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Bridgend County Borough Council

Coed Parc Development Framework

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Prepared for Bridgend County Borough Council by
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For and on behalf of GVA Grimley Ltd

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1 Introduction

Context

- 1.1 Bridgend County Borough Council (BCBC) has identified its land-holding at Coed Parc as being surplus to current operational requirements. The site has been in Council¹ ownership since 1967 and during that time has accommodated the headquarters of the County Library Service and the reference and local study library. Due to the programmed relocation of its library services, BCBC is seeking to realise the asset at Coed Parc through the disposal of the Grade II listed building and its surrounds.
- 1.2 As part of the disposal process, BCBC's key priority is to secure the restoration and long term retention and preservation of the Coed Parc building. For this to be achieved commercially, BCBC recognises that careful consideration needs to be given to the potential of the site to accommodate additional development, but in a way which respects the character and setting of the building and enables its restoration and repair.
- 1.3 Aside from its listed status, the site has a number of other characteristics which, on the face of it, suggest that it is not a straightforward development opportunity. These potential constraints include its conservation area setting, highways and access, ecology, and protected trees.
- 1.4 In light of this, and to inform prospective bidders and demonstrate the site's considerable potential, BCBC has appointed a consultant team to investigate the technical issues associated with the site, fully appraise its potential, and define a development framework to help realise that potential. The results of this exercise are presented in this document.



Purpose of this Document

- 1.5 The preparation of this document has been led by GVA Grimley Ltd, with the overarching aim of providing a framework for the future development of the site that will demonstrate its potential to prospective purchasers. The purpose of this exercise is not to present detailed proposals for the site's redevelopment, but to define a framework within which a high quality development scheme can evolve.
- 1.6 The Framework examines the site context, summarises the key headlines of the technical investigations that have been undertaken and identifies any potential constraints and

¹ Originally, Glamorgan County Council, then Mid Glamorgan County Council, and finally, Bridgend County Borough Council.

opportunities. This context is drawn together to define a series of development parameters and design principles which can be used to guide its redevelopment in the future.

- 1.7 In direct reflection of the potential constraint presented by the site, expert technical input into the Framework has come from Holder Mathias Architects, Tirlun Design Associates and Savell Bird & Axon. A range of studies independently commissioned by BCBC have also been reviewed, particularly on ground conditions and ecology. This technical expertise has been supplemented by commercial market input from the appointed agents for the site, Watts & Morgan.
- 1.8 Importantly, and to give the framework credibility, the preparation process has included dialogue with BCBC Officers in planning policy, ecology, conservation and design, development control and highways. This approach has allowed the principles and parameters for the site to be fully rehearsed and tested with Officers prior to it being endorsed by BCBC's Cabinet and Planning Committee.
- 1.9 The Development Framework is intended to assist all parties that may have an interest in the site – both at present and in the future. The Framework has been prepared to outline and promote the development opportunities the site presents and encourage an appropriately sensitive design response to the unique context and character of Coed Parc.



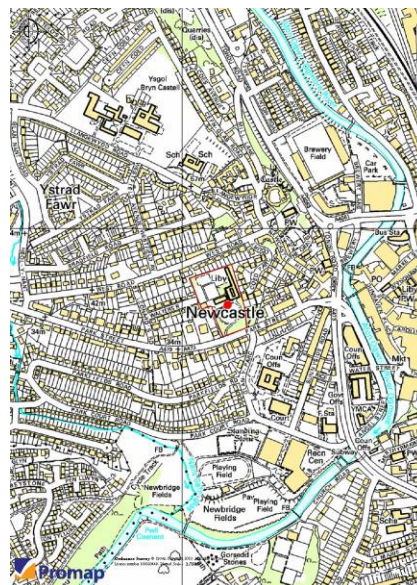
Structure of this Document

- 1.10 This statement documents the preparation of the Development Framework for the site and its structure reflects that process. Following this introduction, the statement includes:
 - Section 2 – provides an overview of the site's history, its location and key characteristics;
 - Section 3 – summarises the planning policy context against which any future proposals for the site will be assessed;
 - Section 4 – outlines the key constraints to development at the site and identifies ways in which these can be overcome;
 - Section 5 – sets out the overarching design principles and parameters defined for the site and illustrates the development forms that these could potentially deliver.
 - Section 6 – gives an overview of the procedural requirements that will need to be followed to secure the relevant statutory approvals for the site's redevelopment.

2 The Site: Context, Use & Proposals

Location & Extent

- 2.1 Coed Parc is located approximately 1km to the west of the defined boundary of Bridgend town centre. Located within the old town ward of Newcastle, the site is accessed directly from Park Street (A473) which runs in a westerly direction connecting the town centre to the A48 and beyond. A site plan is included in Appendix A.
- 2.2 The site is roughly rectangular in shape and extends to an area of approximately 1.43 ha / 3.53 acres. It sits within an established residential area and is bounded to the north, east and west by existing dwellings on West Road, Coed Parc Court, and Park Street and Walter Road respectively. Park Street provides the site's southern boundary.
- 2.3 The site comprises the Grade II Listed building and a large number of mature trees that are subject to a Tree Preservation Order (TPO). A copy of the TPO is included in Appendix B. The site benefits from a set back position to the north of Park Street and lies within walking distance of the town centre (and the amenities therein).
- 2.4 The main house currently accommodates the headquarters of the Bridgend Library and Information Service (BLIS), and the adjacent single storey buildings accommodate the Bridgend County Borough Reference and Local Study Library. The site also provides surface level car parking for staff and visitors to the site associated with the existing library uses, and for the mobile library vehicles. The peripheral parts of the site are currently under utilised and have become largely overgrown with mature trees.



Context

- 2.5 The surrounding area to the site represents an integral part of the historic development of Bridgend and comprises a number of statutorily listed buildings, including Coed Parc itself.
- 2.6 As one of the original hamlets around which Bridgend grew, Newcastle has played a key role in the town's development and evolution. It includes a number of listed buildings and in 1975, the Newcastle Hill Conservation Area was designated. Since its designation, the area has been amended twice – in 1983 and 1999. A plan of the Conservation Area and a copy of its designation are included in Appendix C.
- 2.7 Aside from the terraced blocks around Newcastle Hill, the majority of surrounding area to the site is dominated by



existing residential areas which have a low to medium density comprising detached and semi-detached dwellings.

History & Use

- 2.8 Coed Parc was originally developed in 1899 by Samuel Llewellyn, and, up until 1939, was the principal residence of a succession of wealthy Bridgend families. Over this period, each owner added to the house either through renovation, or the development of the grounds (including an orchard and kitchen garden).
- 2.9 The site's residential use ended in 1939, after which time it was used as a local military headquarters. The army vacated the site in 1945, and it was purchased by Richard Thomas & Baldwin Ltd (RTB) in 1947. Until 1967, RTB used the site as the base for its architectural team working on the Spencer Steelworks at Llanwern. It was during this time that the existing single storey timber-frame buildings were introduced to the site (on the location of the orchard and tennis courts). One of these buildings ('the Long Room') was demolished in 2008.
- 2.10 In 1967, the site was purchased by Glamorgan County Council as the headquarters for the Glamorgan County Library Service. The Council undertook major site clean-up and internal alteration works before taking full occupation in 1968. The site has been occupied predominantly by the Library Services (albeit under a number of different names) since that time, and apart from a period between 1988 and 1996 has been open to the public as the County Borough Reference and Local Study Library.



Built Form

- 2.11 The main building comprises a two-storey structure, constructed in assumed solid masonry with a painted rendered finish. The roof structure comprises a pitched form with a natural slate finish. Chimney stacks are also assumed to be of solid masonry construction with clay flue pots. External doors and windows comprise of painted timber single glazed units.
- 2.12 Over its lifetime, the principal alterations to the main house have been internal and reflect its use over time. Externally, changes to the physical fabric of the building have included the removal of two large chimney breasts and the wooden conservatory that once stood to the front of the house on its western side.
- 2.13 To the west of the main building is a two-storey structure, the former coach house, constructed in assumed solid masonry with a painted rendered finish. The roof structure comprises of a pitched form with a natural slate finish. External doors and windows comprise of painted timber single glazed units.



2.14 Located to the east of the main building is a single storey building comprising of an assumed timber pitched roof with mineral felt covering and feather edged timber clad elevations. External doors and windows comprise of painted timber single glazed units.



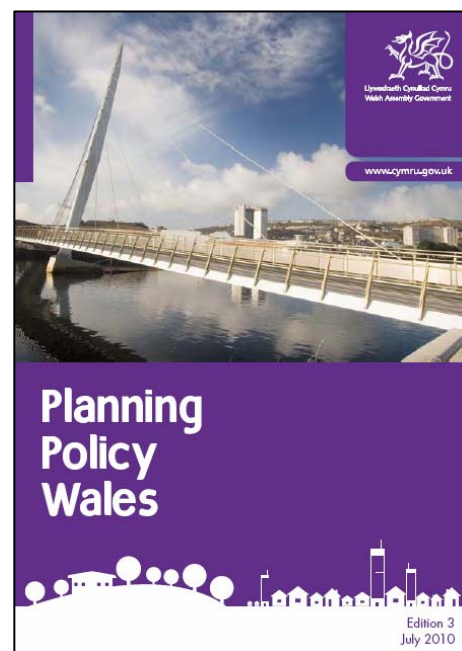
3 Planning Policy

- 3.1. This section provides an overview of relevant planning policy against which redevelopment proposals will be assessed.
- 3.2. The adopted Bridgend Unitary Development Plan (UDP) (May 2005) constitutes the adopted development plan relevant to the site and any future redevelopment. Regard is also given to the emerging Local Development Plan (LDP), which has reached the Pre-Deposit Proposals stage (December 2008). The Deposit LDP is expected to be published towards the middle of 2011.



Planning Policy Wales

- 3.3. Planning Policy Wales (Edition 3, July 2010) (PPW3) seeks to utilise the planning system to achieve sustainable development across Wales. PPW3 states that, to achieve this, proposals should have a number of objectives, including:
 - The delivery of resource and energy efficient development that is climate change resilient;
 - Reuse previously developed land and buildings;
 - Play an appropriate role to facilitate sustainable building standards (including zero carbon) that seek to minimise the sustainability and environmental impacts of buildings
 - Minimise the need to travel (especially by private car) by considering the location of new development;
 - Help to ensure the conservation of the historic environment and cultural heritage;
 - Deliver high quality design; and
 - Encourage the use of renewable / low carbon energy solutions.
 - Contribute to the protection and improvement of the environment, so as to improve the quality of life, and protect local and global ecosystems;
 - Ensure that all local communities - both urban and rural - have sufficient good quality housing for their needs;
 - Promote access to employment, shopping, education, health, community, leisure and sports facilities and open and green space;
- 3.4. In terms of sustainability and design, PPW3 states that all new development must achieve Code for Sustainable Homes Level 3 plus 6 credits under ENE1 for residential dwellings, and BREEAM Excellent for non-residential buildings.
- 3.5. Where listed buildings are involved, a policy clarification letter (CL-05-09) was issued to all Chief Planning officers, dated 19th November 2009. This confirmed that the Code for



Sustainable Homes and BREEAM requirements only apply to new build development proposals. Accordingly, applications that comprise the extension and / or renovation of existing floorspace will not be required to comply with these standards. However, any such proposals are expected to have regard to sustainable building techniques.

- 3.6. In respect of Conservation of the Historic Environment, PPW3's stated objectives are:
- Preserve and enhance the historic environment, recognising its contribution to economic vitality and culture, civic pride and the quality of life, and its importance as a resource for future generations; and specifically to
 - Protect archaeological remains which are finite and non-renewable resource, part of the historical and cultural identity of Wales, and valuable both for their own sake and for their role in education, leisure and the economy, particularly tourism;
 - Ensure the character of historic buildings is safeguarded from alterations, extensions or demolition that would compromise a building's special architectural and historic interest; and to
 - ensure that conservation areas are protected or enhanced, while at the same time remaining alive and prosperous, avoiding unnecessarily detailed controls over businesses and householders.
- 3.7. The guidance within PPW3 is supplemented by a range of Technical Advice Notes that will also require consideration as future proposals for the site are developed.

Bridgend Unitary Development Plan

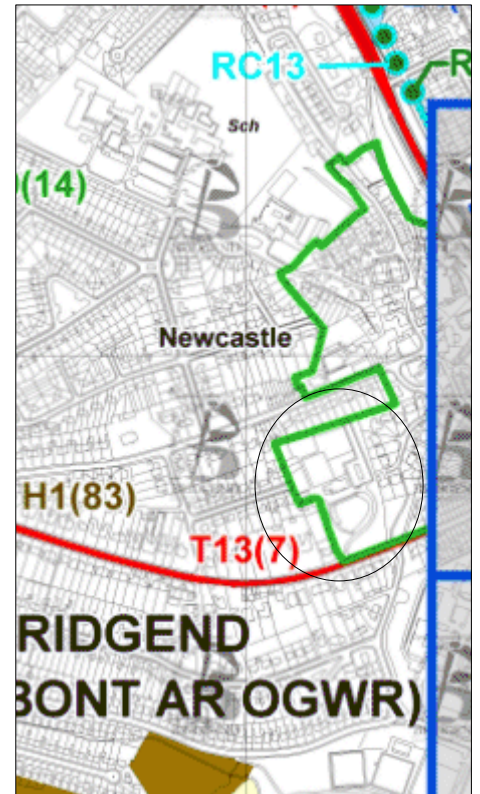
- 3.8. The site is not allocated for any specific use within the adopted Bridgend UDP. It does, however, lie within a designated conservation area. The redevelopment of the site will be primarily assessed against UDP policy on redevelopment for alternative uses (likely to be residential), the conservation of the built environment and protected trees.
- 3.9. Any proposals brought forward for the site will need to demonstrate policy compliance with the adopted UDP. A summary of the principal policy considerations is provided below with the policy text included in full in Appendix D. This list is not exhaustive and should just be used as an initial guide.

Listed & Other Historic Buildings

- Policy EV32 seeks to resist the demolition of listed buildings unless it can be clearly shown that the building is wholly beyond economic repair or re-use for any beneficial purpose.
- Policy EV33 seeks to protect the special architectural or historic interest of listed buildings by resisting proposals that would harm or adversely affect such buildings.
- Policy EV36 favours the suitable reuse of such properties that contribute to the regeneration of the County Borough.

