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Masterplan Design and Access Statement

MASTERPLAN UPDATE SEPTEMBER 2010

THE WORKS EBBW VALE

Llywodraeth Cynulliad Cymru
Welsh Assembly Government

Cyngor Bwrdeistref Sirol
Blaenau Gwent
County Borough Council

Former Steelworks Site, Ebbw Vale
Outline Planning Application
Masterplan Framework
Design & Access Statement
MASTERPLAN UPDATE SEPTEMBER 2010

Previous issue June 2007

Prepared on behalf of
Blaenau Gwent County Borough Council and
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Former Steelworks Site, Ebbw Vale
Outline Planning Application

This document forms part of a family of documents that aim to shape the redevelopment of the 78 hectares of land at the Former Steelworks Site, Ebbw Vale. They demonstrate the diligent approach adopted by Blaenau Gwent County Borough Council, Welsh Assembly Government and a team of experienced consultants in their approach to delivering a highly sustainable and well thought out regeneration plan for Ebbw Vale based on sound technical and environmental conditions.

This document should be read in conjunction with the other documents which have been prepared, and subsequently updated, alongside the planning application form and indicative drawings including:

- Planning Supporting Statement;
- Masterplan Design and Access Statement;
- Environmental Statement;
- Environmental Statement Non-Technical Summary;
- Transport Assessment;
- Transport Assessment Non Technical Summary;
- Design Code;
- Health Impact Assessment Report;
- Race and Equality Impact Assessment Report;
- Sustainable Energy Strategy;
- Consultation Report; and
- Sustainability Assessment and Statement Report.

A Masterplan Framework Design and Access Statement was originally prepared in support of the Outline Planning Application by Blaenau Gwent County Borough Council (BGCBC) for a significant mixed use development located on the Former Steelworks Site in Ebbw Vale. The application site covers the land in the applicant's ownership on the Former Steelworks Site as well as areas around Steelworks Road required for the scheme.

This document is an updated version of the original Statement, encompassing the work undertaken by the consultants' team, bringing together previous studies, the outline planning application and more recent policy documents for the mixed-use regeneration development. The Outline Planning Application was granted permission for a mix of uses, means of access and general urban form as well maximum floor space for each of the component uses.

The Design and Access Statement contains an indication of the general massing of the proposed development. It also provides a number of illustrations of how the scheme could look. However, it is important to note that this statement does not provide a fully developed design for the proposed scheme. The material within this statement is intended to illustrate how principles should be applied and to provide sufficient information to support the necessary appraisals for the purpose of the Outline Planning Application and subsequent updates.

Detailed design principles for the key elements of the public realm, streets and residential blocks have been provided in a separate Design Code as part of this Outline Planning Application.

It is intended that the design of each site will be developed to build upon the principles contained within this Design and Access Statement, the Masterplan and Design Code. The detailed architectural designs for each of the sites in the proposed development will be submitted in the future as part of reserved matters applications.

This Design and Access Statement responds to the design criteria outlined within Technical Advice Note (TAN) 12: Design (2009) and Ministerial Interim Planning Policy Statement (MIPPS).

The Masterplan Design and Access Statement responds to TAN 12: Design and is divided into three sections:

Part 1 presents an analysis of the strategic and local site context

Part 2 describes the general Masterplan framework and principles

Part 3 presents design drawings illustrating specific elements of the masterplan such as landscape, movement and public realm. It also includes the phasing of the development

Contents

1.0 Introduction and Context

Introduction

Site Context: Understanding the Nature of Place

Site History and Remediation

Design Approach and Principles

Sustainable Development Principles

2.0 Design Objectives

Introduction

Character

Movement and Access

Environmental Sustainability

Community Safety

3.0 Proposal Drawings & Phasing

Statement of Changes

Proposal Drawings

Illustrative Masterplan

Phasing Plan

4.0 Appendix

Sustainable Development Framework

Introduction and Context

1.0 Introduction and Context

The closure of the Ebbw Vale Steelworks in July 2002 resulted in a fundamental change to the economic structure of Blaenau Gwent and represented a need to plan for a new future for Ebbw Vale and the wider area.

