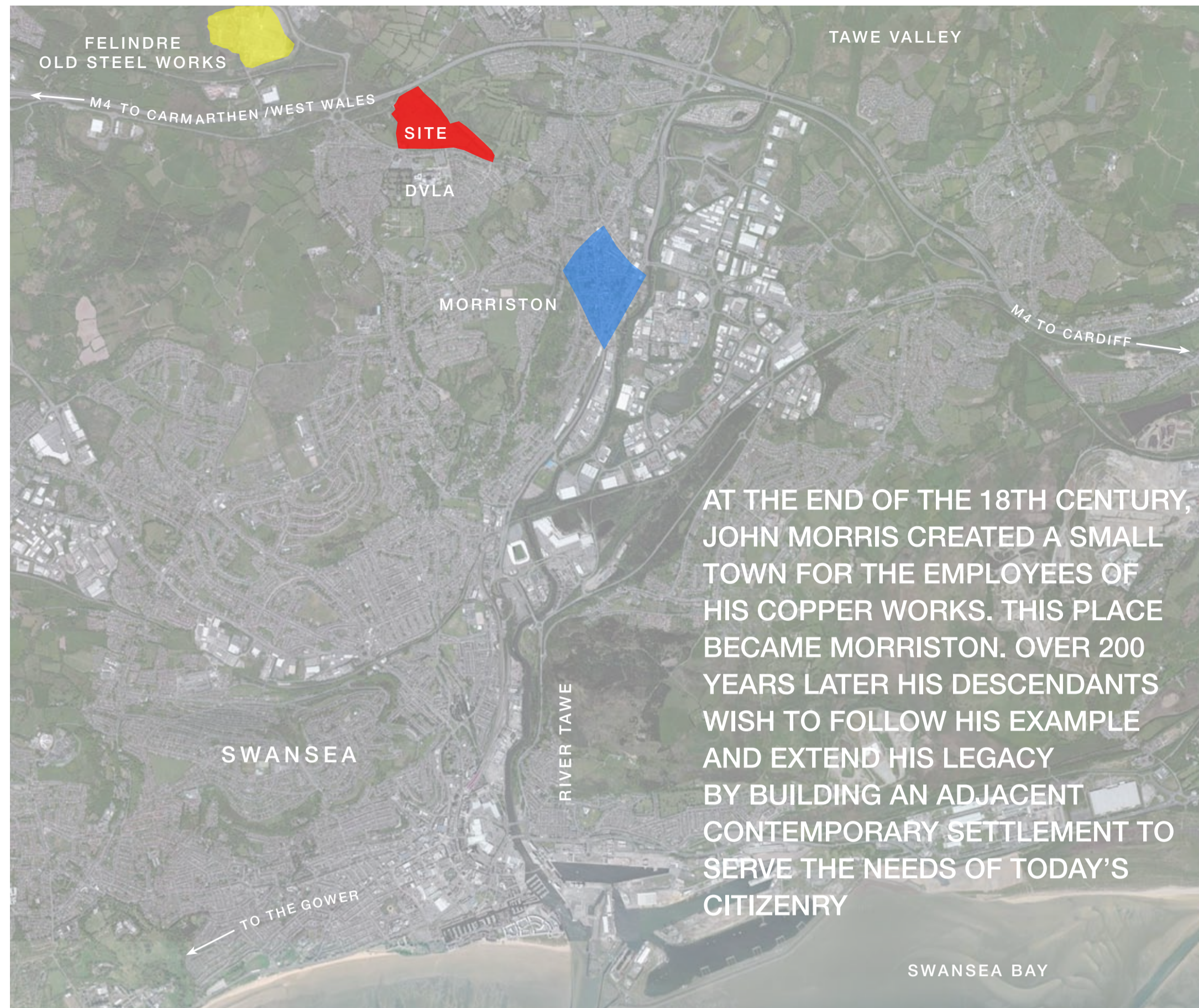


# 1. PANTLASAU FARM - A HISTORY AND A RENEWED FUTURE

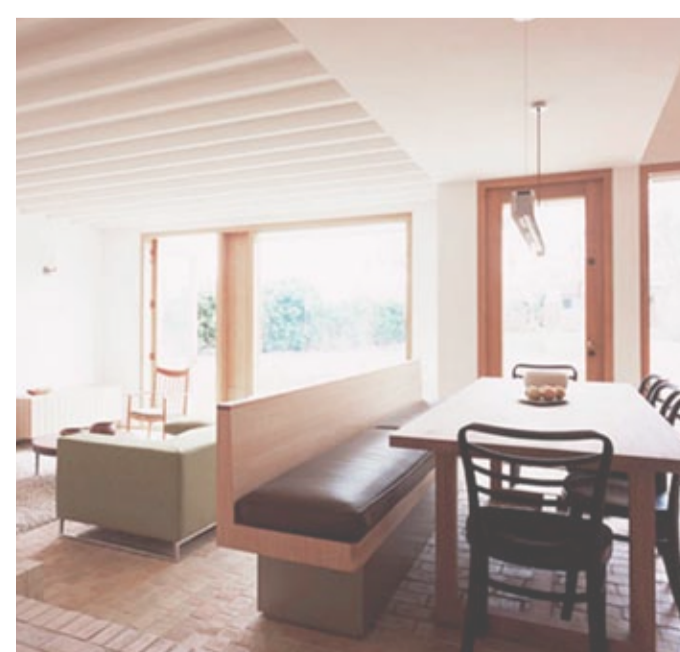


## THE 10 POINT PLAN

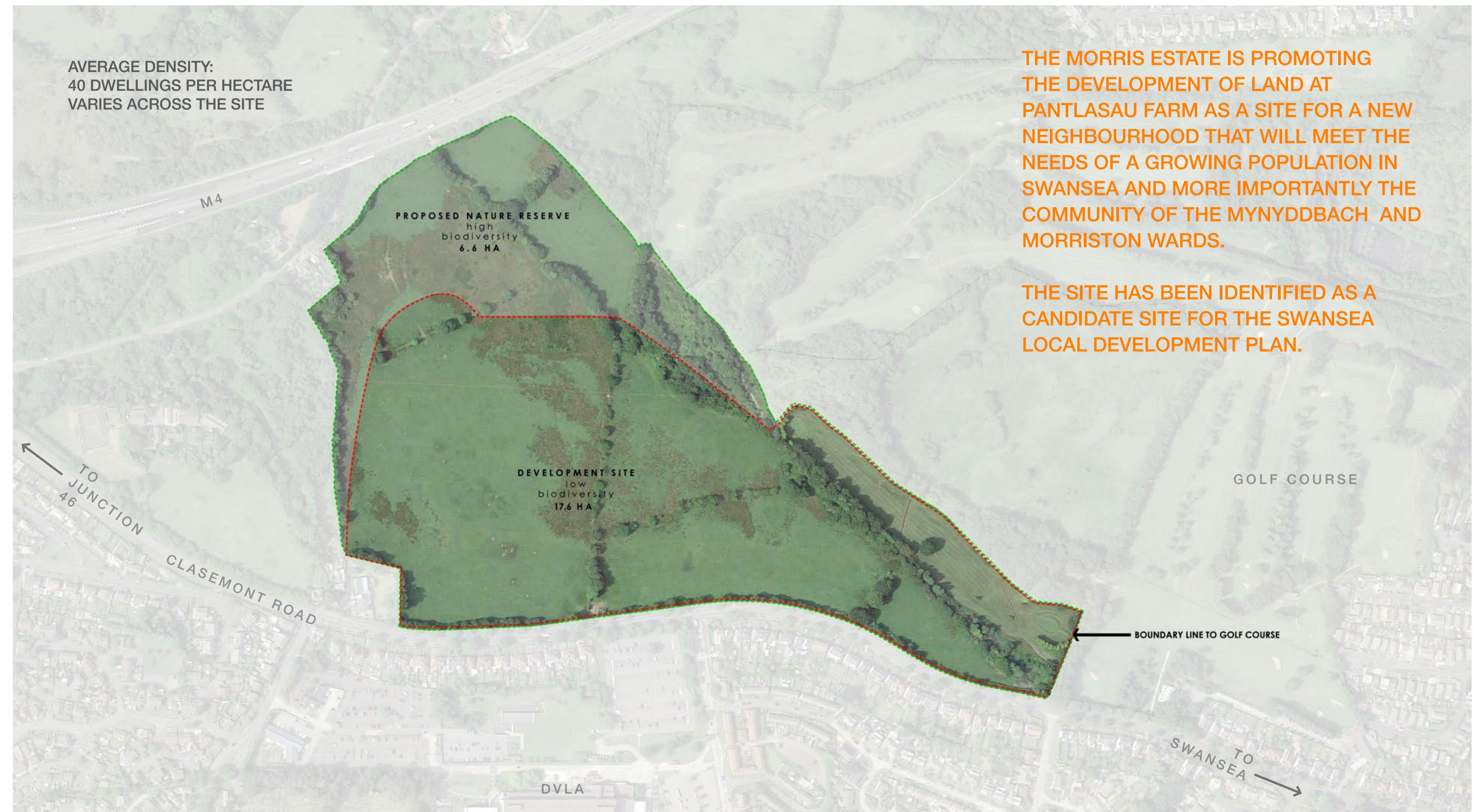
1. The provision of a new **primary school**.
2. The delivery of natural and open **green spaces** that will be used by the public as well as local residents.
3. The connection of this new neighbourhood to the existing community using not just highways but **footpaths and cycling routes**.
4. The provision of a small **commercial hub** with local amenity shops and services.
5. The provision of a **community hub** with hall for local group meetings and activities.
6. The delivery of a safe and dynamic new **children's playground** with rural play equipment.
7. A hierarchy of streets that **prioritise the pedestrians**.
8. The design and build of secure, friendly and **good quality spaces for young people, families and the elderly** to live and grow up in.