Conservation Areas

- Policy EV38 seeks to ensure that development within conservation areas does not have a detrimental impact on their architectural or historic character or appearance. The policy includes criteria against which all such development will be assessed.
- Policy EV39 sets the criteria which must be met by proposals to demolish unlisted buildings within conservation areas, and lists detailed criteria against which any such demolition will be assessed. Proposals will only be permitted if they are in line with an approved scheme such as a development brief or planning permission.
- Policy EV40 states that highway works within conservation areas any such work will be permitted where they would preserve or enhance the character or appearance of those areas.



Design & the Built Environment

- Policy EV45 seeks to encourage high standards of architectural and urban design in new development. The policy establishes the criteria for the assessment of design quality in development proposals.

Residential Development

- Policy H3 seeks to encourage windfall and small-scale housing development opportunities within the settlement limits of Bridgend (and the other main settlements in the County Borough).
- Policy H5 sets criteria against which proposals for the conversion / re-use of vacant buildings and land for residential will be assessed. This includes matters of form, bulk, scale, character, materials, amenity, access and parking.
- Policy H7 confirms that affordable housing contributions will be sought on development sites capable of accommodating 15 or more units, or exceeding 0.5 hectares in size.

Transportation

- Policy T1 encourages the location of development in areas that are served by a variety of modes of transport other than the private car.
- Policy T13 identifies Park Street to the south of the site as one of the main transport routes in the county for the movement of people and goods. This policy seeks to restrict development that would adversely affect the safe and efficient movement along this route.

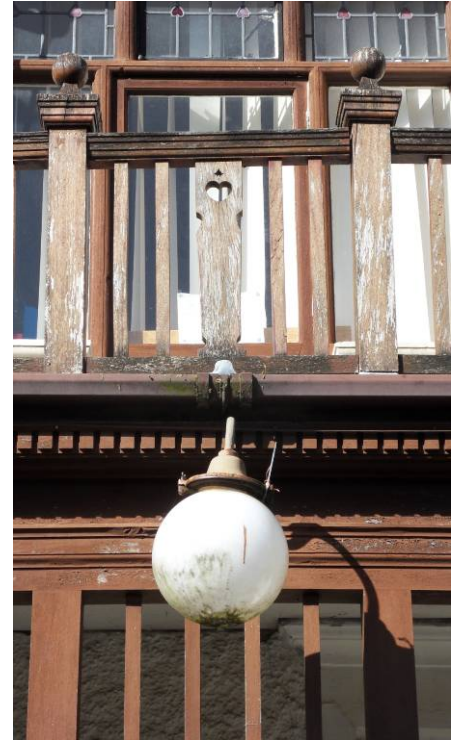
Bridgend Local Development Plan

- 3.10. The Pre Deposit Proposals published in December 2008 set out the vision, strategic options, preferred strategy, key policies and initial sustainability report for the emerging LDP. This next stage in the process will be the publication of the Deposit LDP (expected in mid-2011).
- 3.11. The Pre-Deposit Proposals recognise the importance of Bridgend as an important hub in terms of services, employment, housing and retail, whose success will spread prosperity to the surrounding communities. One of the key strategic objectives of the LDP focuses on the production of high quality sustainable places where people want to live.
- 3.12. Coed Parc is being promoted as a candidate site with potential for residential development as part of the LDP process. Specific allocations will be included at the Deposit Plan stage.

4 Constraints, Opportunities & Technical Investigations

Preface

- 4.1 The constraints and opportunities presented by the site will be the key influence on the development framework for the site. Understanding these issues allows for a coherent set of development and design parameters to be established which will facilitate the vision set out in the previous pages – the beneficial re-use of the main building (and coach house) through sensitive restoration and conversion, enabled by high quality, complementary new development within its grounds.
- 4.2 The principal constraints identified at the site are as follows:
- the Listed status of the site and its location within the Newcastle Conservation Area;
 - the protected trees;
 - ecology; and
 - access.
- 4.3 The main headlines for each of these are summarised below. Opportunities to respond to these issues are also identified, and these are then expanded further to underpin the development framework.



Listed Building and Conservation Area Status

- 4.4 Coed Parc is entered on the statutory list of buildings of special architectural or historic interest as a Grade II listed building. A copy of the full listing is contained in Appendix E.
- 4.5 The building is listed as two-storey (plus attic) arts and craft / art nouveau villa. The listing makes specific reference to a number of important external features including:
- the central group of attic lights with pediment flat roof;
 - the cross frame glazing with coloured glass upper panes;
 - the offset half-glazed door to mosaic paved porch;
 - the 3 light 1st floor windows retaining blind boxes; and
 - the central door to the timber balcony with its simple art nouveau detail.
- 4.6 The 1947 annexe to the building is identified within the listed as not being of any special interest.

- 4.7 Internally, the listing notes that the building retains its fully wainscoted entrance hall and stairwell with art nouveau detail, segmental headed fireplace with tapered pilasters to similar lecture room.
- 4.8 The advice of the local planning authority should be sought (at an early stage) before any works (internal or external) to the building are carried out, irrespective of whether the features affected are included in the listing description.
- 4.9 In addition to the buildings listed status, it also lies within the Newcastle Hill Conservation area, which implies a statutory duty for future development to maintain or enhance the character of the conservation area. The Conservation Area character and designation was considered in more detail earlier in Section 2.
- 4.10 The listed status of the building and its location within a designated conservation area will be key considerations in any proposals prepared for the site. Section 5 of this framework details the design parameters that should be borne in mind when considering future development of the site.

Protected Trees

- 4.11 The site is subject to a blanket Tree Preservation Order. In this light, full consideration of the site's landscape setting and impact on the character and amenity value of the existing trees will be required as part of any development proposals.
- 4.12 The trees on site contain a variety of species, both deciduous and coniferous. Whilst a number of good quality specimens exist and provide a strong arboricultural character to the site and its surroundings, a large number of trees are considered to be of poor quality (predominantly due to a lack of recent management). Accordingly, there is scope for selective removal of trees within the site, which should be undertaken alongside appropriate replacement planting. Such an approach will benefit the retained trees and subsequently improve the arboricultural value of the site. This can be undertaken sensitively to maintain the visual appearance of the site from elsewhere within the Conservation Area.
- 4.13 To inform the preparation of the development framework, Tirlun Design Associates has undertaken a tree survey to confirm the current arboricultural situation at the site.
- 4.14 The survey has identified three categories of trees within the site which should be used as a basis to guide future development at the site. These are identified on the Tree Retention drawing (Ref TDA.1810.01) included in Appendix F. The three categories are as follows:

- Category 1 – existing trees to be retained;



- Category 2 – existing trees to be retained if scheme allows; and
- Category 3 – existing trees to be removed.

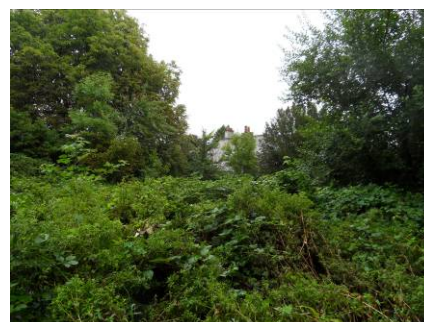
4.15 These categories have been used to define the landscape and arboricultural design parameters for the site. Based on the classifications given, there are 48 Category 1 trees at the site, and 23 Category 2 trees.

Ecology

4.16 An ecological assessment of the site was commissioned independently by BCBC and carried out by David Clements Ecology Ltd.

4.17 This assessment comprised an extended Phase 1 habitat survey, together with a targeted bat survey. The ecological assessments conclude that the site is of no greater than local wildlife value and that extensive areas of the site are considered to be of negligible value. The survey concluded that the impact of any development at the site would be of no greater than local significance.

4.18 Accordingly, and subject to appropriate mitigation, ecology and nature conservation considerations should not unacceptably constrain the future development of the site. The main recommendations of the ecological survey were as follows:



Bats

- The buildings at the site should be subject to detailed internal surveys and night time and/or dawn flight surveys prior to any demolition or redevelopment. Flight surveys should be carried out between May and August inclusive.
- Trees with High or Moderate potential for roosting bats which are subject to felling, pruning, lopping or crowning should be subject to further survey in order to assess their potential for bat roosting. Any bat presence identified in such trees will require the necessary license to be obtained from WAG prior to work being undertaken.

Badger

- A small number of badger setts were identified on site, but there was evidence that these have been unused for some considerable time. Further surveys were therefore recommended to establish the status of the two seemingly-disused badger setts, and repeated as required not more than 2 months before the commencement of any development. The presence of badgers, if proven, may require the formulation of an appropriate mitigation strategy to be agreed with the statutory authorities, and the obtaining of a license.

Common Reptiles

- Further survey work should be carried out with respect to common reptiles in order to establish their presence and likely numbers.
- Depending upon the results of further survey work, an appropriate mitigation strategy should be formulated and agreed with the Council's ecologist.

Nesting Birds

- Any works affecting trees and scrub within the site should not be undertaken in the main bird nesting season (March to August inclusive).
- Any works that must be undertaken during this period should be preceded by a survey to ensure that no nesting birds are present.

Access

4.19 A preliminary transportation and access appraisal was undertaken. This did not identify any particular constraints to development at the site. An overview of the current highways situation is set out below.

4.20 Currently, the site is served by a private access drive from Park Street which runs through the landscaped gardens and across in front (to the south) of the main building. The access road varies between 4.8m and 6m in width and has no street lighting. Beyond the building the access road turns sharply right (north) and proceeds north to the upper level car park. The access road is only 2.7m wide at this point – this is well below the minimum requirement for two cars to pass each other.



4.21 The access road junction with Park Street takes the form of a footway crossover. There is sufficient junction visibility along Park Street which meets the 2.4m x 43m recommended in Manual for Streets (DfT).

4.22 Pedestrian access is currently gained via the Park Street vehicular access, however the provision for pedestrians is limited to small sections of footway for the first 50m of the road. Beyond this there is a dedicated footpath that deviates away from the access road and proceeds directly north to the main building. The vegetation in this area is overgrown and coupled with the lack of any street lighting, it is not considered to currently provide a pedestrian friendly environment.



4.23 The site provides parking for approximately 40 cars (30 in the northern car park and 10 in front of the main building). Two further spaces for disabled people are located on the access road.

4.24 The site's current use generates a high level of vehicle movements. These include staff from BLIS and the Children's Directorate (many of whom are required to go off site during a typical working day), the mobile library vehicles, delivery vehicles, and public users of the reference library (350 people per week on average) and the training room (around 60 people per week). A summary of movements is set out below.

User	Primary Movement		Secondary	
	Arrival	Departur	Arrival	Departur
Library staff	20	20	6	6
Children's Directorate staff	17	17	0	0
Mobile library vehicles	2	2	0	0
Library service delivery van	1	1	0	0
Delivery vehicles	5	5	0	0
Library users	29	29	0	0
Training Room Users	13	13	0	0



4.25 As the table shows, the average daily traffic attraction to the site totals 186 two-way movements (93 arrivals and 93 departures).

4.26 Based on the existing traffic generation from the existing site use, it is considered that the existing access is suitable for use as the primary access for any future redevelopment of the site.

4.27 At its western edge, the site boundary directly abuts the adopted highway at Walters Road. This gives the opportunity to create a new second access into the site to solely serve infill development in the north-western corner of the site. Walters Road is 4.8m wide and adjoins Park Street via a priority T-junction with St Leonard's Road. Initial feedback from BCBC has indicated that an access point serving limited infill development in this location could be potentially acceptable subject to adequate provision for servicing vehicles.

4.28 The access point would link to a new private driveway (likely to be required at 3.65m) and will only serve the northern part of the site (the existing car park area). The number of dwellings which could be served from this access would be



dependent on unit size, and the acceptability of any scheme in highways terms would need to be fully tested. It is recommended that this is discussed further with BCBC as Highway Authority prior to the submission of any application.



4.29 Walters Road is considered to be sub-standard for large vehicles. In light of this, it is anticipated that any development within the site for more than 1 dwelling served from this route is likely to trigger a requirement for improved servicing arrangements. This could be achieved by either extending the existing turning head at the end of Walters Road (likely to be the preferred option), or by creating a new turning head within the site. This will deliver an overall benefit to the street in highways terms. If the new dwellings are served via a 3.65m wide private driveway which extends to more than 45m, passing places are likely to be required, as is a swept path analysis to demonstrate that service and emergency vehicles could safely negotiate the road space².



4.30 Any new access works or alterations to the existing will need to take full account of the potential for impact on protected trees at the site. 'No-dig' construction techniques (a sample product specification is included in Appendix G for reference) may be required within identified root protection zones.

Other Issues & Considerations: Ground Conditions

4.31 A ground investigation report was undertaken by BCBC in August 2010. This comprised a brief desk-study, which was followed up by a small scale site investigation to determine the shallow ground conditions below the site.

4.32 The investigations indicated that the site was fields and woodlands before its development as a private house.

4.33 Results confirm that the ground conditions below the site generally appear to comprise of a shallow drift deposit comprising of a varying depth of topsoil, overlying a layer of loose sandy clay, underlain by limestone boulders in a generally stiff clay.

4.34 The investigations recommend that any future development utilises foundations located within the layer of limestone boulders and cobbles. Conventional trench fill or strip foundations are considered to be the most suitable solution.

² as per the requirements detailed in Bridgend County Council's Design Manual for Residential and Industrial Estate Roads (1993) and the DfT's Manual for Streets.

