Spread: 0.5-1m Time to Maturity: 2-5 years					
B6	Deschampsia Cespitosa Goldtau		Moist but well drained Clay/ Loam or Sand ph - Acid/ Neutral	3L	4 per m ²	An evergreen grass forming a neat tussock of narrow, leathery, dark green leaves to 60cm long, with feathery panicles of silvery-purple flowers on arching stems in summer.
	Mature Height: 1-1.5m Mature Spread: 0.5-1m Time to Maturity: 2-5 years					

MONIQUE'S OUTLINE PROPOSAL

Proposed Re-build:

- Proposed Elevations have been produced for the purposes of obtaining Outline Planning permission. it is important to establish if the reinstatement/re-build of Moniques into a corner plot facing onto the High Street and newly formed public realm space is acceptable in principle.
- The proposal is a new build shell & core with 'use' to be determined in conjunction with future developer. For this reason developed floor plans are not available at this time. The building is envisaged as being a bar/eatery with covered outdoor seating to the rear and adjacent to the newly proposed public realm. This will allow for use throughout the year.
- The proposal seeks to recreate Monique original main building which comprises of a ground floor, first floor and second floor. There is a single storey extension to the rear with south facing roof lights allowing light into the vaulted ceiling space below. Please refer to planning visuals on sheet 050028.
- As depicted in section 2 of the Design and Access statement, the surrounding context of the site is primarily focused around a typical Victorian style Architecture. It is important the Moniques proposal reflects this and fits into the desirable aspects of High Street.



- The proposal will use traditional materials as follows:

- 1 - Natural Slate Roofing
- 2 - Clay Brickwork
- 3 - Traditional Shopfront Glazing
- 4 - Traditional Sash Windows
- 5 - Stone Banding (to replicate existing Moniques)
- 6 - Metal Rainwater Goods
- 7 - Cast Victorian Style Colonnade
- 8 - Heritage Block Paving
- 9 - Rendered Panel (for future street art/mural)
- 10 - Painted Timber Shop Fascias and Columns



OUTLINE SPECIFICATION

Demolition:

- Scope & extent of demolition has been picked up in a separate works information package issued: 23/10/2024. Demolition of Peacocks, British Red-Cross and Monique's building have been included. Sub-station relocation to occur prior to demolition taking place.

External Works:

- Resurfacing and new alignment of Masonic Street - Specification and setting out of footways, kerbing and road to Highways Engineers design and detail. Highways Engineer to confirm substrate build-ups and depths at Stage 4 detailed design.
- Extent of street signage to be agreed and confirmed with the client.
- **Hard Landscaping** (MIL-ESA-XX-XX-DR-A-950023):
 - Tobermore Tactile Blister Flags (NBS Spec Pr_25_93_60_10) 400 x 400 x 50mm in Buff - To pedestrian road crossings.
 - Tobermore City Pave VS5 (NBS Spec Pr_25_93_60_17) 300 x 150mm in Mid Grey - Paving Blocks on pedestrian pavement at roadside.
 - Terrabase Classic - Resin Bound Decorative Porous (NBS Spec PR_35_31_05_71) in Buff Red - Permeable Paving at public realm.
 - Wienerberger Aquata Red 198410 (NBS Spec PR_25_93_60_10) 195 x 65 x 80mm in Aquata Red – Solid joint paving around Moniques and outside seating area as indicated on plan.
 - Tarmac (NBS Spec Pr_35_31_05_05) in Natural Colour – At new substation and surrounding area.
 - Wienerberger Terca BN 1.2 Single Bullnosed Brick (NBS Spec Pr_20_93_52_15) 102.5 x 65 x 215mm in Charcoal – Edge brick to new ground level planters.
- **Street Furniture** (refer to MIL-ESA-XX-XX-DR-A-950004):
 - Broxap Litchard Steel Framed Bench (NBS Spec PR_40_30_29_84) FSC Softwood Timber Slats, Galvanised, Powder Coated Frame RAL 9005 (x6) – as indicated on plan.
 - Rhinoguard 75/40 Protective Bollard by Marshalls (x5) in Jet Black RAL 9005 1100mm (h) (NBS Spec Pr_20_76_08_82) – at pedestrian road crossing point on Masonic Street. Refer to drawing number: MIL-ESA-XX-XX-DR-A-950011 for details.