9. Deliver a **sustainable development** that provides **new homes with a mixture of tenures**.
10. The overarching aim, over the course of the next 10 years, is to create an **exemplary new neighbourhood** using local trades and skills that leaves a **legacy** for the people of Swansea.



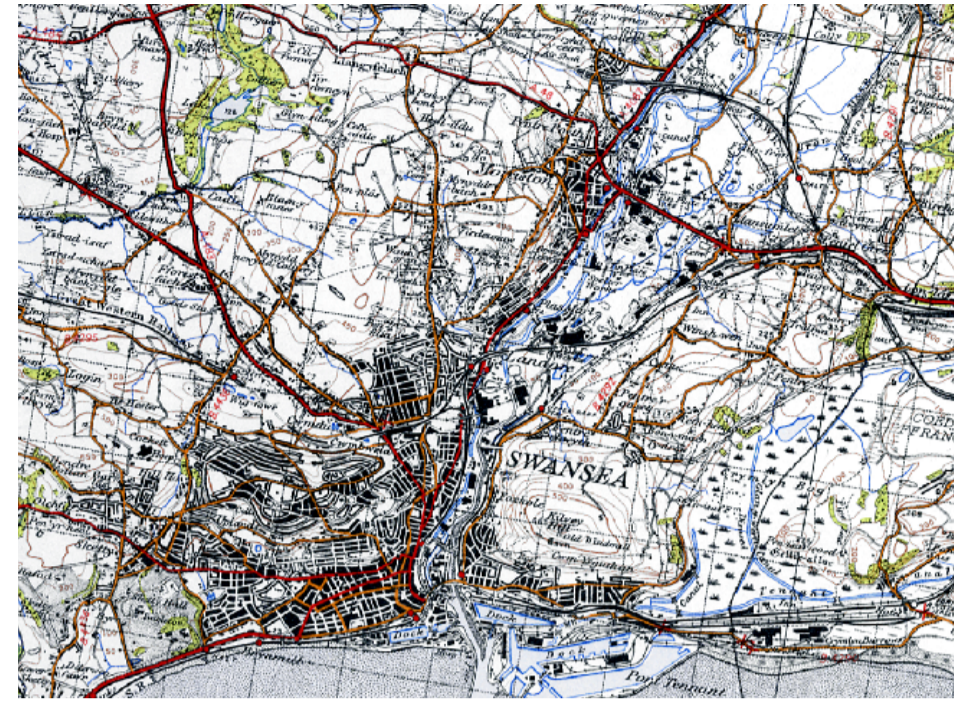
A new neighbourhood, connected using green open landscaped spaces, creating a public realm for families, couples and older people.



Bring together the traditional benefits of suburbia - house, garden, privacy, quiet and the shared benefits of public infrastructure and resources.



## 2. HISTORY, INFRASTRUCTURE AND OPPORTUNITY



### 1. HISTORY OF SWANSEA

The City and County of Swansea, is a coastal city in Wales. Swansea is Wales' second largest City and lies within old Glamorgan. During its 19th-century industrial heyday, Swansea was a key centre of the copper industry, earning the nickname 'Copperopolis'.