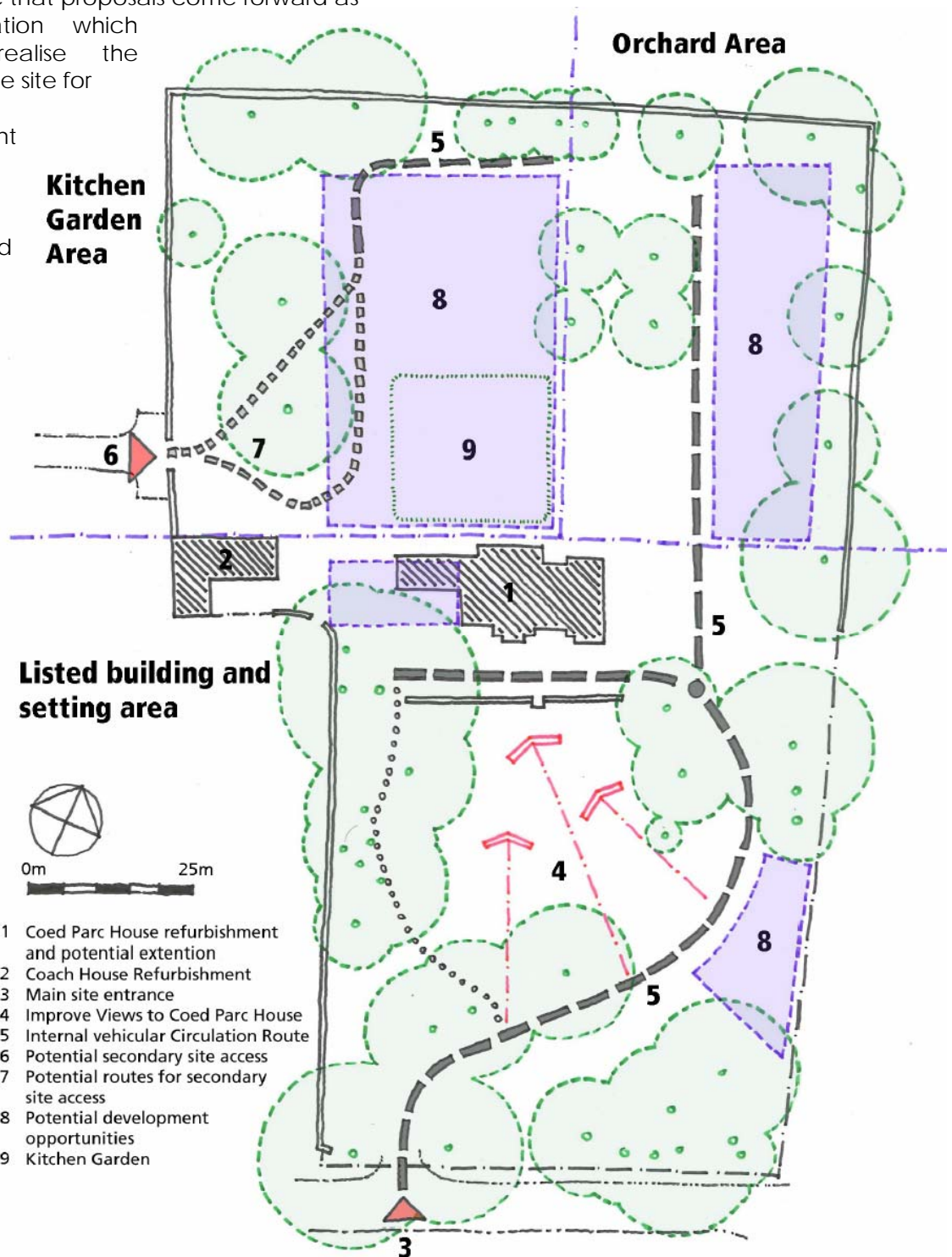
5 Development Framework

Approach

- 5.1 The preceding appraisal of the site, its context, and the constraints and opportunities it presents, established the development potential offered. This indicated capacity for a significant amount of new development that, if undertaken sensitively, can enable the restoration and refurbishment of Coed Parc house without any detrimental effect on the building's character or setting.
- 5.2 To provide an element of confidence over how this can be delivered (to both the Council and the future purchaser), the appraisal has informed the evolution of a series of design principles and parameters that together provide a framework to guide the future development of the site.
- 5.3 A conceptual masterplan has also been prepared to illustrate how the development framework translates onto the site. This identifies the key development opportunities within the site, the key access and circulation routes, opportunities for refurbishment and extension, and the treatment of the protected trees. The masterplan has identified three distinct areas within the site characterised by its topography and historical context. These are as follows:
- **The Listed Building & Setting** – this area focuses on Coed Parc house and the sweeping access drive and landscaped grounds which provide its setting. It includes the main house, the coach house and the southern half of the site in front of the house;
 - **The Kitchen Garden** – this area of the site occupies a relatively elevated position to the rear of the main house and includes the demise of the former kitchen garden. It is this area that could potentially be served by a new secondary access from Walters Road.
 - **The Orchard** – situated in the north-east corner of the site, this area lies adjacent to the Kitchen Garden area but at a lower level. Surrounded by trees, this part of the site is relatively secluded, and is only really visible from inside the site. Access would be achieved via the main drive from Park Street.
- 5.4 Within each of the above character areas, opportunities for development have been identified, along with any 'fixes' in terms of protected trees, access and circulation routes, and open areas. Options have also been identified for the highways works that may be required within the site as part of any development scheme and these are included in Appendix F.



5.5 The qualities of, and differences between, the character areas have also influenced the design process. Each area is seen as coming forward as an individual yet integral element of an overall development scheme. To achieve this, design principles and parameters have been defined at two levels – for the site as a whole, and for the individual character areas. In this way, any detailed proposals brought forward for the site will sit within an overarching design approach which will not only deliver a coherence and consistency to the site, but will also ensure that proposals come forward as one application which seeks to realise the potential of the site for sensitive redevelopment which will enable the refurbishment, restoration and reuse of the listed building.



- 5.6 As the conceptual masterplan does not provide any indication of development capacity within the site, a number of entirely illustrative layouts have been prepared for each character area. These indicated that, through a mix of conversion and new-build development, and subject to detailed assessment, the site could potentially accommodate a 60 – 80 bed care facility, or between 20 and 25 new dwellings.

Design Principles

- 5.7 The design of any new development within the grounds of Coed Parc will need to appreciate, respect, and respond to the local context and character of the site. The adopted development plan requires that a comprehensive approach is taken to any sites within conservation areas where the demolition of unlisted buildings is proposed.
- 5.8 For Coed Parc, it is considered that the immediate context and character of the listed building and its grounds are stronger and more relevant than the context and character of the immediately adjacent buildings and surrounding streets. Existing development within the surrounding area of Coed Parc offers little in terms of any coherent character against which any design strategy or approach to the redevelopment of the site can be based.
- 5.9 For any development within Coed Parc to be successful, it is considered that any relationship generated with the existing listed building, and the setting of its grounds, would be key to deriving a coherent design solution for the whole site as a whole. This is reinforced by the confined and self contained nature of the site. This follows guidance given in TAN 12: Design:

Thorough appraisal of context can provide design pointers, which help to inspire an innovative design response, which meets present and future needs. A contextual approach should not necessarily prohibit contemporary design
(Para. 4.9)

- 5.10 In this light, in order to ensure a coherent and contextual design approach at the site, new development should not focus on thoughtlessly copying or mimicking the architectural style of the existing listed building, but should explore a range of innovative and contextual responses. The design philosophy that inspired the construction of Coed Parc can serve as a key consideration in the development of the design approach for the site.



5.11 Design proposals should reflect those characteristics that define the character of the existing listed building. These

characteristics, which can form the basis for a palette of styles, motifs and materials, can then be utilised within the architectural style or language of new development at the site.

5.12 This is the approach – an analysis and appreciation of the existing context and character of the listed building and its grounds - taken in this development framework and it has established a series of overarching design principles for the site.

5.13 Commercial advice has also been factored into the framework. It is anticipated that the site will come forward for some form of residential development, be that open market or more specialist. 'In principle' support for these types of development is provided by the adopted UDP. These uses provided the basis for the illustrative layouts, but the design principles are structured in such a way as to be equally relevant and applicable to other uses that may ultimately be proposed.

Overarching Principles & Parameters

5.14 The following objectives should be central to the design brief for any future development at the site:

Development Form - Scale, Layout, Height & Density

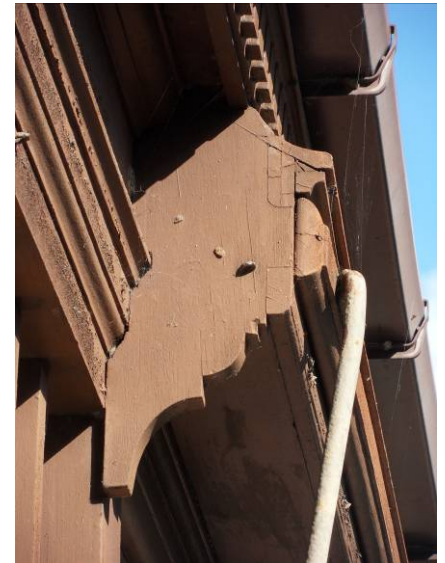
- development within the site will comprise the refurbishment and (potential) conversion of the listed Coed Parc house (and if possible the Coach House) and new-build within the grounds;
- new build development should respect the status and authority of the listed building within its historic setting and should be sufficiently subservient to preserve its visual quality and presence within the site. To be subservient does not mean that new development should be limited to a lesser scale, height or mass directly, but it should be considered subservient in the context of proximity and / or the setting of the listed building;
- a suitable distance and relationship between the new and old should be maintained in order that the listed building isn't 'crowded' by any new buildings, or dominated by means of inappropriate spacing and separation. This will ensure that the hierarchy and importance of the listed building is maintained;
- an innovative design approach to new-build elements of the proposals (utilising contemporary materials, styles and techniques), and the architectural juxtaposition that can



create, may be appropriate subject to impact on the character and setting of the listed building – a carefully considered development form and architectural style can provide a positive and visually stimulating

environment in which differing architectural styles tell the story of a site's evolution;

- the scale, height and massing of any new buildings should reinforce the local character evident across the site;
- the density of the development should ensure an efficient use of the land, whilst safeguarding the quality of the built environment and respecting the local character and context - the constraints imposed by the protected trees and the listed building favour low to medium density development.



Materials, Appearance and Detailing

- the materials, appearance and detailing of new development at the site should recognise the character of the listed building and respond accordingly. The use of a limited palette of materials which reflect those used in the listed building would be encouraged as it would emphasise the importance of the listed building and contribute to a strong sense of place for the site as a whole;
- the philosophy and features or motifs representative of the art nouveau / arts and crafts style of the main building should be reflected in new buildings throughout the site to give coherence and consistency;
- new development should pay regard to the apparent vernacular of the site in terms of materials, but these can be interpreted in an innovative or imaginative design approach;

Landscape Setting

- The site provides scope for selective and considered arboricultural works but this must be done as part of an overall landscape and arboricultural strategy which seeks to maintain the quality and future viability of the landscape setting and protected trees;
- Category 1 trees – these comprise the most valuable specimens on the site and retention should be the priority wherever practicably possible. The priority given to the retention of these trees is due to their arboricultural quality and/or their amenity value to the site and the surrounding area, and it will be difficult to justify their removal;
- Category 2 trees should be retained where possible – these include medium to good quality specimens. Due to their lower arboricultural quality and reduced amenity value they are not considered to meet the standards of

Category 1 trees. The loss of any of these trees can be more than adequately compensated by appropriate replacement planting, which may include native species, improving the overall arboricultural and ecological value of the site.

- Category 3 trees should be removed for the benefit of adjacent better quality specimens – the majority of trees within this category are in poor condition, and/or are non-native species (including large numbers of Sycamores and Laurels). Trees are of poor quality due to dense planting which has resulted in many of the species becoming suppressed. Removal of poor quality competing trees will allow those that remain to develop into better specimens.
- Any development of the site will need to be supported by a comprehensive landscaping scheme that justifies any trees to be removed and includes appropriate replacement planting (native trees and shrubs that are indigenous to the region).
- 'No-dig' construction techniques will be required if any highway works are proposed within root protection zones of retained trees.
- The trees provide the site with its external visual appearance to the surrounding Conservation Area. Any development proposals will need to ensure that this is maintained and visual impact will need to be considered as part of any planning application submitted;
- Consideration should be given to opportunities for ecological enhancement and mitigation through the inclusion of other new semi-natural habitats such as ponds, hedgerows or semi improved grasslands created using native species.

Biodiversity

- Consideration should be given to positive wildlife mitigation measures (e.g. the installation of bird nesting and bat roosting boxes) at suitable locations within the site (particularly in large trees around the perimeter of development).
- Further survey work will be required for bats, badgers, common reptiles, and nesting birds prior to any development work taking place on site, particularly with respect to arboricultural works on site. Works will be undertaken within the appropriate seasons.

Accessibility & Movement

- The junction with Park Street will need to be formalised from the existing pedestrian crossover to a kerbed radii junction.
- Opportunities to improve pedestrian access from Park Street should be explored;

- Internally, the access road will require some widening and realignment to meet adopted standards (5.5m width). A 1.8m wide footway will also be required along the southern edge of the carriageway. If adoptable standards are not achieved, the private status of the access road must be clearly demarcated and any gates erected would need to be set back from Park Street to allow suitable turning space.
- A turning head will need to be provided within the site to allow full access by refuse, delivery, and emergency vehicles. Swept path analysis should be used to ensure this. It is considered that this is entirely achievable with minimum alterations required to the road alignment.
- A new, second access can potentially be provided from Walters Road, (subject to assessment as part of a full transportation assessment for the site). ‘No-dig’ construction methods will be used if the route passes through any root protection zones.
- Any new access from Walters Road access serving more than one dwelling will need to include provision for service vehicles. The provision of an additional turning head (as an improvement to the existing turning head at Walters Road) will need to be explored to allow full access by refuse, delivery, and emergency vehicles. Swept path analysis will be required to demonstrate this can be achieved.

Character Areas: Principles & Parameters

5.15 The above site context has enabled the identification of three distinct, but interrelated, character areas within the Coed Parc site. These three areas all have their own unique characteristics, opportunities and constraints, whilst sitting within the overall context of the site as a whole. The identification of these three areas has enabled the creation of more detailed design parameters to be established for each of these distinct parts of the site. These are detailed below.