The Corus closure, announced in February 2001, led to the Welsh Assembly Government (WAG) on behalf of Blaenau Gwent County Borough Council (BGCBC), Education and Learning Wales (ELWa) (now DCELLS arm of WAG), Welsh Development Agency (WDA) (now DE&T arm of WAG) and the four other affected local authorities to commission the preparation of the Five Counties Regeneration Framework and detailed Regeneration Strategies for Blaenau Gwent and Newport. The final report published in 2002 summarised how best to regenerate the Five Counties economy and the local economies of Blaenau Gwent and Newport. This was overlapped by the preparation of a more detailed Masterplan by Llewelyn-Davies specifically for the Former Steelworks site which included extensive public consultation. This study was jointly commissioned by Blaenau Gwent County Borough Council, WDA and Corus.

The purpose of the masterplanning process was to respond to the significant job losses and turn the site into a vibrant new urban quarter for Ebbw Vale. The Llewelyn-Davies Masterplan contained options identifying how the Former Steelworks could be utilised in helping to regenerate Ebbw Vale and contribute towards improving the economic, social and quality of life of the wider community.

In December 2005, the Council commissioned further work to review the Masterplan. Several thematic issues were identified which have led into the development of the Masterplan including:

- Mixed use and zoning;
- Movement hierarchy and nature of the new peripheral distributor road (PDR);
- Local character – topography and urban grain;
- Open space, landscape and industrial heritage; and
- Connecting the town centre with the valley floor.

The Masterplan was submitted as part of the outline application addressing these issues. The outline planning permission for the site provides an updating and review mechanism for the Masterplan. This document forms part of work undertaken by the consultants' team, bringing together a number of site specific proposals that have been progressed from previous studies, the outline planning application, and progress following the grant of planning permission for the mixed-use regeneration development.

The reclamation and remediation of the site to ensure that it is fit for development have now been completed, with works being implemented by Blaenau Gwent County Borough Council and funded by WAG.

Policy Context

The regeneration of the Former Steelworks Site, Ebbw Vale, will make a significant contribution to sustainable development in Wales and to the regeneration of Ebbw Vale. The Planning Supporting Statement which comprises one of the parent documents for the development addresses all of the key policy objectives that are delivered by the scheme. In particular:

> *As a key local centre, Ebbw Vale's role in supporting the local economy of Blaenau Gwent and the Heads of the Valleys is critical, and its growth and prosperity are vital for the well being of local people. Ebbw Vale has been identified as playing an essential role in providing the full range of modern facilities necessary to help retain and attract skilled and well-qualified people to Blaenau Gwent and the Heads of the Valleys*

(The Strategic Framework for the Heads of the Valleys March 2005, Turning Heads....A Strategy for the Heads of the Valleys 2020, June 2006).

The town is at critical juncture in its evolution: following the closure of the steelworks in 2002, unemployment remains static and the population is gradually declining. In order to grow, Ebbw Vale needs to expand and attract inward investment. Opportunities for new jobs and skills needs to be provided and public amenities such as leisure and arts facilities need to improve. Ebbw Vale needs to establish itself as a base for new businesses and offer a range of homes for new and existing residents. Investment in transport and services infrastructure is also key to making the town competitive.

The development of the Former Steelwork Site offers the opportunity to support the objectives for Ebbw Vale in "Turning Heads:....A strategy for the Heads of the Valleys 2020". The designs illustrated in this documents support a Masterplan, which is aimed at delivering key components of the strategy. It builds on the principles of improving access to education, healthcare, amenities and employment for both the existing and the new communities, for example, with the new Learning Zone, Local General Hospital, Central Valley Wetland Park, Arts Centre, Leisure Centre and offices that form part of the scheme.

Turning Heads....