### 2. DEVELOPMENT OF MORRISTON

The founding of the Forest Copperworks, near Pantlasau Farm, by the Morris in the late eighteenth century prompted the development of Morriston, a new settlement on a very ambitious scale.



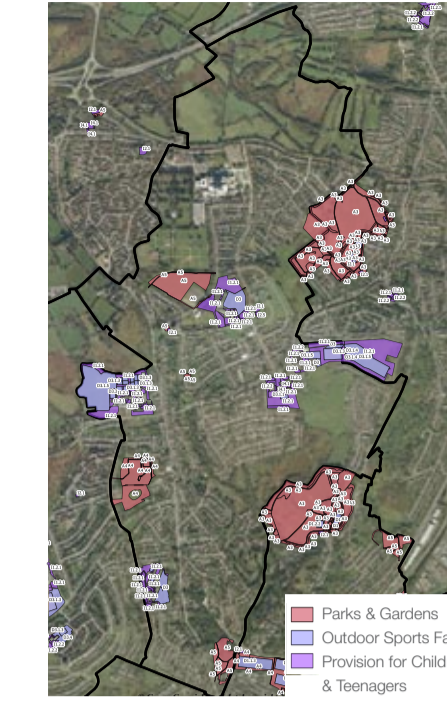
### 3. DEVELOPMENT OF THE GRID

The formal layout and scale of the streets within the grid allowed for urban blocks to form over time. The town was set out to allow for a mix of both communal structures, such as the church and residential homes.



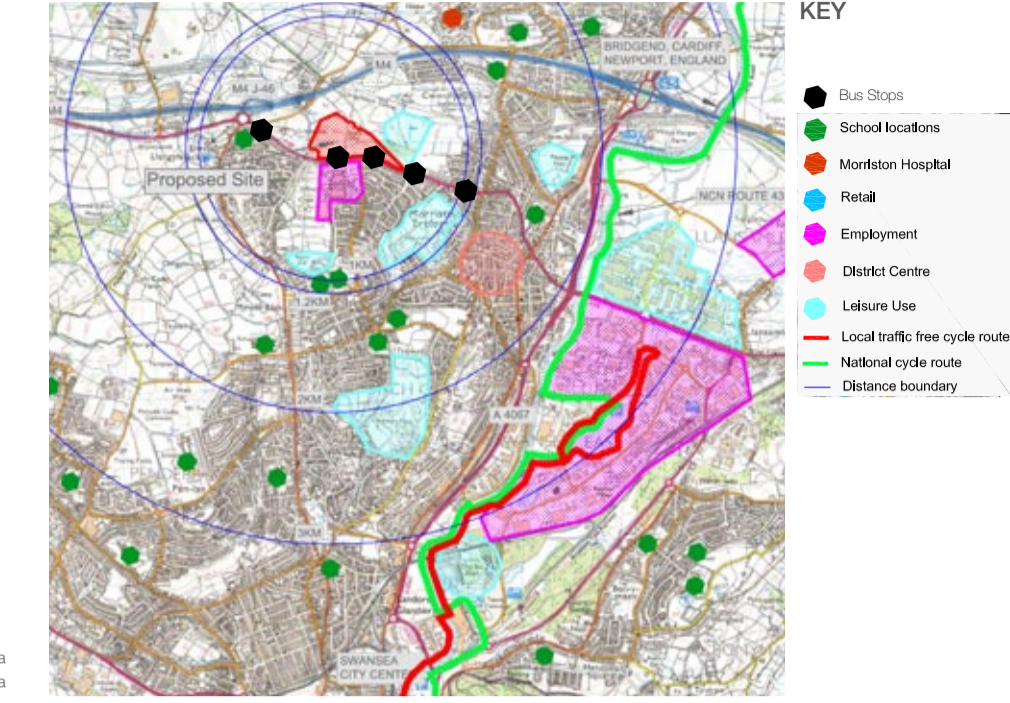
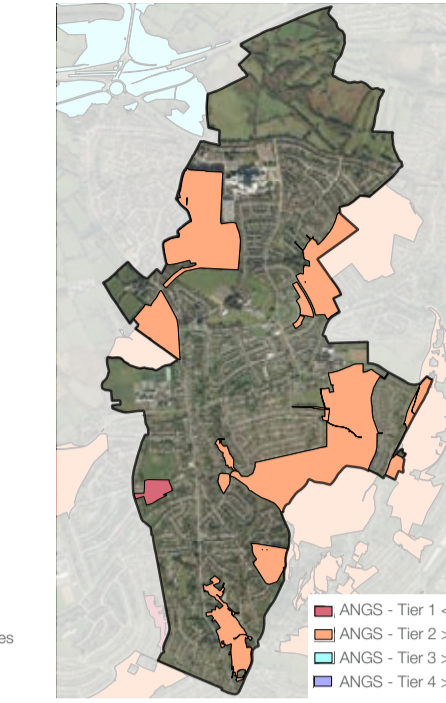
### 4. QUALITY OF THE BUILT FABRIC

The early houses in Morriston were set out in a detached fashion but by the later nineteenth century as there became greater demand for living accommodation houses were built side by side and they started to form terraces which created streets where public activity could take place.