Listed Building & Setting

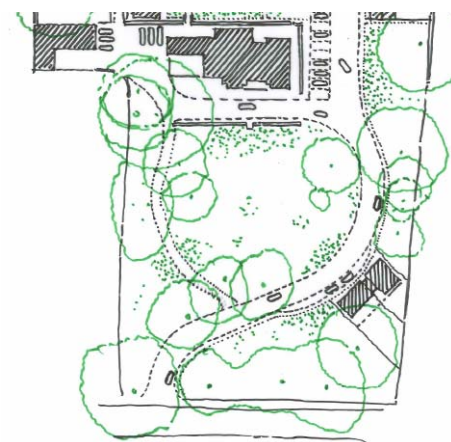
5.16 The listed building sits in a central position within the site. It commands views from the access road which sweeps through the site and through a series of glimpses is slowly revealed to the observer. Development of this part of the site will be subject to the following design principles and parameters:

- any conversion of the main building should have full regard to the historic interior detailing and the restoration of key features (e.g. the main staircase, panelling in rooms, light fittings, etc).



Illustrative scheme shows conversion of main building into entrance / communal core of residential care facility extended to link into new development to rear with conversion of coach house into 4 flats (circa 450 sq.ft.) and new ‘gatehouse’ building comprising 2 new residential units (@ circa 800sq.ft. each).

- development opportunities include:
 - conversion of listed building and coach-house;
 - sensitive extension of the listed building to its western elevation; and
 - small-scale development to the south-east of the listed building that respects the character and setting of the main building through a design rationale that creates a subservient relationship (similar to that of a 'gatehouse') between it and any new development proposed;
- any works to the exterior of the property should be restricted to sensitive and appropriate repairs and maintenance works only;
- all existing windows and frames should be fully restored and brought back into working order;
- the treatment of the forecourt area (between the main building and the lawn) should be informed by careful consideration of the relationship between the frontage of the listed house and its garden;
- all rainwater goods and roof should be restored and made good with the use of suitable original materials;
- any planning permission granted will be conditional upon a full building survey by a surveyor accredited in conservation to identify all features of historic importance and make recommendations for restoration, refurbishment or replacement prior to the commencement of development.

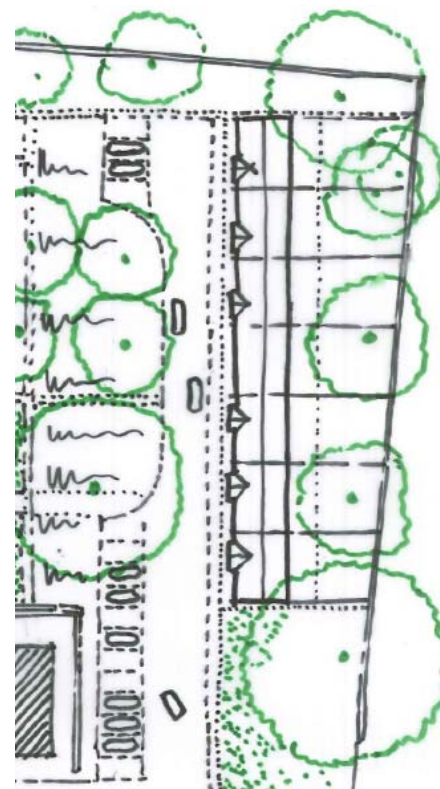


Illustrative scheme shows conversion of main building into 4 flats (circa 800sq.ft. each) and coach house into 2 flats (circa 900 sq.ft each.) and new 'gatehouse' building comprising 2 new residential units (@ circa 800sq.ft. each).

The Orchard

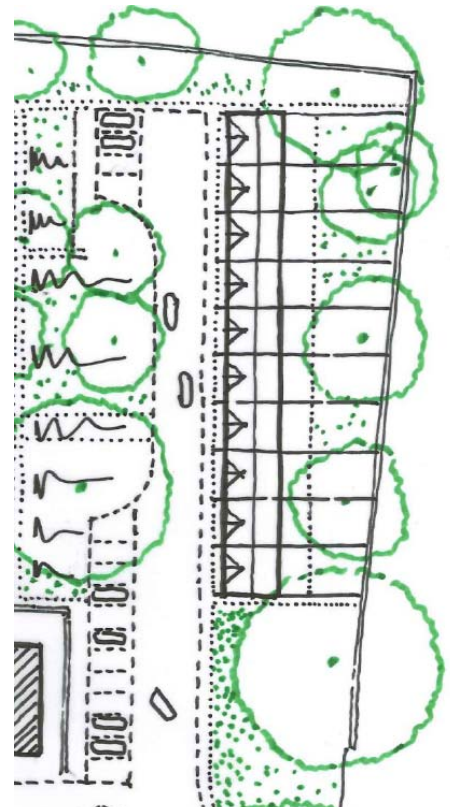
5.17 The Orchard lies to the east of the existing listed building and sits at roughly the same level as the main building itself. Any development within this part of the site will need to ensure a suitable set back from the listed building is achieved. This will maintain the openness of the site and minimise any adverse visual impact on the listed building itself. Development of this part of the site will be subject to the following design principles and parameters:

- development in this area will be subservient in scale to the existing listed building and relatively small scale (for example, mews / terrace);
- a north / south development alignment should be favoured to reduce impact on the listed building;
- development height of no greater than 2 storeys to limit visual impact and create subservience to the listed building;
- development is to follow strong building lines, in order to provide a clear street space;



Illustrative scheme shows 7 new 'mew's cottages (circa 950 sq.ft. each).

- development should not have a detrimental impact on amenity of neighbouring residential areas;
- private garden areas should be provided for each plot in order to supplement the public courtyard open spaces within the site;
- development should retain areas of connecting open space and planting to the north east of the listed building so as to enhance connectivity and coherence of development across the site (particularly between The Orchard and The Kitchen Garden);
- car parking should be provided on an individual plot by plot basis so as to avoid excessive areas of car parking and hard surfaces which would detract from the open and landscaped nature of the site;
- landscaping should be enhanced to the eastern boundary of this part of the site so as to ensure that the impact of development does not affect the surrounding area beyond the Coed Parc site;
- boundary conditions should be respected through discrete planting;
- development should incorporate sustainable design protocols in line with national planning policy.



Illustrative scheme shows 10 new residential care units (circa 600 sq.ft. each).

Kitchen Garden Area

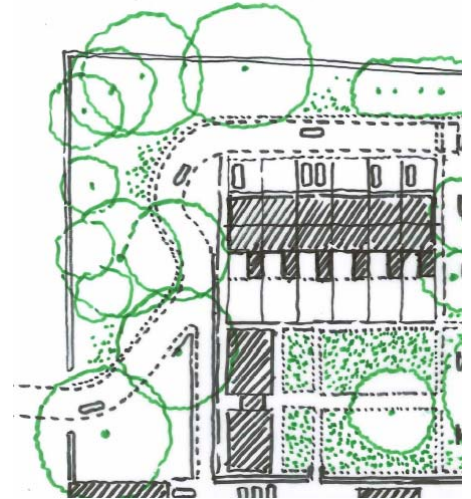
5.18 This area lies to the northern perimeter of the overall site and is located at a higher level to the listed building forming a distinct development plateau. This part of the site is sufficiently distanced from the listed building to support a substantial form of development without having any adverse impact on the listed building. Development of this part of the site will be subject to the following design principles and parameters:

- Development of up to 3-storeys;
- South-facing orientation to maximise opportunities for natural solar gain;
- Incorporation of design features (e.g. balconies and fenestration) to take full advantage of elevated position and maintain inward focus;
- Minimise opportunities for inappropriate overlooking of adjacent properties to the north;
- Development should be of uniform character but with variations of detail in order to create a coherent development form with a clear identity;



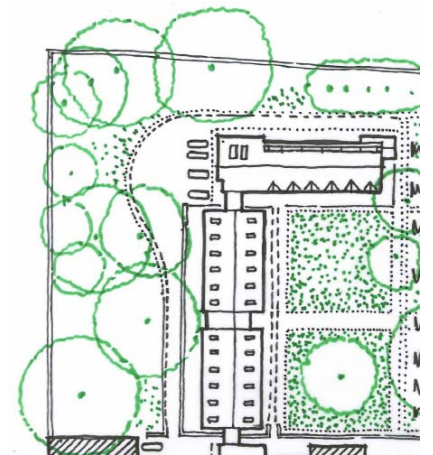
Illustrative scheme of 3-storey houses (circa 2,000sq.ft. dwellings) with 4 new flats (circa 750sq.ft. each), new secondary access and green space.

- Buildings should overlook the central area of open space that lies to the north of the listed building in order to ensure visual and physical connectivity between the listed building and the new development;
- Car parking should be provided on a plot by plot basis so as to minimise the impact of on street car parking and reduce visual clutter;
- New access created from west for new dwelling houses, any potential apartments would be accessed from south;
- Development should seek to achieve a high standard of quality and design that is consistent with and complementary to the importance of the listed building;
- Development should incorporate sustainable design protocols in line with national planning policy.



Illustrative 6 unit terrace (circa 1450sq.ft. dwellings) with 4 new flats (circa 750sq.ft. each), new secondary access and green space

Illustrative residential care home scheme (estimated capacity - 18 rooms @ 20sq.m. in rear block / 48 rooms @ 12sq.m. in link block) connected to main building via new extension, with green space



6 Procedural Matters

- 6.1 This development framework has been prepared to guide and inform the preparation of future development schemes for the site. Aside from the principles and parameters established from a design perspective, the site also commands a specific set of procedural requirements if approval is to be formally secured for any development scheme. These requirements relate principally to the site's location within a designated conservation area, its listed status, and the protected trees.
- 6.2 Put simply, any redevelopment proposals will require the submission of a full (and detailed) planning application, an application for listed building consent, and an application for conservation area consent (for the demolition of any unlisted buildings within the site). As the development rationale for the site will likely seek to utilise new development to enable the restoration of the listed building, any application submitted will need to relate to the site as a whole. This will allow the full impact on the setting and character of the listed building to be understood and considered by the Council, but will also ensure that the appropriate mechanisms are available to control implementation and delivery.
- 6.3 The formal grant of planning permission will carry with it approval of any proposed works to protected trees within the site. No separate formal approval will be required under tree preservation legislation. A full arboricultural and landscaping scheme will need to be submitted in support of any planning application.
- 6.4 It is recommended that the level of supporting information submitted with any application made is scoped with the Council at the pre-application stage. As an indication, it is envisaged that the following will be required:
- Detailed layout plans and elevation drawings;
 - Planning Statement;
 - Transport Statement;
 - Ecological Report;
 - Landscaping Strategy & Arboricultural Scheme; and
 - Design and Access Statement.
- 6.5 In terms of the Listed Building consent, any application will need to justify their proposals and show why works which affect the character of the listed building are desirable or necessary. In order to do this, the application will need to provide full information to enable the LPA to assess the likely impact of their proposals on the special architectural or historic interest of the building and on its setting. The best way to illustrate this will be within an appropriate Design and Access Statement in line with statutory legislation. This will also be required to support the application for planning permission and conservation area consent.

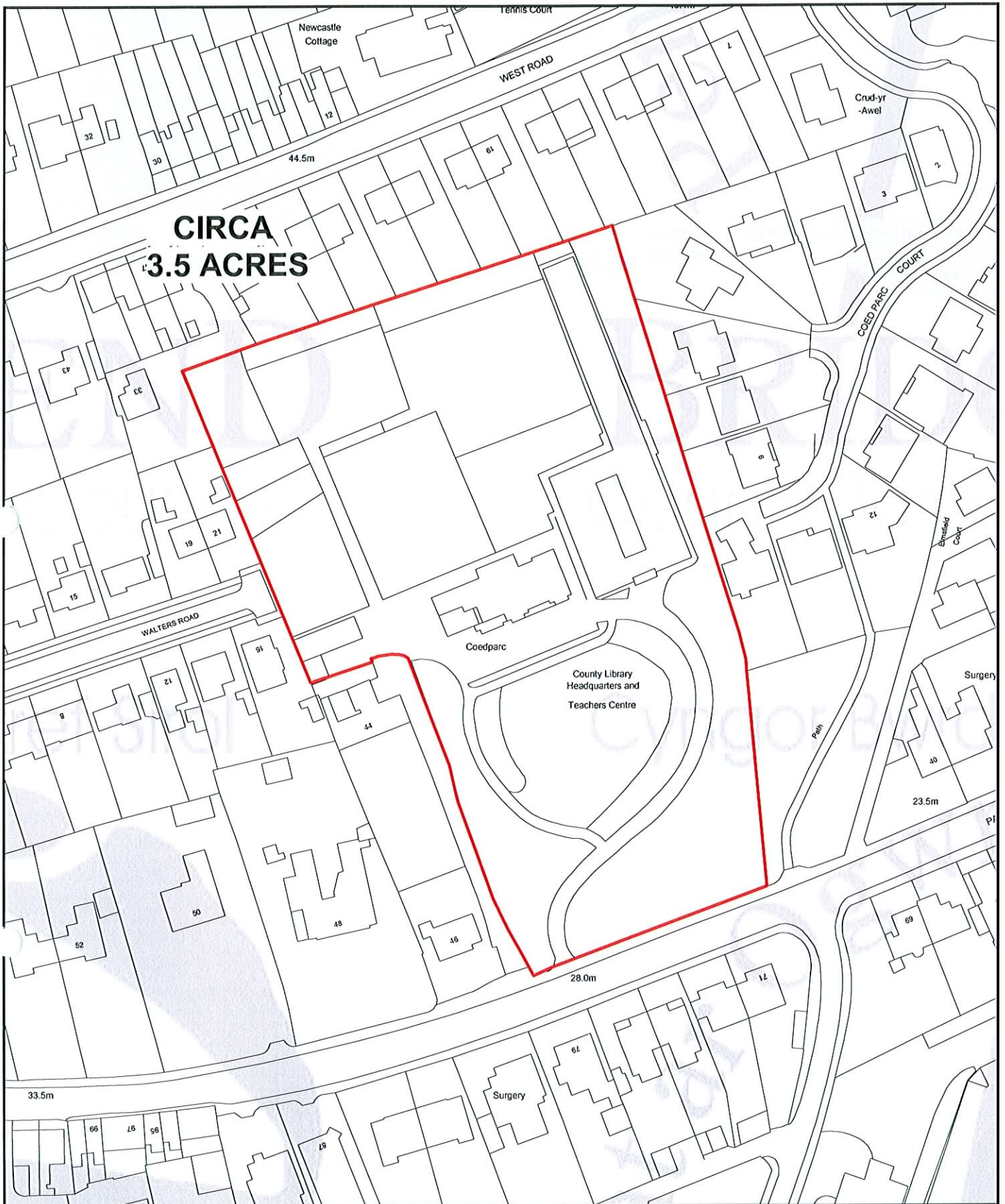


Appendices



Appendix A

Redline Site Plan



**CIRCA
3.5 ACRES**

Cyngor Bwrdeistref Sirol



Resources Directorate

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Coedparc, Park Street, Bridgend