A Strategy for the Heads of the Valleys 2020

Through stakeholder consultation and analysis of the available research and evidence, the Strategy has been developed around five priority themes, each underpinned by a number of key Strategic Programmes (SPs):

An attractive and well-used natural, historic and built environment

SP1: A sub-regional approach to the regeneration of settlements

SP2: A perception-changing landscape

SP3: Well-used and easily accessed amenities

A vibrant economic landscape offering new opportunities

SP4: Directly linking people with work

SP5: Joined-up solutions for business

SP6: Linked opportunities for businesses and individuals

A well-educated, skilled and healthier population

SP7: Improving health through prevention

SP8: Integrated lifelong learning

An appealing and coherent tourism and leisure experience

SP9: Linked local and regional attractions and facilities

SP10: An integrated 'offer'

Public confidence in a shared bright future

SP11: Visualising the Strategy

SP12: Pro-active communications and engagement

Welsh Assembly Government (June 2006)

Consultation

The process of consultation on the masterplan uses began during the development of the Llewellyn Davies master plan in 2003. Consultation continued throughout the development of the Phase 1 regeneration design, which commenced in 2005. A number of working groups have been meeting since January 2006 and have contributed to the evolved Masterplan. An important step of the evolving Masterplan was undertaking stakeholder consultation within the affected community. The Council gave their approval for the Project Team to carry out an extensive programme of public consultation in September 2006. The main phase of consultation was undertaken during October 2006 and January 2007, comprising a variety of engagement activities which sought to elicit responses from a broad range of stakeholders. Generally, the response from stakeholders has been very positive towards the proposals, and the points noted have been recorded and have been, and will continue to be, taken into account as the development evolves.

Further details of the consultation strategy can be found in the Consultation Report document which was submitted as part of the original Outline Planning Application. The development of the Masterplan design was made in partnership with local and regulatory stakeholders. The process was divided into three work streams: Movement, Urban Design and Environment. These groups included representatives of key stakeholder groups, the client body and consultant team members and were held on a monthly basis in Ebbw Vale. The Masterplan was also presented to the Design Commission for Wales in September 2006 and again in November 2009 and was well received.

“We are greatly encouraged by the commitment to a quality led procurement method and the use of design codes and development briefs to protect design quality.”

Design Commission for Wales Report, 2007

Vision - Living, Learning, Growing

The Masterplan for the former Steelworks site has established new standards for sustainability and urban design quality, with the aim of providing an internationally recognised exemplar in this context. This will place Ebbw Vale at the forefront of national, and international efforts to create more sustainable places for people to live, work and relax in. In doing so, the Masterplan has sought to create the conditions for a new future for Ebbw Vale, which will benefit not only the town itself but Blaenau Gwent and the wider Heads of the Valleys area.

Throughout the process of development, the community and key stakeholders have been actively engaged in ensuring that the Masterplan represents the vision they have for their town, both now and in the future. This is the community's vision for how its town should be, embracing its established identity and raising its profile not only within the local area but the Heads of the Valleys also. The rich industrial heritage of the area has been built upon, with the site capitalising upon the basements within the former steelworks site to bring new uses to these former steelworks features. The built environment also reflects the heritage of the Valleys, marrying old and new design in all aspects of the planned new buildings and housing.

As will be seen, the Masterplan will benefit people throughout Ebbw Vale, Blaenau Gwent and the Heads of the Valleys. Key features of the development are its provision of community healthcare through the new Hospital; education and skills development for all through the new Learning Zone; the building of new homes including affordable housing to ensure everyone has the opportunity to live in the area; new transport links through the extension of the new rail link to Cardiff; and a natural environment which links the site with the wider green spaces which surround it.