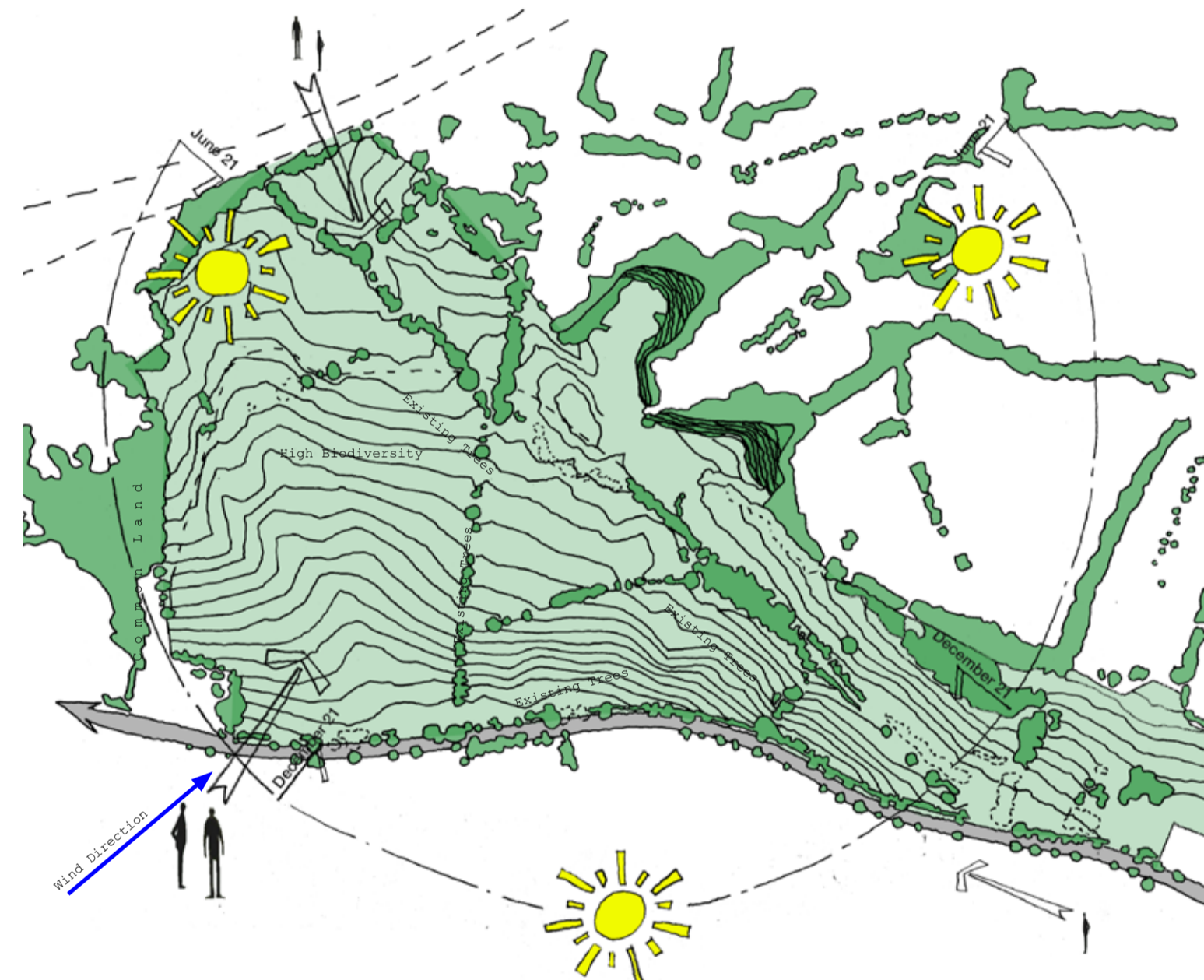
### 5. WARD OPEN SPACE ASSESSMENT

Pantlasau Farm is located in the Mynyddbach ward. Within the ward there is a good level of Accessible Natural Greenspace and Fields in Trust but on the edge of the Pantlasau Farm site there is a deficiency in both provisions. There is also very little outdoor space for young people.



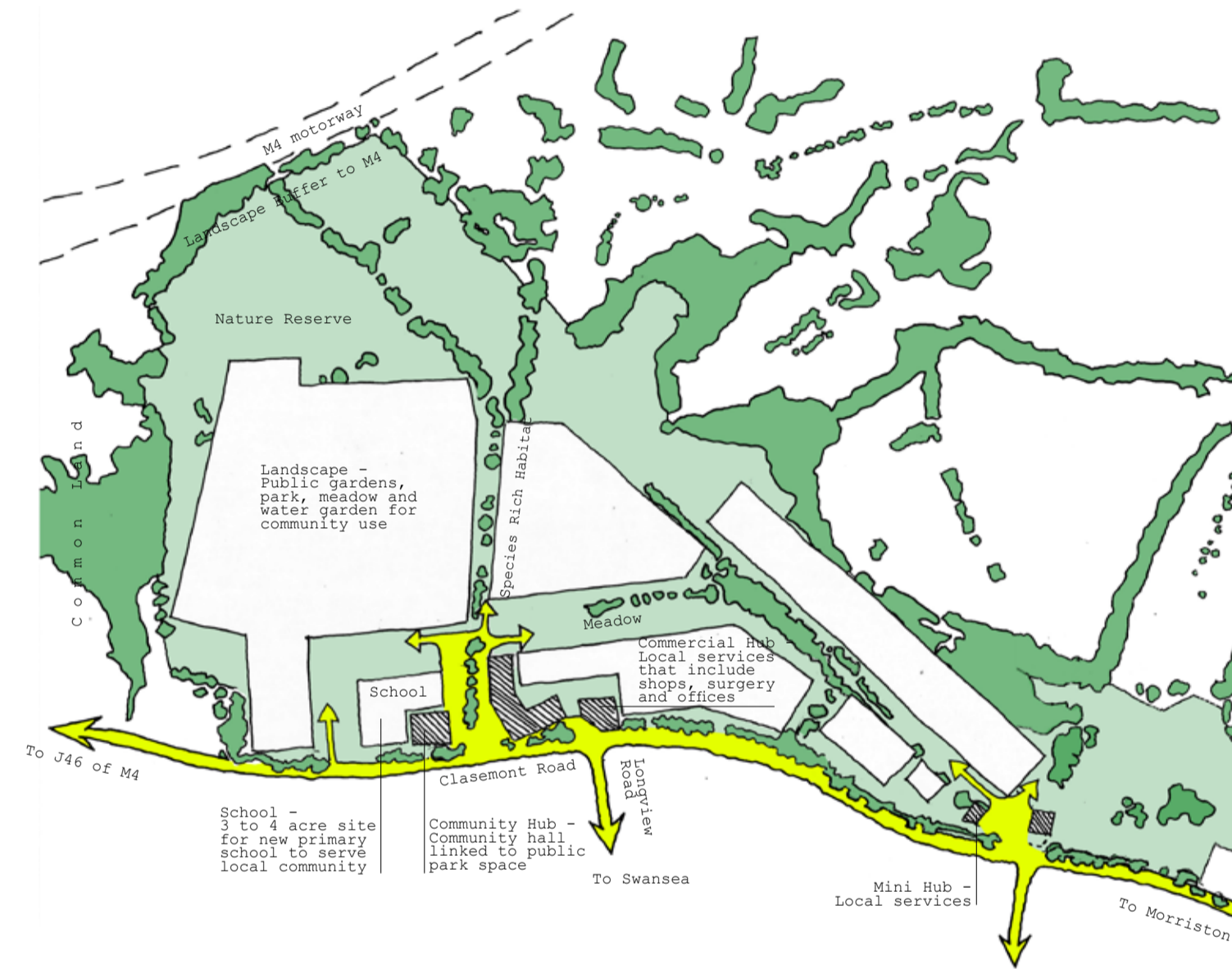
### 6. LOCAL FACILITIES AND TRANSPORT

The site is well located to encourage walking with good quality footways and street lighting on the adjacent highway network. The development site is located within 300 metres of a high frequency public transport route with an average bus frequency of 8.5 minutes.