Scale 1:1250

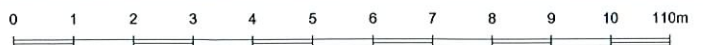
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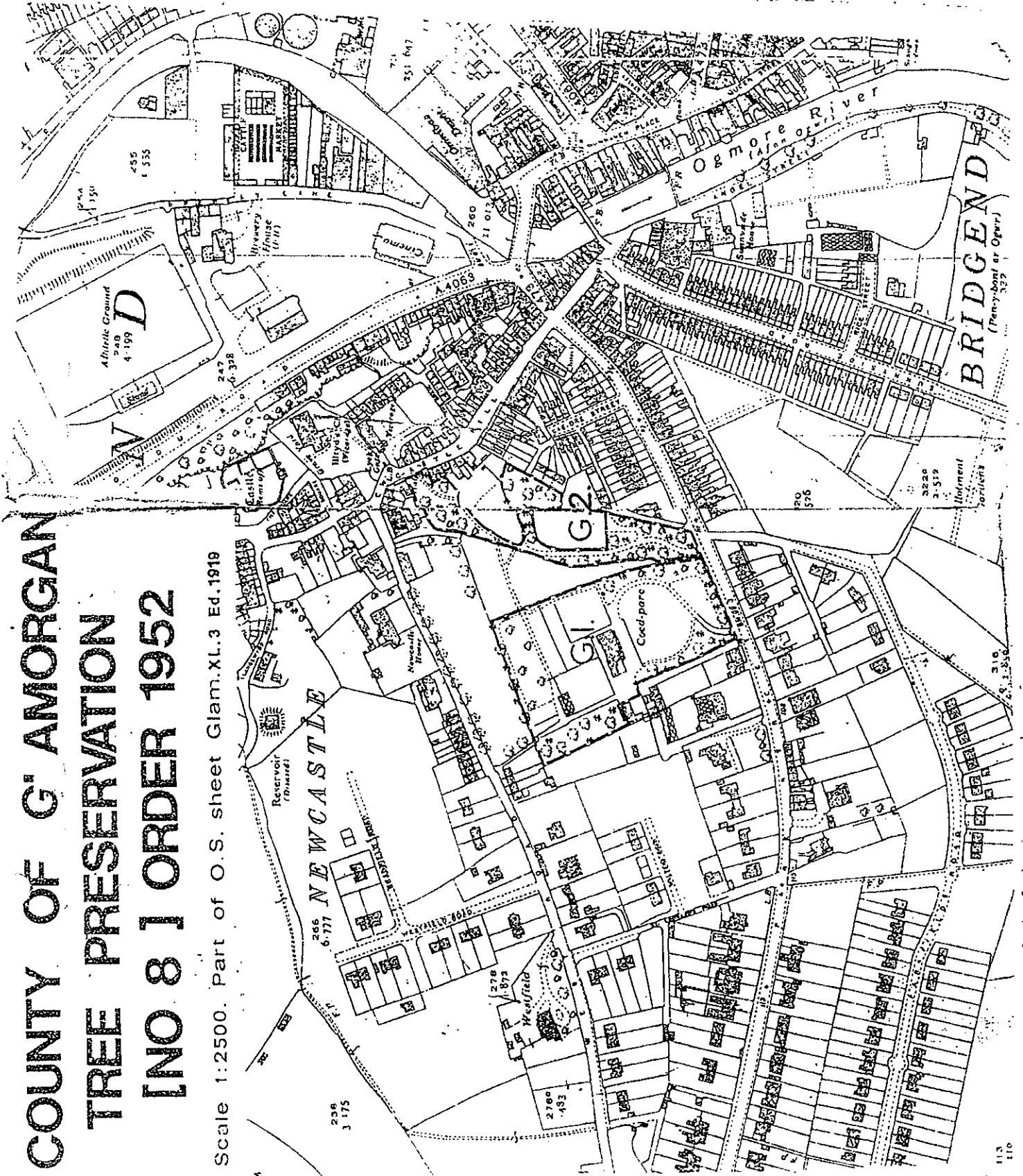




Appendix B
Tree
Preservation
(No. 8) Order
1952

COUNTY OF G' AMORGAN TREE PRESERVATION INO 81 ORDER 1952

Scale 1:2500. Part of O.S. sheet Glam.XI.3 Ed.1918



D-6/1/02

GLAMORGAN COUNTY COUNCIL.

TOWN AND COUNTRY PLANNING ACT, 1947. COUNTY OF
GLAMORGAN—TREE-PRESERVATION (NUMBER 8)
ORDER, 1952.

THE GLAMORGAN COUNTY COUNCIL, as Local Planning Authority (in this Order called "the authority") in pursuance of the powers conferred in that behalf by Section 28 of the Town and Country Planning Act, 1947 (hereinafter called "the Act") and subject to the provisions of Section 13 of the Forestry Act, 1951 hereby make the following Order:

1. In this Order "owner" means the owner in fee simple, either in possession or who has granted a lease or tenancy of which the unexpired portion is less than three years; a lessee (including a sub-lessee) or tenant in possession, the unexpired portion of whose lease or tenancy is three years or more; and a mortgagee in possession.

2. Subject to the exemptions specified in the Second Schedule to this Order, no person shall, except with the consent of the authority, cut down, top, lop, or wilfully destroy, or cause or permit the cutting down, topping, lopping, or wilful destruction of any of the trees contained in the groups of trees specified in the first Schedule hereto and shown numbered G.1. and G.2. and edged with broken black lines on the map annexed hereto; which map shall prevail where any ambiguity arises between it and the specification in the said First Schedule.

3. Any application for consent made to the authority under paragraph 2 of this Order shall be in writing stating the reasons for making the application, and shall specify the group of trees to which the application relates, and the operations for the carrying out of which consent is required, and where necessary for the identification of such group of trees shall be accompanied by a plan or map of a size or on a scale sufficient for the purpose.

4. (1) Where an application for consent is made to the authority under this Order, the authority may grant such consent either unconditionally, or subject to such conditions as the authority may think fit, or may refuse consent.

(2) The authority shall keep a register of all applications for consent under this Order containing information as to the nature of the application, the decision of the authority thereon and any compensation awarded in consequence of such decision; and every such register shall be available for inspection by the public at all reasonable hours.

5. Where the authority refuse consent under this Order or grant such consent subject to conditions, they may, when refusing or granting consent certify in respect of any group of trees for which they have so refused or granted consent, that they are satisfied that

- (a) the refusal or condition is in the interests of good forestry; or
- (b) the groups of trees have an outstanding amenity value; or
- (c) there is a special amenity served by the groups of trees other than amenity in relation to the woodland character of the neighbourhood.

6. The provisions set out in the Third Schedule to this Order, being the provisions of Part III of the Act as adapted and modified for the purpose of this Order, shall apply in relation to any application made to the authority for consent under the Order and to any decision of the authority thereon, as if all references to trees other than trees contained in groups of trees and to woodland areas were omitted therefrom.

7. Subject to the provisions of this Order, any person who has suffered damage or has incurred expenditure in consequence of any refusal of consent under this Order or of any grant of such consent subject to conditions, shall, if he makes a claim within the time limited for the purpose by this Order, be entitled to recover from the authority compensation in respect of any such damage or expenditure.

Provided that no compensation shall be payable in respect of damage suffered or expenditure incurred by reason of such refusal or grant of consent -

- (a) in the case of the group of trees specified in the Fourth Schedule to this Order;
- (b) in the case of any group of trees, the subject of a certificate in accordance with paragraph 5 of this Order.

8. In assessing compensation payable under the last preceding paragraph, account shall be taken of

- (a) any compensation or contribution which has been paid in respect of the same trees under the terms of this or any other Tree Preservation Order under Section 28 of the Town and Country Planning Act, 1947, or under the terms of the any Interim Preservation Order made under Section 8 of the Town and Country Planning (Interim Development) Act, 1943, or any compensation which has been paid or which could have been claimed under any provision relating to the preservation of trees or protection of woodlands contained in an operative scheme under the Town and Country Planning Act, 1932, and
- (b) any injurious affection to any land of the owner which would result from the felling of the trees the subject of the claim.

9. A claim under this Order for compensation shall be made by serving on the authority a notice in writing stating the grounds of the claim and the amount claimed, within six months of the date of the decision of the authority, or of the Minister of Housing and Local Government (hereinafter called "the Minister") as the case may be, or where an appeal has been made to the Minister against the decision of the authority, of the date of the decision of the Minister on the appeal.

10. Any question of disputed compensation payable in accordance with the terms of this Order shall be determined in accordance with the provisions of Section 110 of the Act.

11. This Order may be cited as the COUNTY OF GLAMORGAN TREE PRESERVATION (NUMBER 8) ORDER, 1952.

GIVEN UNDER THE SEAL OF THE GLAMORGAN COUNTY COUNCIL
this 24th day of October, 1952.

FIRST SCHEDULE.

<u>No. on Plan.</u>	<u>Description of Groups of Trees.</u>	<u>Situation.</u>
G. 1.	Mixed deciduous and coniferous.	All that piece or parcel of land bounded by Park Street (Classified Road A. 473) Newcastle Hill and West Road,

<u>No. on Plan.</u>	<u>Description of Groups of Trees.</u>	<u>Situation.</u>
		being part of enclosure No. 263 of O.S. Map XL.3 (1919 edition) and known as Coedparc, Newcastle, Bridgend.
G. 2.	Mixed Coniferous and broadleaf.	All that piece or parcel of land bounded by Park Street, (Classified Road A. 473) Newcastle Hill and West Road, being part of enclosures Nos. 261 and 262 of O.S. Map XL.3 (1919 edition) and known as Elmsfield, Newcastle, Bridgend.

SECOND SCHEDULE.

This Order shall not apply so as to require the consent of the authority,

- (1) to the cutting down, topping or lopping of any tree that is dying or dead or has become dangerous;
- (2) to the cutting down, topping or lopping of any group of trees;
 - (a) in compliance with an obligation imposed by or under an Act of Parliament;
 - (b) in pursuance of the power conferred on the Postmaster General by virtue of Section 5 of the Telegraph (Construction) Act, 1908;
 - (c) in pursuance of the powers conferred by Section 24 of the Regulation of Railways Act, 1868;
 - (d) for the purpose of preventing or abating a nuisance;
 - (e) in the case of a statutory undertaker where the land on which the group of trees is situated, is operational land as defined by the Act and where works on such land cannot otherwise be carried out; or where the cutting down, topping or lopping is for the purpose of securing safety in the operation of the undertaking.

THIRD SCHEDULE.

Provisions of Part III of the Act as adapted and modified to apply to this Order.

15. (1) The Minister may give directions to the authority requiring that any application for consent under the Order or all such applications of any class specified in the directions, shall be referred to the Minister instead of being dealt with by the authority, and any such application shall be so referred accordingly.

(2) Where an application for consent under the Order is referred to the Minister under this Section, the provisions of paragraphs 4 to 7 of the Order shall apply in relation to the determination of the application by the Minister as they apply in relation to the determination of such applications by the authority;

Provided that before determining any such application the Minister shall, if either the applicant or the authority so desire, afford to them an opportunity of appearing before and being heard by a person appointed by the Minister for the purpose.

(3) The decision of the Minister on all applications referred to him under this section shall be final.

16. (1) Where application is made to the authority for consent under the Order and that consent is refused by that authority or is granted by them subject to conditions or where any certificate or direction is given by the authority, then if the applicant is aggrieved by their decision on the application, or by any such certificate or direction he may, by notice in writing served within 28 days from the receipt of notification of their decision, certificate, or direction, or such longer period as the Minister may allow, appeal to the Minister.

(2) When an appeal is brought under this section from a decision certificate or direction of the authority, the Minister may allow or dismiss the appeal or may reverse or vary any part of the decision of the authority whether or not the appeal relates to that part, or may vary any certificate or direction, and may deal with the application as if it has been made to him in the first instance, and the provisions of the last foregoing section shall apply, subject to any necessary modifications in relation to the determination of an application by the Minister on appeal under this section as they apply in relation to the determination by the Minister of an application referred to him under that section.

(3) Unless within two months from the date of receipt of an application for consent under the Order, or within such extended period as may at any time be agreed upon in writing between the applicant and the authority, the authority either -

- (a) give notice to the applicant of their decision on the application, or
- (b) give notice to him that the application has been referred to the Minister in accordance with the directions given by him under the last foregoing section.

the provisions of subsection (1) of this section shall apply in relation to the application as if the consent to which it relates had been refused by the authority, and as if notification of their decision had been received by the applicant at the expiration of the said period of two months or the extended period agreed upon as aforesaid, as the case may be.

21. (1) Subject to the provisions of this section, if it appears to the authority that it is expedient that any consent under the Order granted on an application made in that behalf should be revoked or modified, they may by Order revoke or modify the consent to such extent as appears to them to be expedient as aforesaid.

Provided that no such Order shall take effect unless it is confirmed by the Minister, and the Minister may confirm any Order submitted to him for the purpose either without modification or subject to such modifications as he considers expedient.

(2) Where an authority submit an Order to the Minister for his confirmation under this Section, that authority shall furnish the Minister with a statement of their reasons for making the Order and shall serve

notice/

notice of the making of the Order on the owner of the land, and on any other person who in their opinion will be affected by the Order, and if within the period of 28 days from the service thereof any person on whom the notice is served so requires, the Minister shall, before confirming the Order, afford to him and to the authority an opportunity of appearing before and being heard by a person appointed by the Minister for that purpose.

(3) The power conferred by this section to revoke or modify a consent may be exercised at any time before the operations for which consent has been given have been completed.

Provided that the revocation or modification of consent shall not affect so much of those operations as has been carried out before the date on which the Order was confirmed as aforesaid.