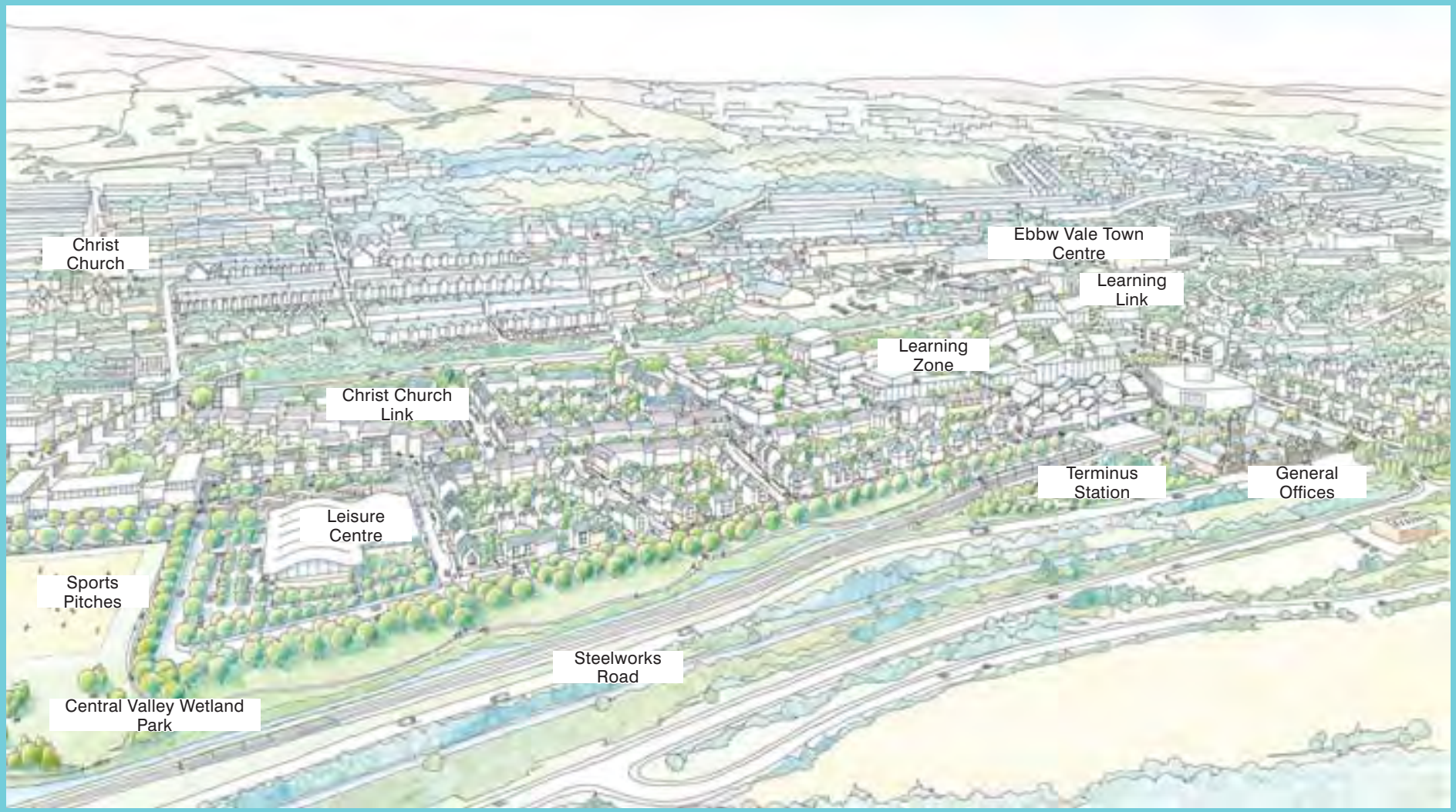
The redevelopment will revitalise the town, offering new spaces and places for people to come together through its integration of public squares, pedestrianised areas and streets designed for walking and cycling. This is a vision that allows the people of Ebbw Vale to develop the town as they see best, creating a sustainable place for current and future generations to enjoy.