### 7. TOPOGRAPHY AND ORIENTATION

The site slopes from a height of 110m at Clasmont Road to the south, to a height of 90m along the M4 motorway to the north. The important ecology of the site is; bat populations, bird nesting and foraging, hedgerows, woodland and scrub and the mosaic plant populations associated with wetland, marsh and mire areas. Clasmont Road has an overgrown hedgerow and associated trees. The scheme aims to retain these ecological assets and a maximum number of trees.



### 8. LANDSCAPE STRUCTURE AND PUBLIC REALM

The site is divided into two distinct areas. The nature conservation area to the north and the built development to the south. Existing boundaries to the site will be retained and enhanced. A series of natural open spaces will run north to south and east to west, along old field lines, thus giving easy access to the community. There will be breaks in the existing hedgerow, on Clasmont Road to allow for public activity to take place; additional tree planting will also be provided.



### 9. ROUTES AND URBAN GRAIN

Connections are made across Clasmont Road. The proposed streets run deep into the site. With regards to the proposed urban grain the buildings are laid out on a primary grid similar to that found at Morriston. We are providing a variety of scales of road that range between Streets and Lanes. The proposed landscape is a series of open spaces with trees and hedgerows which link back to existing boundary woodlands, scrub and nature conservation areas.



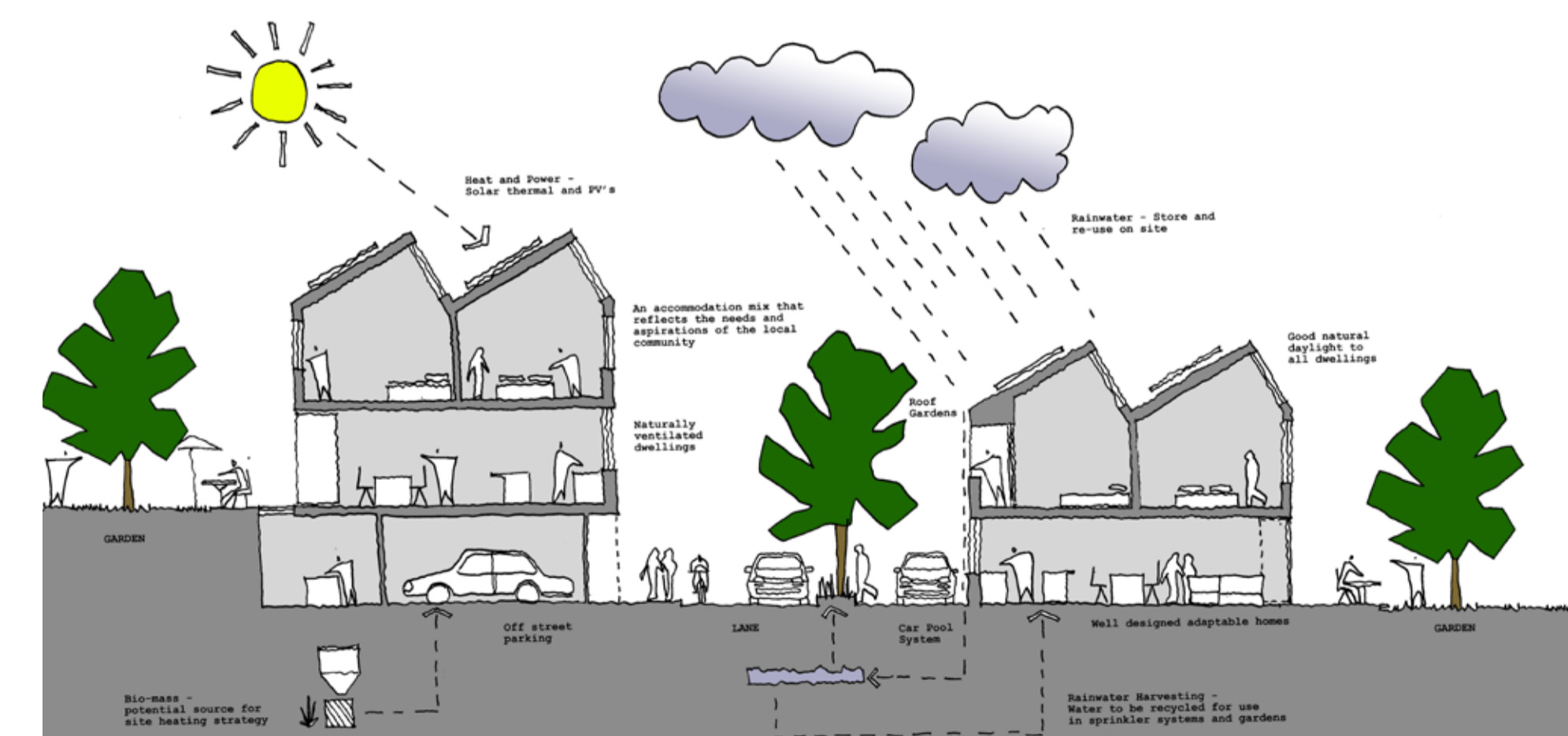
### 10. PATHS AND CYCLE LANES

We are providing a mix of cycle lanes and pedestrian routes across the site to create traffic free, green arteries. The National Cycle Network (NCN) Route 43 is located approximately 2.5 kilometres to the east of the site which connects to various employment sites in the area in addition to the Swansea City Centre, route 43 also links to NCN route 4 which connects to the Mumbles. Our aim is to connect our paths and lanes to these routes.