(4) Where a notice has been served in accordance with the provisions of subsection (2) of this Section, no operations or further operations as the case may be, in pursuance of the consent granted, shall be carried out pending the decision of the Minister under subsection (1) of this Section.

22.(1) Where any person is affected by an Order under the last foregoing Section, revoking or modifying a consent as confirmed by the Minister, or where any person is affected by a notice served on him under subsection (2) of the foregoing section when the Order is not confirmed, then, if on a claim made to the authority within two months of the date of the Minister's decision, it is shown that he has incurred expenditure in carrying out work which is rendered abortive by the revocation, or modification, or stay of operations, as the case may be, or has otherwise suffered loss or damage which is directly attributable to the revocation, or modification, or stay of operations, the authority shall pay to that person compensation in respect of that expenditure, loss or damage.

(2) For the purpose of this section any expenditure incurred on matters preparatory to acting on the consent shall be deemed to be included in the expenditure incurred in carrying out that work, but except as aforesaid, no compensation shall be paid under this section in respect of any work carried out before the grant of consent which is revoked or modified, or in respect of any other loss or damage (not being loss or damage consisting of the depreciation in value of any interest in land) arising out of anything done or omitted to be done before the grant of that consent.

23.(1) If it appears to the authority that any cutting down, topping or lopping or wilful destruction of trees, groups of trees or woodland areas has been carried out after the coming into operation of the Order without the grant of consent required in that behalf under the Order or that any conditions subject to which such consent was granted have not been complied with, or that in respect of any part of a woodland area there has been a failure to replant or to comply with any directions, as to replanting given by the authority, then, subject to any direction, given by the Minister, the authority may within one year of such cutting down, topping, lopping or wilful destruction, or such failure of non-compliance as the case may be, if they consider it expedient so to do, in the interest of amenity, serve on the owner of the land on which the trees, groups of trees or woodland areas are situated and, except in the matter of replanting woodland areas, on any person entitled to fell trees, a notice under this section.

(2) Any notice served under this section hereinafter called an "enforcement notice" shall specify the acts alleged to have been done as aforesaid, or, matters in respect of which it is alleged that any such conditions as aforesaid have not been complied with, or in what respect there has been a failure to replant or to comply with any directions as to replanting, as the case may be, and may require such steps as may be specified in the notice to be taken within such period as may be so specified for securing that operations in so far as still practicable shall be carried out in such a manner as might have been required had the trees, groups of trees or woodland areas to which the notice relates been the subject of an application for grant of consent under this Order, or for securing compliance with the conditions or for securing replanting or compliance with the

directions/

directions as to replanting, as the case may be; and in particular any such notice may, for the purpose aforesaid, require the immediate discontinuance of any cutting down, topping lopping or destruction of trees, groups of trees or woodland areas or of any replanting operations.

(3) Subject to the provisions of the next following subsection, an enforcement notice shall take effect forthwith.

Provided that -

- (a) if within the period of 14 days after the service thereof, an application is made to the authority under this Order for consent to cut down, top or lop any trees, group of trees or to fell any woodland area to which the enforcement notice relates, the notice, except in so far as it may require the discontinuance of cutting down, topping lopping or destruction of trees, groups of trees, or woodland areas, shall be of no effect pending the final determination of the application, and if and to the extent such consent as aforesaid is granted on that application, the notice shall not take effect;
- (b) if within the period of 14 days after the service thereof an appeal is made to the Court under the following provisions of this section by a person on whom the enforcement notice was served, the notice, except in so far as it may require the discontinuance of cutting down, topping, lopping, or wilful destruction of trees, groups of trees or woodland areas shall be of no effect pending the final determination or withdrawal of the appeal.

(4) If any person on whom an enforcement notice is served under this section is aggrieved by the notice, he may, at any time within the period mentioned in the last foregoing subsection appeal against the notice to a Court of Summary Jurisdiction for the petty sessional division or place within which the land to which the notice relates is situated; and on any such appeal the court:-

- (a) if satisfied that consent was granted under this Order for the cutting down, topping or lopping or destruction of the trees, groups of trees or woodland areas to which the notice relates, or that no such consent was required in respect thereof, or that the conditions subject to which consent was granted have been complied with or that there had not been a failure to replant, or to comply with any directions as to replanting, as the case may be, shall quash the notice to which the appeal relates.
- (b) if not so satisfied, but satisfied that the requirements of the notice exceed what is necessary for compliance with the conditions attached to the consent, or what is necessary to comply with directions in regard to replanting, or what might have been required had application for consent to the cutting down, topping, lopping or destruction been made in respect of the trees, groups of trees or woodland areas to which the notice relates, shall vary the notice accordingly;
- (c) in any other case shall dismiss the appeal.

(5) Any person aggrieved by a decision of a court of summary jurisdiction under the last foregoing subsection may appeal against that decision to a court of quarter sessions.

24.(1) If within the period specified in an enforcement notice, or

within/

within such extended period as the authority may allow, any steps required by the notice to be taken (other than discontinuance of cutting down, topping, lopping or wilful destruction of any trees, groups of trees or woodland areas) have not been taken, the authority may enter on the land on which the tree, groups of trees or woodland areas are situated and take those steps, and may recover as a simple contract debt in any court of competent jurisdiction from the person who is then the owner of the land, or except where the notice relates to replanting of woodland areas, the person who is entitled to fell the trees, any expenses reasonably incurred by them in that behalf, and if that person having been entitled to appeal to the court under the last foregoing section, failed to make such an appeal, he shall not be entitled in proceedings under this subsection to dispute the validity of the action taken by the authority upon any ground which could have been raised by such an appeal.

(2) Where a person other than the owner of any land is entitled to fell trees to which an enforcement notice under the last foregoing section relates, any expenses incurred by the owner of such land for the purpose of complying with such enforcement notice and any sum paid by the owner of any land under the foregoing subsection in respect of the expenses of the authority in taking steps required to be taken by such notice, shall be deemed to be incurred or paid for the use and at the request of the person entitled to fell trees as aforesaid.

(3) Where by virtue of an enforcement notice, any cutting down, topping lopping, or destruction of trees, groups of trees or woodland areas is required to be discontinued, or any conditions are required to be complied with in respect of any cutting down, topping or lopping, or any replanting is required to be discontinued, or any directions, as to replanting are required to be complied with, then if any person without the grant of consent in that behalf under this Order, contravenes or permits the contravention of the notice in respect of the aforesaid matters, he shall be guilty of an offence and liable on summary conviction to a fine not exceeding fifty pounds; and if the contravention is continued after the conviction, he shall be guilty of a further offence and liable on summary conviction, to a fine not exceeding twenty pounds for every day on which he continues to contravene the notice.

FOURTH SCHEDULE.

<u>No. on Plan.</u>	<u>Description of Groups of Trees.</u>	<u>Situation.</u>
G. 1.	Mixed deciduous and coniferous.	All that piece or parcel of land bounded by Park Street (Classified Road A. 473) Newcastle Hill and West Road, being part of enclosure No. 263 of O.S. Map XL.3 (1919 edition) and known as Goedparc, Newcastle, Bridgend.

THE COMMON SEAL OF THE
GLAMORGAN COUNTY COUNCIL
was hereunto affixed in the
presence of.

A member of the County Council.

Clerk of the County Council.

of the Minister on the appeal.

10. Any question of disputed compensation payable in accordance with the terms of this Order shall be determined in accordance with the provisions of Section 110 of the Act.

11. This Order may be cited as the COUNTY OF GLAMORGAN TREE PRESERVATION (NUMBER 8) ORDER, 1952.

GIVEN UNDER THE SEAL OF THE GLAMORGAN COUNTY COUNCIL
this 24th day of October, 1952.

FIRST SCHEDULE.

<u>No. on Plan.</u>	<u>Description of Groups of Trees.</u>	<u>Situation.</u>
G. 1.	Mixed deciduous and coniferous.	All that piece or parcel of land bounded by Park Street (Classified Road A. 473) Newcastle Hill and West Road,
	FELL 2 ASH, THIN 2 TREES. CONSENT GRANTED 13.1.57.	

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being part of enclosure No. 263 of O.S. Map XL.3 (1919 edition) and known as Coedparc, Newcastle, Bridgend.

G. 2.	Mixed Coniferous and broadleaf.	All that piece or parcel of land bounded by Park Street, (Classified Road A. 473) Newcastle Hill and West Road, being part of enclosures Nos. 261 and 262 of O.S. Map XL.3 (1919 edition) and known as Elmsfield, Newcastle, Bridgend.
	- FELL 5 TREES, WORKS TO 10 TREES. CONSENT GRANTED 16.1.50. - FELL 1 YEW, PLOT 14. CONSENT GRANTED 7.6.54. NOT DONE AS AT 9.2.55. - WORK ON LINE, PLOT 14. CONSENT 7.6.54. - PRUNE SEVERAL TREES, PLOT 16. CONSENT 30.10.56.	

SECOND SCHEDULE.

This Order shall not apply so as to require the consent of the authority,

- (1) to the cutting down, topping or lopping of any tree that is dying or dead or has become dangerous;
- (2) to the cutting down, topping or lopping of any group of trees;
 - (a) in compliance with an obligation imposed by or under an Act of Parliament;
 - (b) in pursuance of the power conferred on the Postmaster General by virtue of Section 5 of the Telegraph (Construction) Act, 1908;
 - (c) in pursuance of the powers conferred by Section 24 of the Regulation of Railways Act, 1925.

Woodlands (Cont.)

<u>No. on Map.</u>	<u>Description.</u>	<u>Situation.</u>
W6	Ash, Thorn, Sycamore, Hazel, Blackthorn.	Parcel No. 9069, S.E. of Balas.
W7	Ash, Thorn, Sycamore, Hazel, Blackthorn.	Parcel No. 0077, east of Balas. O.S. SS 8381 and 8481.

Trees specified Individually.

None.

Planning Department.

October, 1977.



Appendix C
Newcastle Hill
Conservation
Area Plan &
Designation



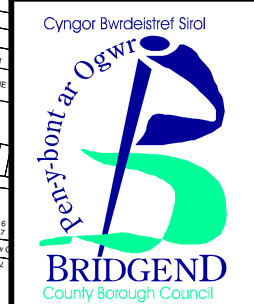
Scale 1: 2500
Date issued: 05/10/2005

NEWCASTLE HILL CONSERVATION AREA

Rhodri-Gwynn Jones
BSc. C.Eng., M.I.C.E.
Executive Director - Environment,
Bridgend County Borough Council, Civic Offices,
Angel Street,
Bridgend CF31 4WB.

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Planning Services
Tel: (01656) 643176



Newcastle Hill

Designated 7th March, 1975
Amended 21st September, 1983

Area 17.55ac (7.102ha)

Historic & Architectural Interest

Newcastle Hill is situated in an elevated and prominent position overlooking the Ogmore River and was one of the original two settlements built either side of the river which the town of Bridgend has now engulfed. It possesses a village quality although it is very much a part of the urban area of Bridgend. The special quality is created by the winding steep hill and mixture of terraced cottages and lane-like streets. The core is made up of the well-cared-for castle ruin of Newcastle, St. Illtyd's Church and several large private houses such as Newcastle House, Newcastle Cottage, West Cottage, whilst St. John's Hospice is a well preserved pilgrim's hospice dating from the 15th century. It is the pleasant contrasting size in properties so happily intermingled that provides the environmental quality. Modern infill developments have taken place in distinctly segregated sites. Important areas of trees are protected by extensive Tree Preservation Orders.

Listed Buildings

Newcastle, Newcastle Hill.	Grade II*.
St. Illtyd's Parish Church, Newcastle Hill.	Grade II*.
St. John's Hospice, Newcastle Hill.	Grade II*.
Newcastle House, 8 West Road.	Grade II*.
Garage & Outhouse to above.	Grade II.
Newcastle Cottage, 10 West Road.	Grade II.
West Cottage, 6 West Road.	Grade II.
Nazareth Apostolic Church, Newcastle Hill.	Grade II.
Unitarian Chapel, Park Street.	Grade II.

Scheduled Ancient Monuments

Newcastle, Newcastle Hill.	SAM.
----------------------------	------

Supplementary List

Nil.

Other Notable Buildings

20 Llangewydd Road
Former Toll House, Newcastle Hill.
The Square - a group of houses renovated by the Ogwr Borough Council and granted a Prince of Wales Award.

Character & Appearance

Slate roofs, masonry chimneys, cast iron rainwater goods, double hung sash windows, dressed sandstone walls/smooth render and paint, plain doors, boundary walls. Important village green in front of The Square. Intimate village character created by narrow roadway, changing levels, open spaces and angles of buildings with varying styles of architecture. A pleasant open space/village green with ancillary car parking area has been implemented on the site of the old vicarage and garden.



Appendix D
Bridgend
Unitary
Development
Plan – Policy
Extracts

Adopted Bridgend UDP Policy Extracts

POLICY EV20

Proposals for development or redevelopment will be required to:-

1. Retain wherever possible and/or translocate or replace where appropriate existing woodland, trees, hedgerows, wetlands, watercourses, ponds, green lanes, geological features and other natural features or habitats of nature conservation interest, and safeguard them during any development works;
2. Conserve those habitats listed in (1) above or, where necessary, provide for mitigation or compensatory measures in order to secure biodiversity, in accordance with any appropriate planning conditions/obligations regarding their future management;
3. Incorporate appropriate native vegetation in any landscaping or planting scheme, except where special requirements in terms of their purpose or location dictate otherwise;
4. Maximise the possible area of permeable ground surface to assist proper surface water drainage, whilst supporting the planting or replacement of existing habitats; and
5. Avoid or overcome harm to any adjacent nature conservation resource, and/or species of wildlife which may be either resident in-situ or which can be demonstrated to have frequented habitats within the site on a migratory basis.

POLICY EV32

Demolition of a listed building will not be permitted unless it has been clearly demonstrated that the building is wholly beyond economic repair or re-use for any beneficial purpose and unless and until appropriate legal agreement(s) have been made with the council, and implemented, to secure the proper specialist recording of the building and its features and its provisions implemented, prior to any demolition works taking place.