Briefly, the key design principles of the scheme are to:

- Create a positive connection between the town centre and the steelworks site;
- Respect and enhance existing views across the valley and between new gateways and landmark development and the existing town;
- Develop an urban and landscape framework that responds to the linear form and topographical character of the Welsh Valleys that can be delivered in a series of distinct and complete phases;
- Create a permeable network of streets and blocks that promote pedestrian and cycle movement;
- Improve transportation through the provision of a new railway station, bus services and strategic bypass;
- Promote a safe and secure environment and design out scope for crime through the 'pepper potting' of uses across the site to create 24 hour activity and by integrating the principles of passive surveillance in block and street designs;
- Deliver a high quality public realm within a framework of distinct character areas that respond to their context and location within the site; and
- Preserve the historic character of the site through the reuse of retained basement structures and refurbishment of the General Offices.

The illustration opposite shows the integration of the Former Steelworks site into the town. Key elements to note are:

- Christ Church Link;
- Learning Zone;
- Learning Link;
- General Offices;
- Residential and mixed use development;
- Central Valley and Sports Pitches;
- Terminus station; and
- Sports & Leisure Centre



Artists View of northern part of the development towards the existing town

TAN 12: Design

The Former Steelworks Site will be an exemplar sustainable development, promoting social, economic and environmental sustainability objectives and respond positively to the objectives outlined within Technical Advice Note (TAN) 12: Design (2009).

The response to these objectives is made in the following sections of this Design and Access Statement and the Design Code and is summarised opposite.

Access

- Ensuring ease of access for all

Character

- Sustaining or enhancing local character
- Promoting legible development
- Promoting a successful relationship between public and private space
- Promoting quality, choice and variety
- Promoting innovative design

Community Safety

- Ensuring attractive, safe public spaces
- Security through natural surveillance

Environmental Sustainability

- Achieving efficient use and protection of natural resources
- Enhancing biodiversity
- Designing for change

Movement

- Promoting sustainable means of travel

Source: TAN 12: Design (2009)

Masterplan Response

Design Vision

The Masterplan design for the Former Steelworks site draws on other exemplar projects for the regeneration of post-industrial brownfield sites; for example, proposals for the reuse of the retained basement structures have looked at precedents such as the Duisberg-Nord Landscape Park in the Ruhr in Germany. The design also builds on the context analysis for the site to address how development can be tied into surrounding neighbourhoods and character – through movement patterns, topography and scale of development. Six character areas have been developed based on different uses, landmarks, density, views and landscape character. Highways design for the site is based on the principle of 'streets for all', with slow traffic speeds and integrated traffic calming. The design concept draws upon the exemplar streetscape principles developed in Coed Darcy, South Wales, Poundbury, Dorset and Upton, Northamptonshire. A number of landmark projects are identified in the plan, such as the Learning Zone and Learning Link, Hospital and footbridge, all of which will become exemplar sustainable projects, through high quality design aspirations and sustainable 'green' building design.

Economic Viability

The Masterplan design has been developed hand in hand with a delivery and phasing strategy and with an awareness of estate management issues and life-long costing.

The scheme encompasses a design code and a range of sustainability features to help create value through good design. It proposes innovative uses, such as the reuse of retained basement structures, to create a unique character and particular offer to the market.

Consultation and Engagement

The public have been consulted on both the original Llewellyn Davies Masterplan and the approved Masterplan scheme. The main phase of consultation for the current plan was undertaken during October 2006 and January 2007. A public exhibition was held in October - November 2006 and the response from the public has been overwhelmingly positive towards the proposals. The design process for the Masterplan update has also included monthly key stakeholder and client progress and design meetings.

Access

The Masterplan creates a permeable network of streets and blocks that promote pedestrian and cycle movement around key nodes, of varying density, in the public realm.

It also ties the fabric of the town with the development on the steelworks site through the new 'Learning Link'. This addresses the significant topographical challenges between the town centre and the northern end of the steelworks site. The new street Christ Church Link creates a gently sloping connection into the site which can be used by all.

Another key link is the new footbridge which connects the west side of the valley to the existing community in Ty Llwyn and a new primary school and homes on the Hot Mill plateau.

The scheme improves transportation through the provision of a new railway station, bus services and strategic bypass. It also proposes the use of Travel Plans to reduce private car use and a phased reduction of car parking standards as public transport infrastructure is delivered.