### 11. MASSING AND STREETSCAPES

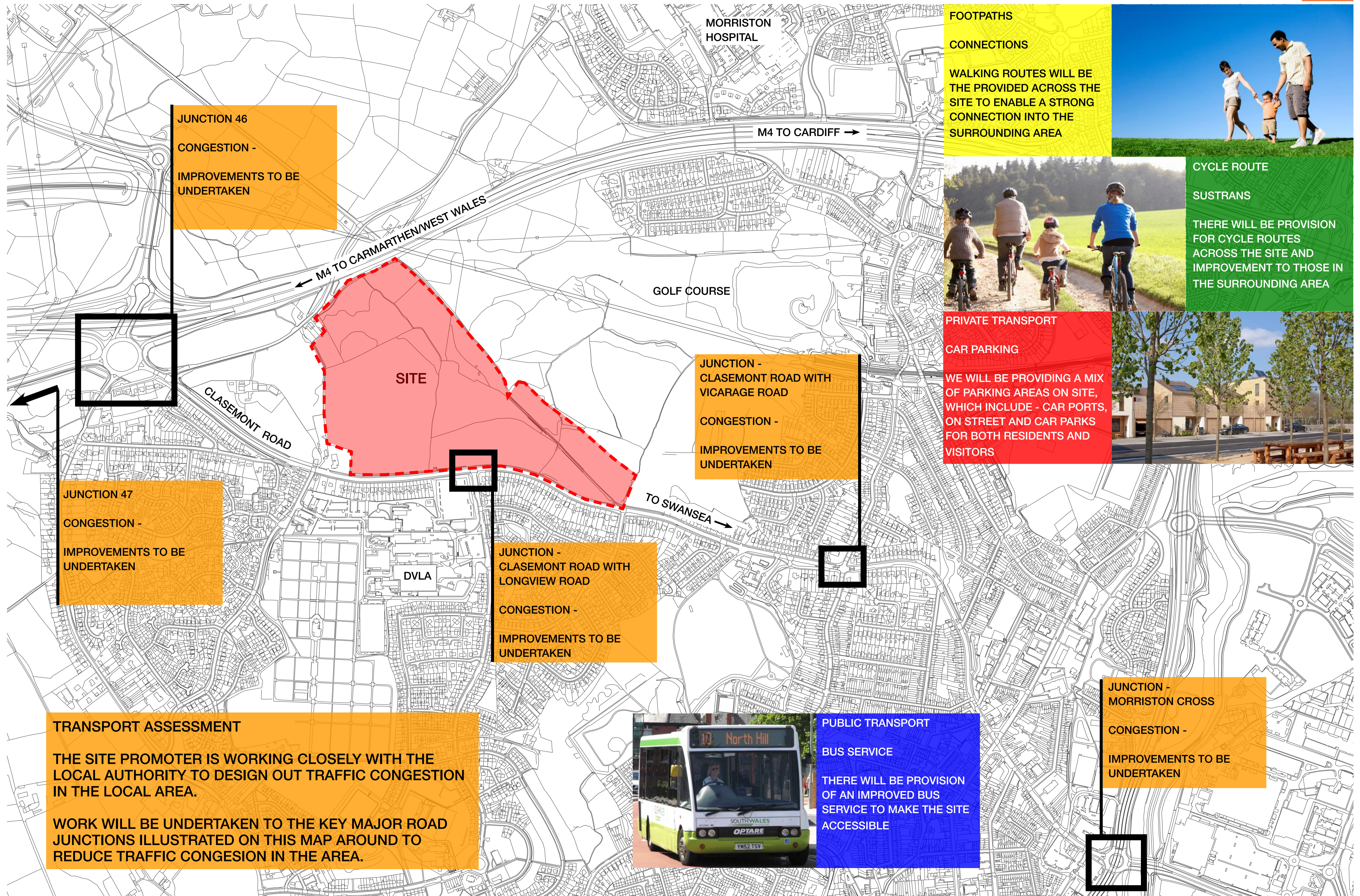
It is proposed that buildings will be grouped together to create hard defined built edges. These edges will define either street edge, park edge or common, enabling a continued sense of place and community. Buildings have been designed to respond to a terrace and family dwelling typology as well as more dense flat types. Materials used throughout the scheme will respond to those used locally including brick, stone, slate and timber.



### 12. STREETS AND GARDENS

Streets and gardens will be laid out in a manner that allow the buildings to be deep enough for both private homes and other non-residential uses. The Pantlasau Farm proposal will be defined as a 'New Neighbourhood', which is based on the old Victorian urban model, arranged in a very contemporary architectural manner. A place which is both walkable and urban and actively building upon core suburban qualities.