POLICY EV33

Development proposals which would either harm or adversely affect the special architectural or historic interest of a listed building, and/or its setting, will not be permitted. Those works which alter, but do not adversely affect, the character of the building, and/or its setting, must be demonstrated to be desirable or necessary to the satisfaction of the council/CADW in order to be permissible, and an opportunity afforded, where this is required, for the proper specialist recording of the building and its features prior to any works being commenced, in accordance with the relevant consent(s) subject of the necessary planning conditions and/or planning obligations/agreements.

POLICY EV36

Schemes for the suitable reuse of redundant historic buildings or vacant floor space which contribute to the regeneration of the county borough will be favoured.

POLICY EV38

Proposals for development within conservation areas should preserve or enhance their architectural or historic character or appearance. Development proposals which do not:-

1. Preserve or enhance views, vistas, characteristic street scenes and roofscapes;
2. Show special regard to areas of spatial importance and their relationship to the layout and scale of nearby buildings;
3. Use materials appropriate to their setting and context;
4. Pay special regard to protect trees, hedges and other habitats of importance to biodiversity and visual amenity; and

5. Respect local historical and cultural traditions;

will not be permitted.

POLICY EV39

Development proposals involving the demolition of an unlisted building within a conservation area which meet all of the following criteria:-

1. The existing building does not make a positive contribution to the character or appearance of the conservation area;
2. There is demonstrated to be negligible scope for improvement, adaptation, or conversion of the building; and
3. Detailed plans for the redevelopment of the site, which would preserve or enhance the character or appearance of the conservation area, are in place;

will be permitted. Provided that subsequent redevelopment of the site is also in accordance with a site development brief or other approved plan, planning consents (which may be subject of conditions), and any necessary planning obligations/agreements as required by the council.

POLICY EV40

Highway works in conservation areas will be permitted where they would preserve or enhance the character or appearance of those areas.

POLICY EV45

New development which achieves a good standard of design by:

1. Having a consistent style or character;
2. Respecting the context of the development;
3. Being appropriate to the scale and prominence of the development;
4. Incorporating those existing features of the site that are important to the local environment, including its topography, biodiversity, and structures of historic interest;
5. Using siting, layout, form, materials, and architectural detail, and public art, to create a new, or enhance an existing, sense of place;
6. Reasonably protecting the residential amenity of neighbours, including privacy, a quiet environment, daylighting and sunlighting;
7. Being compatible with the adequate provision of amenities (including open space) for residents or users of the development;
8. Being compatible with the creation of an environment which is safe, friendly to the disabled, sustainably accessible, manageable, and pollution-free;
9. Being compatible with the use of sustainable methods of construction, materials, energy conservation, and water management;

will be permitted.

POLICY H3

In addition to those sites in Policy H1, “windfall” sites, and small-scale sites, up to, and within, the designated boundaries of the main settlements of:-

Aberkenfig
Blaengarw
Bridgend
Bryncethin
Brynmenyn
Caerau
Kenfig Hill
Maesteg
Nantymoel
Nantyyffyllon
North Cornelly
Ogmore Vale
Pencoed
Pontycymmer
Porthcawl
Pricetown
Pyle
Sarn
Tondu

will be permitted for housing.

POLICY H5

In urban areas, as defined in policies H3 and H4, detailed proposals for the restoration or conversion of existing buildings and vacant floorspace, or the re-use of vacant or underutilised land for residential development will be permitted, only where:-

1. The form, bulk and design of any restored or converted buildings are in keeping with their surroundings;
2. The character, design and materials of existing or adjoining buildings are respected, particularly where they have architectural, historic or group value;
3. Residential amenity is not compromised;
4. There is satisfactory provision for access, parking, utility services and amenity space.

POLICY H7

Where a local need is demonstrated, the council will expect an appropriate element of ‘affordable housing’ to be provided on suitable sites capable of accommodating 15 or more units or exceeding 0.5 hectares in size. Such affordable housing will be implemented through the use of appropriate planning conditions and/or obligations/agreements and/or through contractual arrangements between the council, developers and registered social landlords.

POLICY T13

The following transport corridors are identified as the main routes in the county borough for the movement of people and goods. Development which would:-

- (a) adversely affect safe and efficient movement in these corridors, and/or
- (b) would create or exacerbate harm to the environment along them, and
- (c) would not be capable of mitigation;

Will not be permitted.

The corridors are:

T13(1) M4;

T13(2) Llynfi;

T13(3) Garw;

T13(4) Ogmore;

T13(5) Pyle-Aberkenfig;

T13(6) A473-A48;

T13(7) Waterton Roundabout-Laleston;

T13(8) A4106-A4229;



Appendix E
Coed Parc
Listed Building
Schedule

Listed Buildings in Ogwr

Community Area : Bridgend

Grade : II

Village/street : Park Street (northwest side)

Cadw Ref No : 53/A/60(1)

NG Ref No : SS 900 798 and 901 798

Date Listed : 29/9/1986

Name/description : Coed Parc (Headquarters of the Mid Glamorgan County Libraries)

Set well back on an elevated site in its own grounds.

Built in 1899 for Samuel Llewellyn.

Arts and Crafts/Art Nouveau villa with 2-storeys and attic roughcast 3+1 window front with cill band and plinth, advanced outer bays to main block, left hand bay set back. Hipped slate (? Lutyenesque) roofs with finials and ridge tiling, wide bracket eaves; tall plain roughcast chimney stacks. Grouped attic lights to wide pedimented flat roof. Cross-frame glazing with coloured glass upper panes; 3-light 1st floor windows retaining blind boxes, central door to timber balcony with simple Art Nouveau detail, above entrance of twin segmental suspended arches flanked by 5-light bay windows with overall dentil cornice; offset half-glazed door to mosaic paved porch.

Segmental entrance in angle to the left, later alterations to ground floor with 1-storey extension. 2-window right side with advanced chimney breast and 1 window with a pedimented lintel. Roughcast similar to the rear.

Interior retains fully wainscoted entrance hall and stairwell with Art Nouveau retail, segmental headed firepiece with tapered pilasters to similar lecture room.

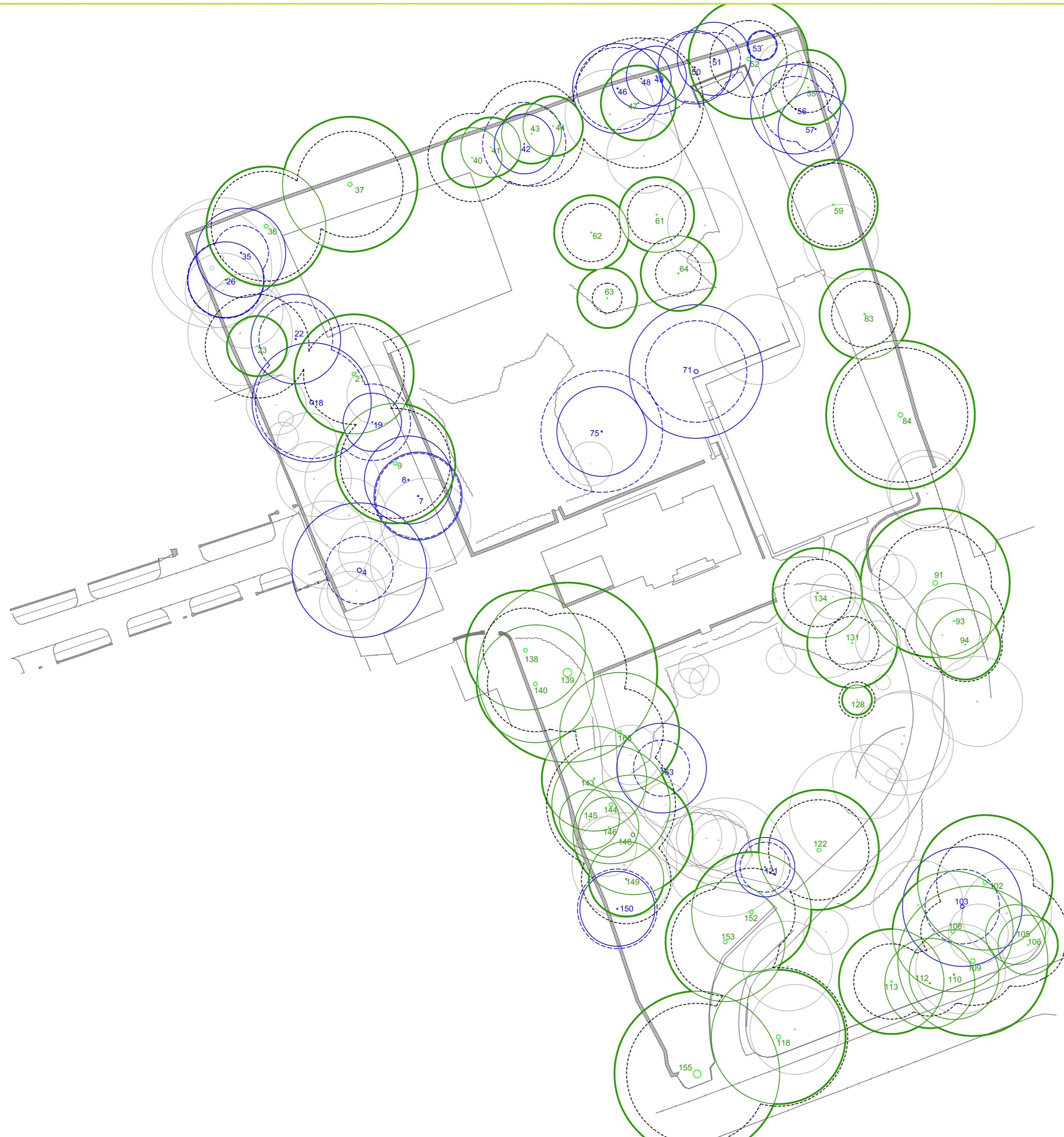
The annexe of 1947 is not of special interest but at one time was used as a workshop by Thomas and Baldwin Ltd for the Llanwern Steelworks.



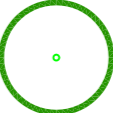

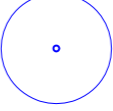





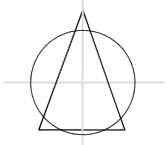
Appendix F

Tree Retention Drawing



KEY :

-  EXISTING TREES TO BE RETAINED
(Existing trees protected in accordance with BS5837:2005)
-  ROOT PROTECTION AREAS OF TREES TO BE RETAINED
(RPA's of existing trees to be retained based on formula within BS5837:2005)
-  EXISTING TREES TO BE RETAINED IF SCHEME ALLOWS
(Existing trees protected in accordance with BS5837:2005)
-  ROOT PROTECTION AREAS OF TREES TO BE RETAINED IF SCHEME ALLOWS
(RPA's of existing trees to be retained based on formula within BS5837:2005)
-  EXISTING TREES TO BE REMOVED

REV	NOTES	BY	DATE
TDA CANNA STUDIO LLANGAN VALE OF GLAMORGAN CF35 5DR TEL: 01446 771250			
CLIENT		GVA GRIMLEY	
DRAWING NUMBER	SCALE		
TDA.1810.01	1:500 @ A2		
DRAWN	DATE		
AMP/RhC	05.10.10		
PROJECT			
Coed Parc, Bridgend			
DRAWING TITLE			
Tree Retention/Removal Plan			



Appendix G

'No-dig'

Construction –

Sample Product

Specification

CI/SfB

(16.2)

Common Arrangement R12

Uniclass
JD40/JD41



CellWeb™



CellWeb™ Confinement Systems



Geosynthetic

CellWeb™

CellWeb™ Confinement Systems



Initially developed by the U.S. Army Corps of Engineers to construct unpaved roads over weak ground, CellWeb™ dramatically improves the performance of infill materials across a range of applications including:

Applications:

- Load support
- Erosion control
- Retaining walls
- Channel protection
- Tree root protection

CellWeb™ is a three-dimensional cellular confinement system manufactured from high-density polyethylene (HDPE) strips that are ultrasonically welded together to create a strong, lightweight expandable panel.

Its unique hoop strength and interconnecting cell walls form a durable composite mattress that can be filled with common materials for the most demanding load support and erosion control applications.

As the distributor for CellWeb™ in the United Kingdom, Geosynthetics Limited can provide next day delivery to site as standard from stock.



Versatile, effective and economical CellWeb™ gives you the following benefits:

- Savings of up to 50% on infill materials compared to other load support systems.
- Reduces the need for excavation.
- Reduces sub base thickness.
- Simple, speedy installation saving on construction costs.
- Environmentally friendly.
- Protection for germination on vegetated slopes.

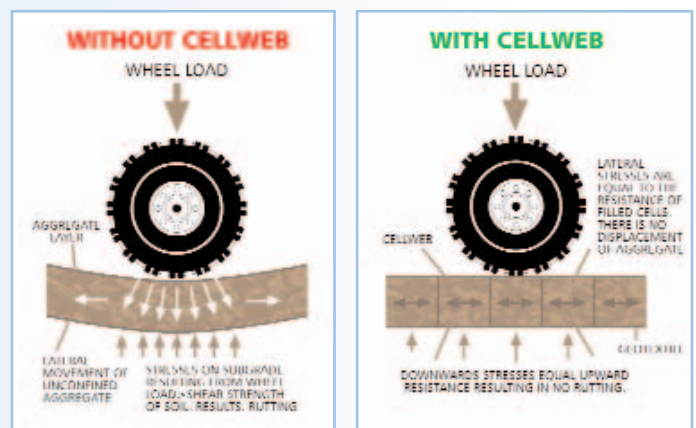
Product function



Millions of square meters of CellWeb™ systems have been successfully installed across the globe, answering many of today's challenging technical design problems.

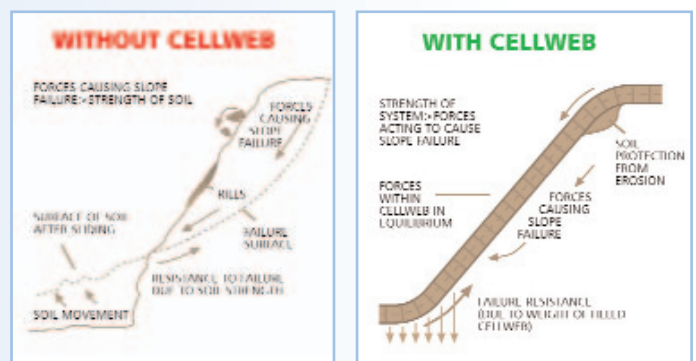
Load support

Providing reinforcement to infill materials, CellWeb™ performs like a semi-rigid slab. This effectively distributes loads laterally reducing sub grade pressures. This means that CellWeb™ can help you to reduce the sub-base thickness by up to 50% saving time and material costs.