Character

Analysis of the local context identifies the importance of topography and the legacy of the steelworks infrastructure in shaping urban grain. These features are embedded into the logic of the Masterplan framework as well as responding to the massing and density of existing, surrounding development.

The landscape character of the site is developed in the Central Valley Wetland Park, with east-west green links that tie this important amenity into the wider landscape of the valley slopes.

Conservation of historic character and identity is achieved through the retention of existing basement structures in the centre of the site, which, in part, will be reused to contribute to the amenity of the site with a range of landscaped, active and passive spaces. The Grade II* listed General Offices will be refurbished to provide a range of amenities and bring it into the heart of community activities.

The Masterplan develops a number of character areas in the site as well as new landmarks to add distinctive character to the scheme as it builds out.

Adaptability

The Masterplan Framework establishes a phasing sequence that can evolve over time, with clear edges created by east-west green links to each phase. The plot sizes vary and some are narrow as a result of the valley floor, but the plan maximises the capacity for future adaptation and has a capacity to respond to change. Homes should obtain the Lifetime Homes standard as set out in the Design Codes.

Legibility

The Masterplan Framework creates a clear hierarchy of streets and public spaces for all modes of transport. Key nodes are placed along the central spine of the Main Street and in relation to important landmarks and vistas, such as the General Offices or Christ Church.

The site is divided into different character areas which help to develop identity across the site. The Design Codes provide detail on the changing character of streets and public realm in the character areas.

Variety and Diversity

The Masterplan proposes the transformation of the Former Steelworks Site from a redundant industrial site to a vibrant mixed use scheme with a variety of uses including a pepper potting of a range of residential typologies, in addition to education and health facilities and new commercial office space for large and incubator businesses. The mix of uses are defined by character areas and in some cases also applies within buildings to create active ground floor uses in residential areas.

The Masterplan proposes a significant quantum of new public realm as amenity for old and new residents, including the Basement Park, Central Valley Wetland Park and Public Squares

Continuity and Enclosure

The Masterplan establishes the principle of maximising active and continuous frontage on higher order streets. This reflects building heights and massing in different character areas and promotes passive surveillance to provide security for pedestrians and cyclists in the public realm. The Design Codes provide a significant level of detail to support these principles.

Community Safety

The Masterplan will establish a strong relationship between the public realm and the mix of adjacent uses. This will be achieved by creating an attractive and vibrant public realm with a busy street life that will be overlooked and active throughout the day creating a secure and safe environment through natural surveillance.

Environmental Sustainability

The scheme seeks to introduce a variety of wildlife and biodiversity habitats to a brownfield site that previously had very little ecological value.

As part of the reclamation strategy a Wetland Park in the Central Valley will be created to replicate what would have been the natural habitat of the River Ebbw, which lies in a culvert under the site. Bat roosts are proposed in one of the retained basement structures located close to the slopes of the Central Valley.

All development on the site must obtain BREEAM/ NEAT 'excellent' standard or Code for Sustainable Homes Level 4, in line with national guidance and obtain 6 credits under issue Ene1 - Dwelling Emission Rate, at a minimum in line with MIPPS 01/2009: Planning for Sustainable Buildings.

In addition the Masterplan is designed to encourage the reduction of the carbon footprint of the site through the implementation of a bespoke Sustainable Energy Strategy.

The use of Travel Plans to reduce private car use and promote walking and cycling are promoted as part of the Transport Assessment and Movement and Access statement.

A Sustainable Urban Drainage system has been developed as part of the Masterplan.

Movement

The masterplan aims to create a walkable neighbourhood with good links to public transport including the new Ebbw Vale to Cardiff railway line and local bus services.