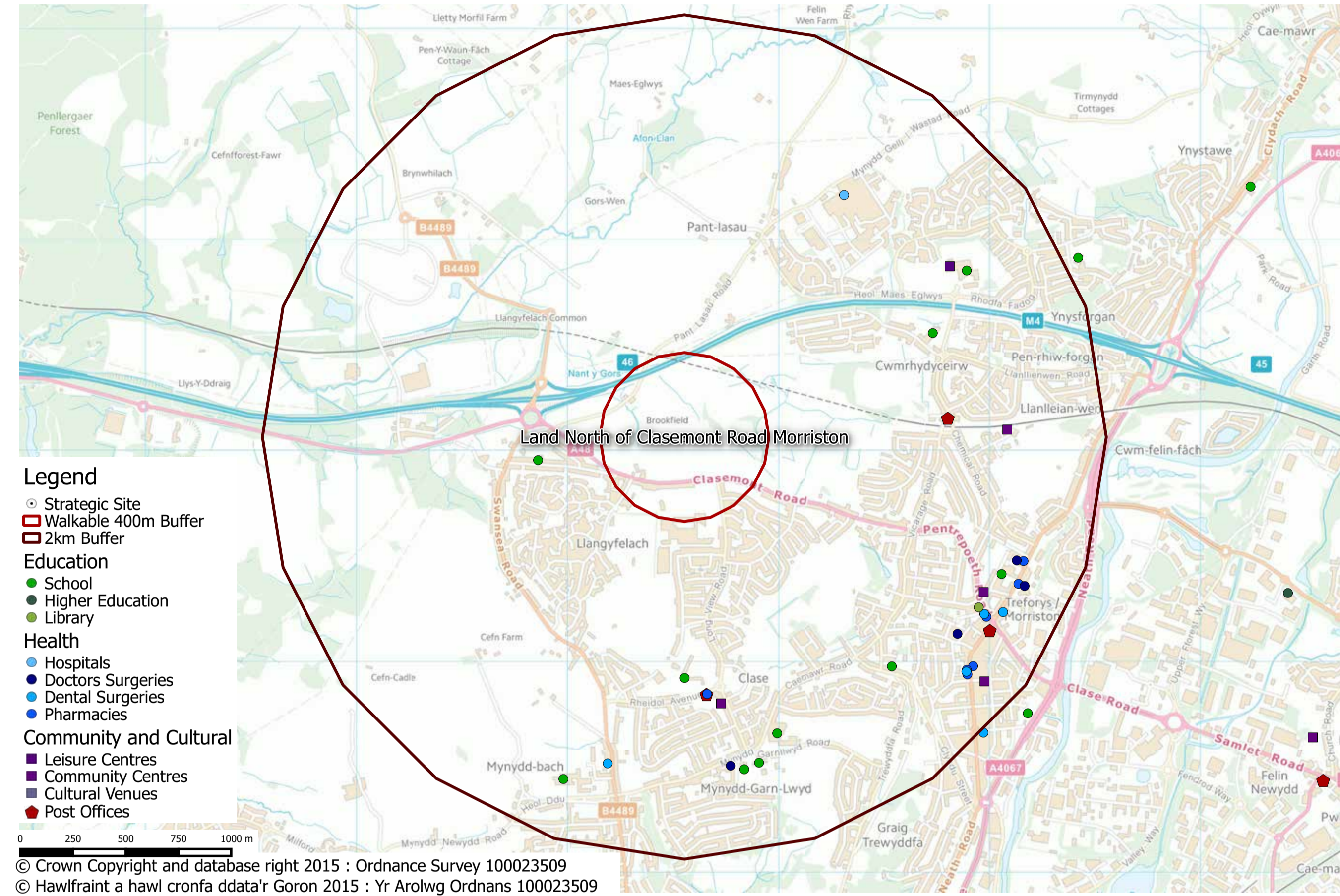
### 3. LOCAL CONNECTIONS - HIGHWAYS, FOOTPATHS AND CYCLE ROUTES



**PUBLIC TRANSPORT**  
BUS SERVICE  
THERE WILL BE PROVISION OF AN IMPROVED BUS SERVICE TO MAKE THE SITE ACCESSIBLE

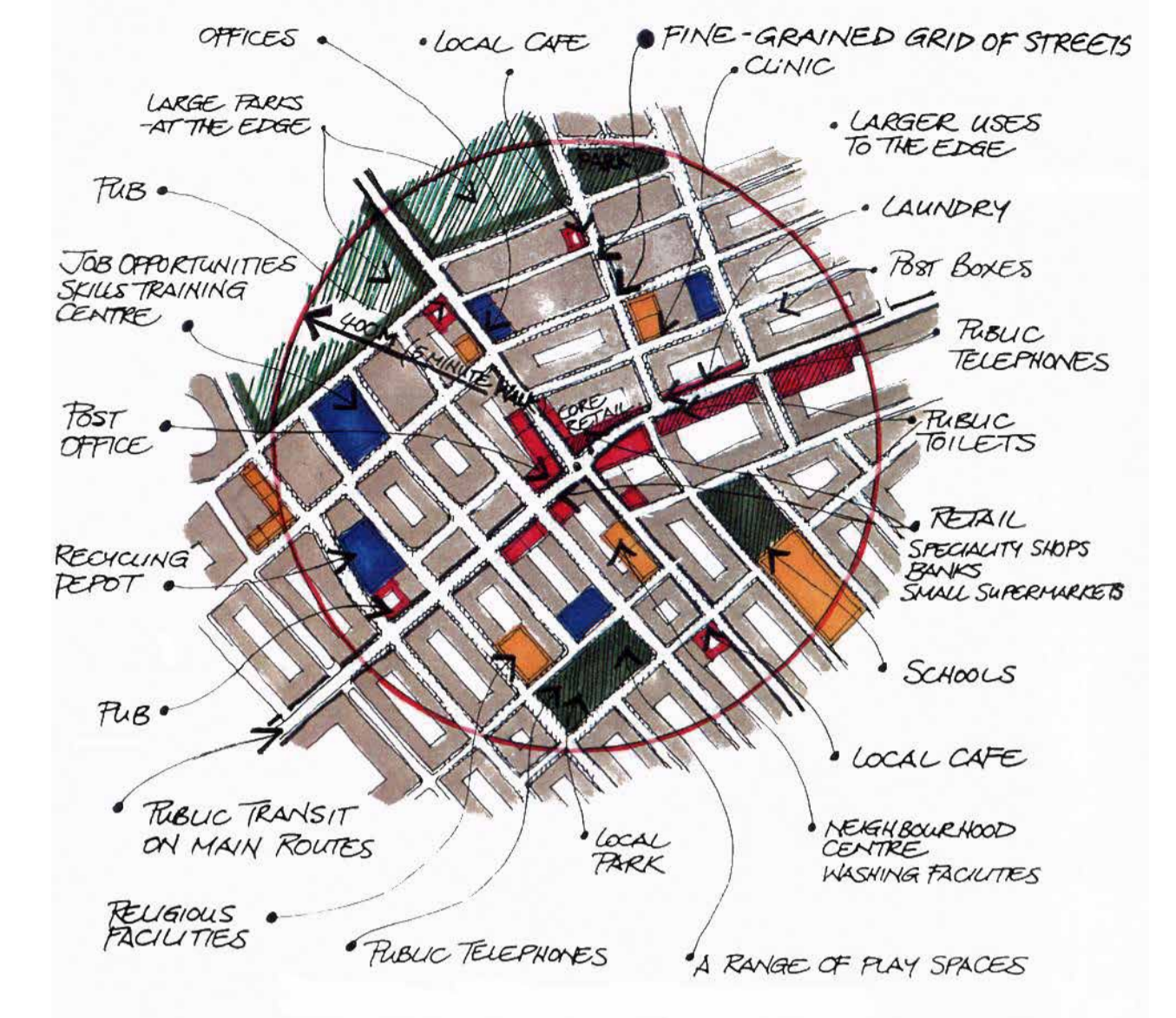
## 4. COMMUNITY AMENITIES

Community Facilities: Strategic Site E - Land North of Clasemount Road, Morriston



Sustainable places should be 'walkable neighbourhoods' with a mixture of uses at the centre. We should all be able to access basic amenities without having to get in our cars.

Theoretical Model for Sustainable Local Districts



Facilities needed for you to meet your daily needs should be within a short walking distance of your home – an average of about 400m or a 5 minute walk.

The maps here show the existing community facilities within 400m of the site (above), as well as the walking circles around existing sub-centres in the area (right). Much of Clasemount Road and neighbouring areas is not currently served by a convenient sub-centre.