Erosion control and slope stabilisation

CellWeb™ confines and reinforces vegetation on steep slopes by increasing the soils natural resistance to erosion and protects the rootzone layer during germination. Similarly on non-vegetated slopes it prevents the down slope migration of granular infill resulting in greater stability. Perforated CellWeb™ panels increase lateral drainage and reduce hydrostatic build up.



Geosynthetics Ltd is a leading dis

Please call
01455 617 139

or email sales@geosyn.co.uk
for further information.

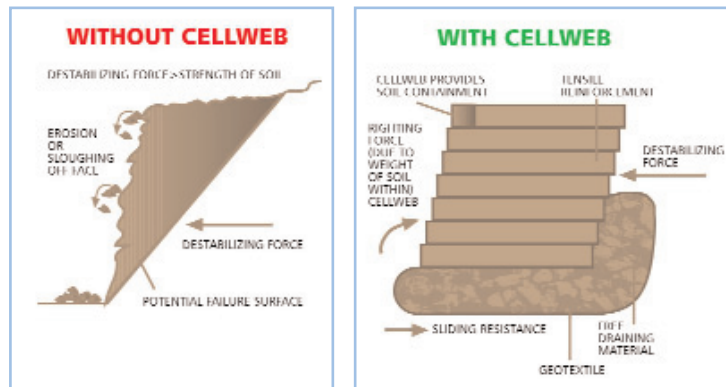
Wide
product
range

Large
stock
holding

Next day
delivery

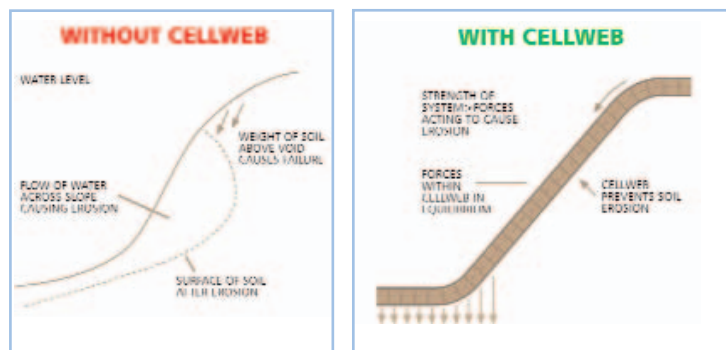
Retaining walls

When used to construct a retaining wall, CellWeb™ functions as both the face protection and the reinforcing element. Its structure confines the soil and prevents it from falling or being eroded, resulting in a longer life and less maintenance. CellWeb™ panels significantly increase the thickness of the wall; which in turn increases the weight of the wall and its retaining ability.



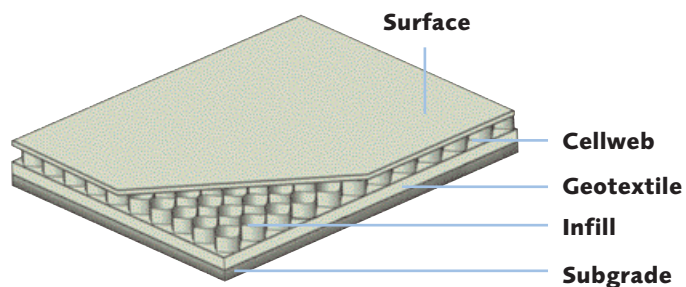
Channel protection

CellWeb™ reinforces and protects channels, riverbeds and swales by increasing the shear strength of the selected infill. Water is directed above the infilled cellular structure, leaving the rootzone undisturbed, providing a more attractive and cost effective solution to concrete lined channels. In watercourses with high velocities a granular or concrete infill can be used to further increase performance.



Tree root protection

Because CellWeb™ reduces the need for excavation, this makes it ideal for stabilising access roads and car parks around tree root systems. What's more it reduces compaction of sub soils above the roots and promotes the migration of water and nutrients, ensuring the long-term preservation of the tree itself.



tributor of geosynthetic materials in the UK

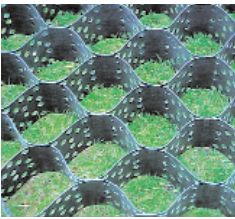
Design
service

Onsite
support

See all products
online at
geosyn.co.uk



Geosynthetic



Quality assurance

Certified quality

Cellweb™ is manufactured in accordance with an ISO 9001 Quality Management System with perforated walls, and a comprehensive range of cell diameters and depths. The perforated system improves the frictional interlock of infill material giving greater stability and facilitating lateral drainage.



Civil engineering, construction and landfill:

- Road/rail stabilisation
- Pipeline/sewer support
- Temporary site access
- Structural supports
- Foundations
- Car parks
- Retaining walls
- Footpaths
- Tree root protection

Erosion control:

- Slope protection
- Slope stabilisation
- Channel lining
- River lining
- Scour aprons
- Revetments
- Coastal protection
- Slipways
- Water crossings
- Balancing ponds

Landscape architecture:

- Tree root protection
- Driveways
- Footpaths
- Grass car parks
- Maintenance
- Cart paths
- Slope protection



Geosynthetics Ltd is committed to offering the best solutions for soil stabilisation, erosion control, drainage and environmental protection problems.

Well trained staff are always available to discuss which materials are best suited to any particular application.

Technical specification



Product Specifications

Properties	Standard Cell	Large cell
Material	Virgin HDPE	Virgin HDPE
Wall thickness	1.25mm	1.25mm
Seam welding	Ultrasonic to 100% of seam length	Ultrasonic to 100% of seam length
Cell depth	75, 100, 150, 200 and 300mm	75, 100, 150, 200 and 300mm
Width of expanded panel	2.56m	2.56m
Length of expanded panel	8.1m	13.72m
Cell diameter (expanded)	259 x 224mm	508 x 475mm

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Please call - **01455 617 139**

or email sales@geosyn.co.uk for more technical advice and further information.

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Email: sales@geosyn.co.uk

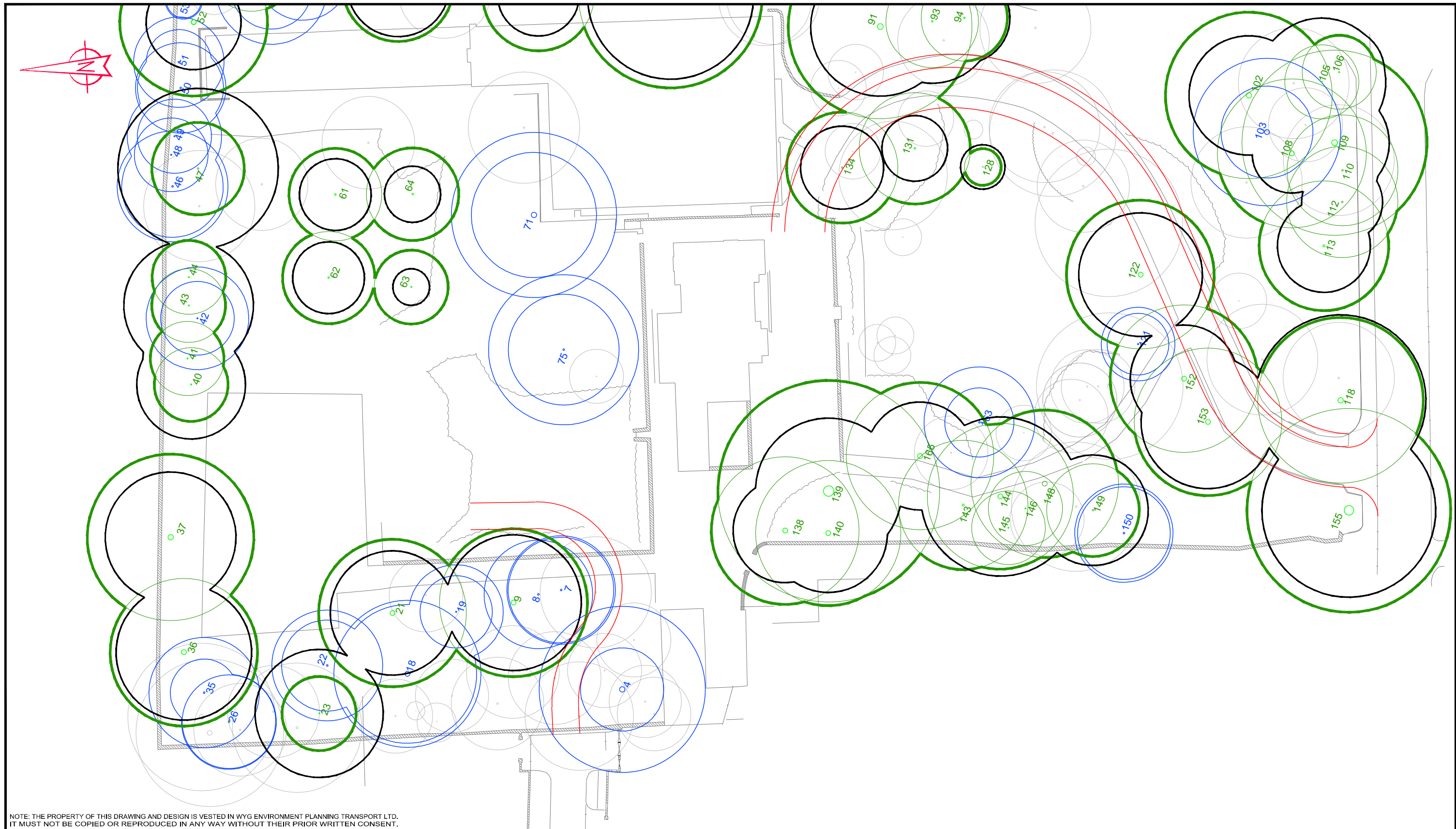


Geosynthetics



Appendix H

Illustrative Access Options



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REV.	DETAILS	DRAWN	CHECKED	DATE
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Notes:
 1. This is not a construction drawing and is intended for illustrative purposes only.
 2. White lining is indicative only.

Coed Parc, Bridgend

Proposed Secondary Access
Option 1

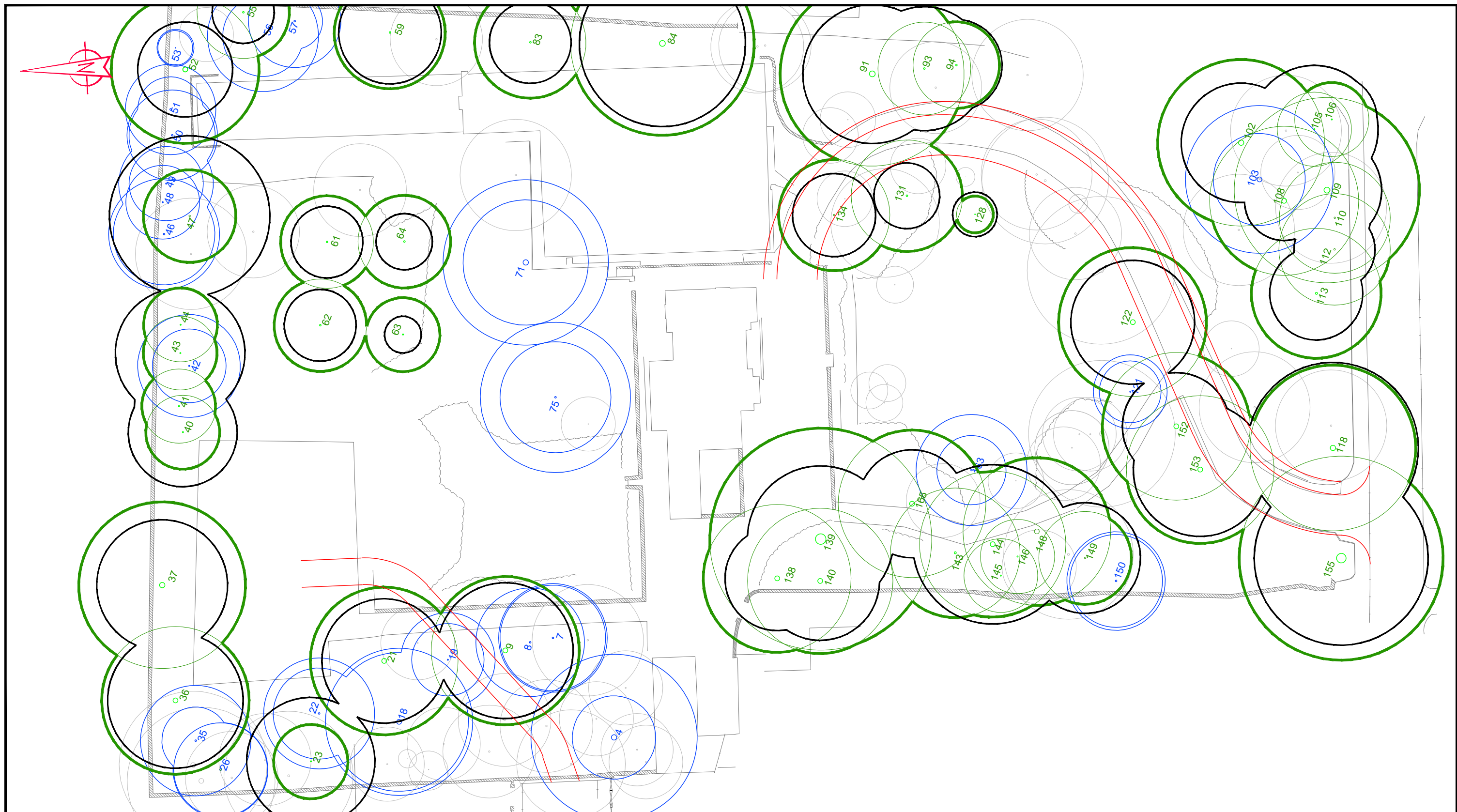
DRAWN: CNE
 CHECKED: .
 DATE: 13.10.2010
 SCALES: 1 : 500 @ A3

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Coed Parc, Bridgend

**Proposed Secondary Access
Option 2**

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