The masterplan recognises the need for car travel providing multi-storey car parking and on-street parking provision,

Site Context: Understanding the Nature of Place

Connectivity

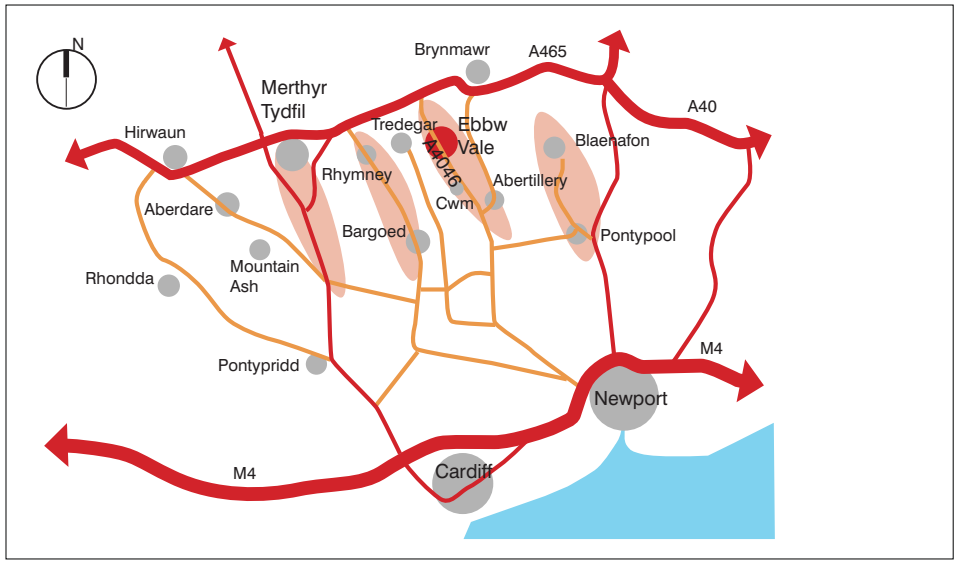
Ebbw Vale is in the county of Blaenau Gwent, South Wales and is one of the main towns in the South Wales Valleys. The strategic connectivity and the shape of the towns in this area are strongly defined by the local topography; a series of narrow parallel valleys running broadly north-south. The major towns, including Ebbw Vale, are located in the upper parts of each valley and tend to be topographically constrained and poorly linked east to west.

Historically none of these Valley towns relied on good road accessibility to the wider region. Their location was defined by the availability of local iron ore and coal rather than proximity to ports and trunk roads. As they expanded over the last 150 years they became very self contained with very local movement patterns for people and little freight movement other than rail freight serving industry.

As a result Ebbw Vale has relatively weak road links to the south via the single carriageway A4046 running down the valley to Cardiff, Newport and Swansea and the M4 motorway. The journey times to Cardiff (32 miles) is about 50 minutes and Newport (23 miles) is about 45 minutes, although the single carriageway valley roads can be subject to congestion.

Ebbw Vale has better strategic links to the east and west along the top of the valley by the A465 (T) Heads of the Valleys road. This connects the western end of the M4 at Swansea (60 min) and Neath (47 min) past the northern end of the Valleys and then connects at Abergavenny (17 min) with the A40 and M50 towards the Midlands. The A465 is continuing to be upgraded to a continuous dual carriageway road along its length to aid the regeneration of the Valleys region by connecting it to the trunk road and motorway network

Significantly, Ebbw Vale's accessibility has increased with the opening of the Ebbw Vale Railway line which links Ebbw Vale Parkway Station to Central Cardiff.



The Former Steelworks site runs along the bottom of the Ebbw Valley to the south east of Ebbw Vale town centre. It is about 3 kilometres from north to south and half a kilometre east to west. To the north, the site is bounded by residential developments with a mixture of traditional and more recent properties. The B4886 Steelworks Road bounds the site to the east and separates the site from the largely undeveloped hillside with the exception of Ty Llwyn Village and Cwm Draw employment area.

The site tapers at its southern end and terminates just north of the A4046. Victoria Business Park bounds the south-western border of the site. The A4046 Ebbw Vale bypass runs at a high level along the majority of the western boundary of the site.