The proposed development will provide a new sub-centre, to service the existing local community as well as the new development, incorporating shops, a community hub and hall, a new school, and play provision. Our public consultation will help us to find out what else might be needed.

# 5. NARRATIVE AND COMMUNITY



EXISTING RICH HEDGE ROWS

THE CREATION OF A PLACE, THAT IS SET IN THE EXISTING LANDSCAPE, THAT CAN DEVELOP ITS UNIQUE IDENTITY OVER A PERIOD OF TIME.



PUBLIC GREEN SPACES



RECYCLE WATER



THE SPLENDID VIEWS



EXISTING TREE LINE



THE STREETS

A PROVISION OF SOCIAL HOUSING THAT IS SUITABLE FOR THE SITE. THE DISTRIBUTION OF THESE NUMBERS WILL VARY DEPENDING ON WHAT IS APPROPRIATE FOR EACH PHASE.



THE PLAYGROUND



LEARNING



LOCAL SUBURBAN HOUSES



PLACES TO EAT AND DRINK

THE AIM IS TO CREATE A COHESIVE URBAN FORM, THAT IS ROOTED IN ITS PLACE, THAT CREATES A HIERARCHY OF PUBLIC LANDSCAPED SPACES FOR BOTH THE LOCAL AND WIDER COMMUNITY.



COMMERCIAL HUB

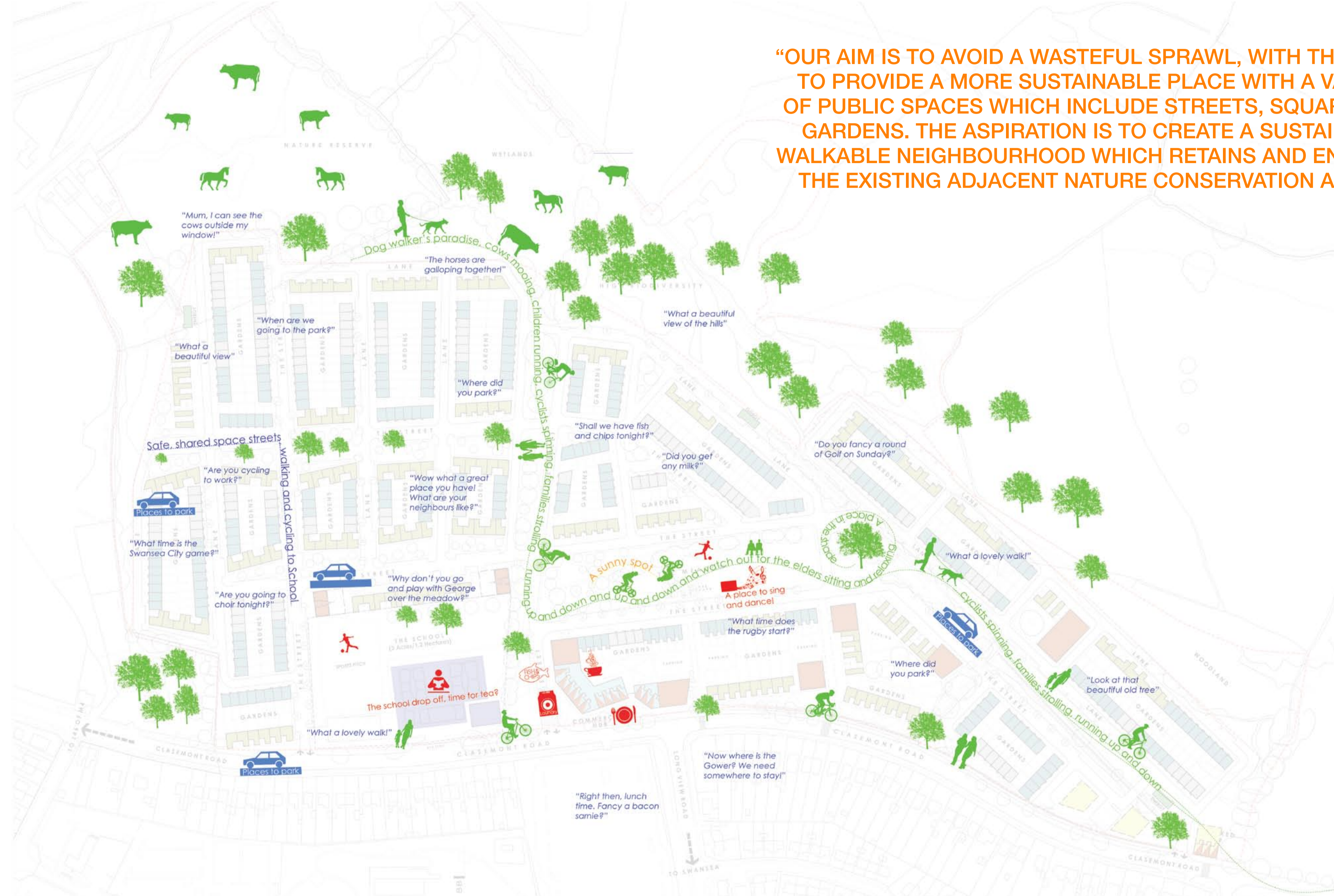
GENERATE A QUALITY OF PLACE THAT HAS AN URBAN GRAIN AND FRAMEWORK THAT ALLOWS ADAPTION, CHANGE AND GROWTH AS REQUIRED OVER TIME.



SHARED SURFACES



SOCIALISE



“OUR AIM IS TO AVOID A WASTEFUL SPRAWL, WITH THE INTENT TO PROVIDE A MORE SUSTAINABLE PLACE WITH A VARIETY OF PUBLIC SPACES WHICH INCLUDE STREETS, SQUARES AND GARDENS. THE ASPIRATION IS TO CREATE A SUSTAINABLE WALKABLE NEIGHBOURHOOD WHICH RETAINS AND ENHANCES THE EXISTING ADJACENT NATURE CONSERVATION AREAS”.



A NETWORK FOR CYCLING



EXISTING WALKING ROUTE

OFFERING A RANGE OF RESIDENTIAL, MIXED USE AND BUSINESS ACCOMMODATION THAT REFLECTS THE NEEDS AND ASPIRATIONS OF THE LOCAL CITIZENS THAT WILL BENEFIT THE ECONOMY SET OUT IN BUILDINGS AND LANDSCAPING THAT ARE BOTH SUSTAINABLE AND APPROPRIATE.

# 6. SITE PLAN