- Ullswater Tree Guard by GreenBlue Urban Ltd 1800mm H x 600mm Dia (NBS Spec Pr_45_63_64_88) in RAL 9005 Satin Black Powder Coat (x3) – as indicated on plan.
- ADUR12A DTS Tree Grille by GreenBlue Urban Ltd 1200mm x 1200mm (NBS Spec Pr_45_63_64_87) in Powder Coated Black RAL 9005 (x3) – as indicated on plan. Refer to drawing number: MIL-ESA-XX-XX-DR-A-950012 for details.
- MLB336 ECO Steel Litter Bin by Wybone Ltd 1405mm W x 926mm L x 480mm D (NBS Spec Pr_40_50_07_70) in RAL 9005 Satin Black Powder Coat (x1) - as indicated on plan.
- Directional Pole Sign in RAL 9005 Satin Black Powder Coat - Location and size to be developed at Stage 4 in conjunction with key stakeholders.
- **Railings** (refer to MIL-ESA-XX-XX-DR-A-950014):
 - Railing Type A – 1100mm (h) Churchill Railings by Alpha Rail Ltd (NBS Spec Ss_25_14_61_86) in black – to bioretention areas, as indicated on plans.
 - Railing Type B – 500mm (h) Churchill Railings by Alpha Rail Ltd (NBS Spec Ss_25_14_61_86) in black – to boundary walls and Moniques outside seating area, as indicated on plan.
 - Railing Type C – 1700mm-2000mm (h) Churchill Railings by Alpha Rail Ltd (NBS Spec Ss_25_14_61_86) in black – to underside of colonnade, as indicated on plan.
- **External Walls – Public Realm** (refer to MIL-ESA-PR-XX-DR-A-210040):
 - Public Realm Wall Type 1 (PRW01) – 100mm Gwrhyd Blue Pennant stone, 250mm Concrete Block, 100mm Gwrhyd Blue Pennant stone (NBS Spec Ss_25_13_50_51) – to match existing as used at Merthyr Bus Station on Swan Street and Glebeland Redevelopment Site. Capped with Concrete Capping Units (NBS Spec Pr_25_93_50_22) – as indicated on plan.
 - Public Realm Wall Type 2 (PRW02) – 100mm Concrete Block, 100mm Reinforced Concrete, 100mm Concrete Block, 100mm Gwrhyd Blue Pennant stone (NBS Spec Ss_25_13_50_51) – to match existing as used at Merthyr Bus Station on Swan Street and Glebeland Redevelopment Site. Capped with Natural Stone Capping Units (NBS Spec Pr_25_93_50_55) – as indicated on plan.

- Public Realm Wall Type 3 (PRW03) – 100mm Concrete Block, 150mm Reinforced Concrete, 100mm Concrete Block, 100mm Gwrhyd Blue Pennant stone (NBS Spec Ss_25_13_50_51) – to match existing as used at Merthyr Bus Station on Swan Street and Glebeland Redevelopment Site. Capped with Natural Stone Capping Units (NBS Spec Pr_25_93_50_55) – as indicated on plan.
- Public Realm Wall Type 4 (PRW04) – 100mm Concrete Block, 150mm Reinforced Concrete, 100mm Concrete Block, 100mm Gwrhyd Blue Pennant stone (NBS Spec Ss_25_13_50_51) – to match existing as used at Merthyr Bus Station on Swan Street and Glebeland Redevelopment Site. Railing Type A (NBS Spec Ss_25_14_61_86) fixed to walls - as indicated on plan.
- Public Realm Wall Type 5 (PRW05) – 100mm Gwrhyd Blue Pennant stone, 250mm Concrete Block, 100mm Gwrhyd Blue Pennant stone (NBS Spec Ss_25_13_50_51) – to match existing as used at Merthyr Bus Station on Swan Street and Glebeland Redevelopment Site. Capped with Concrete Capping Units (NBS Spec Pr_25_93_50_22). Railing Type B (NBS Spec Ss_25_14_61_86) fixed to walls – as indicated on plan.
- **External Walls – Moniques Outside Seating Area** (refer to MIL-ESA-MO-XX-DR-A-214001):
 - Moniques Boundary Wall Type 1 (MOBW01) – 102.5mm Brick, 100mm Filled Cavity, 102.5mm Brick (NBS Spec Ss_25_13_50_51) – as indicated on plan.
 - Bespoke Perforated Metal Panels by Alini Metals & Plastics (NBS Spec Ss_25_14_61_62) - fixed onto MOBW01 as indicated on plan.
- **Colonnade** (refer to MIL-ESA-PR-XX-DR-A-210030):
 - Bespoke Victorian Style Colonnade – The Sybourn by Broxap, 5-degree monopitch, glazed roof canopy consisting of aluminium columns and ring beams, steel and aluminium fabrications (NBS Spec Pr_20_65_78_59) – Located outside Moniques, as indicated on plan.
- **Soft Landscaping** (refer to MIL-ESA-XX-XX-DR-A-940001, 940002 & 940003):
 - Planter - Raised Surround – Stone (NBS Spec Ss_45_40_28_25) - Centre of Public Realm, Creation of new mid-level stone walls to the perimeter. Cock and hen coping with blockwork leaf providing the structure. Fill voids with a combination of hardcore/soil and top entire surface area with fresh pine mulch, 30-40mm thick.

OUTLINE SPECIFICATION

- Planted Hedgerow (NBS Spec Ss_45_35_05_67) - To Public Realm, planted arrangement to grow conceal edge of bio-retention area 1, to accommodate semi-formal beech hedgerow. Topped with topsoil.
- Planter – Level (NBS Spec Ss_45_40_28_25) - To Public Realm, Level planted area. Boundary defined by surrounding paved borders (refer to Hard Landscaping Layout 95002 for details). Top entire surface area with fresh pine mulch, 30-40mm thick.
- Bio-Retention Planter (Build-up TBC by Drainage and Structural Consultants) - To Centre of Public Realm, Sunken planters at a level dictated by Drainage Consultant. Engineered growing media, substrate and membrane layers to be detailed and specified by Drainage Consultant.
- Grassed Planter – Raised (NBS Spec Ss_45_40_28_25)
- Adjacent to Masonic Street, Construction to match raised stone planters. Mixture of cultivated turf border and wildflower meadow centrally. Substrate and growing layers differ to RP flower planters as per specification and planting schedule.

Plants and Trees to be used:

- Ilex Aquifolium - Common Holly
- Viburnum Opulus - Guelder Rose
- Cytisus 'Zeelandia' - Cultivated Broom
- Rosa Rugosa 'Alba' - Japanese Rose
- Dryopteris Affinis - Golden Shield Fern
- Persicaria Bistorta - Common Bistort
- Carex Pendula - Pendulous Sedge
- Juncus Effusus - Common Rush
- Deschampsia - Cespitosa Goldtau
- Eupatorium Cannabinum - Hemp Agrimony
- Filipendula Ulmaria - Meadow Sweet
- Calluna Vulgaris - Heather
- Betonica Officinalis - Betony
- Erica Carnea Alpine - Heath
- Primula Vulgaris - Primrose
- Rudbekia Fulgida - Little Goldstar
- Lythrum Salicaria Purple - Loosestrife
- Centaurea Cyanus - Cornflower
- Leucanthemum Vulgare - Ox-eye Daisy
- Betula Pendula - Silver Birch Trees

MERTHYR INTERCHANGE LINK

Prepared by ESA Architecture (WSP)

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STAGE 3 REPORT APPENDIX