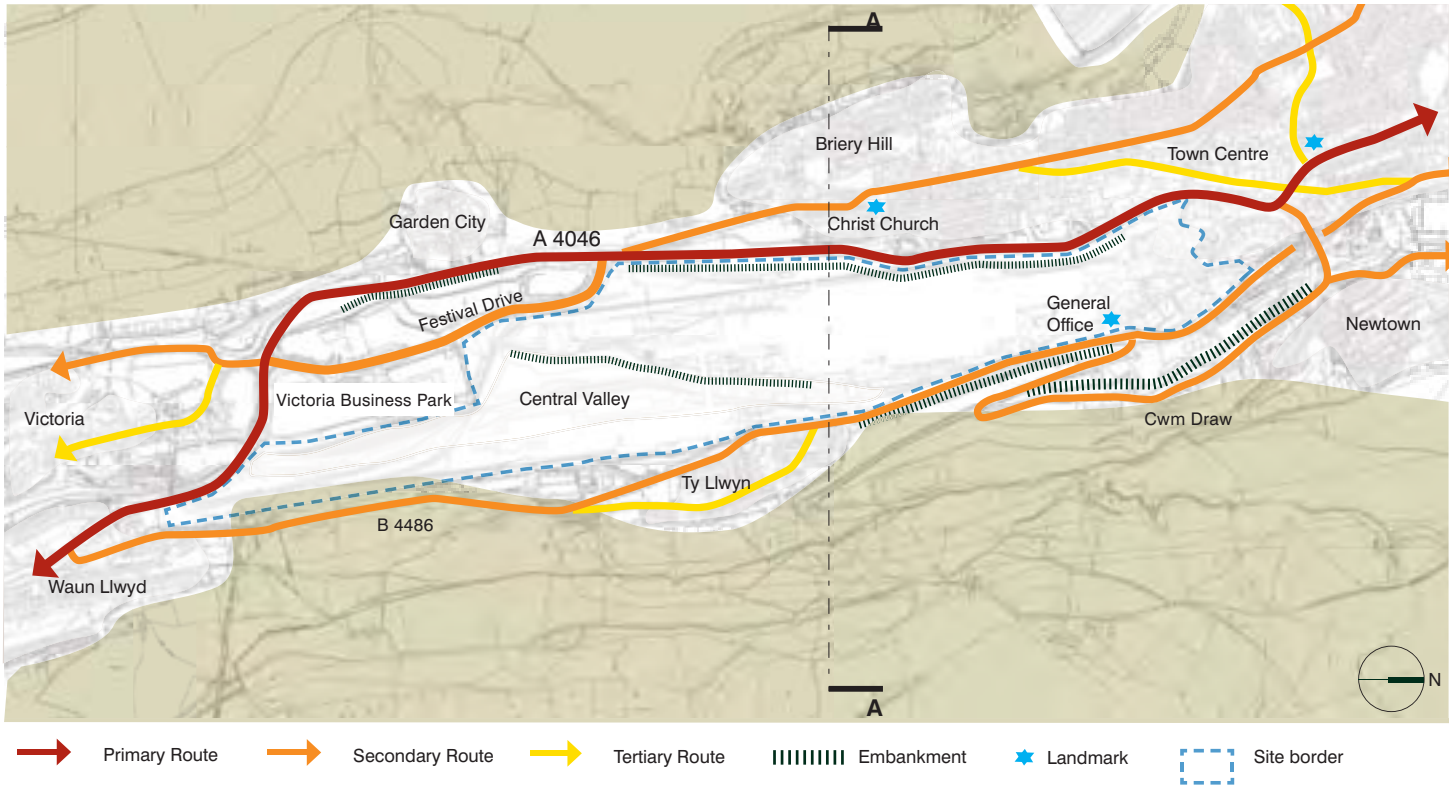


Figure 01: Existing site context

Key issues:

- Ebbw Vale has poor east-west connectivity because of the topography of the valleys.
- However, there is good strategic east - west road connectivity along the Heads of the Valley road (A465) to the north of the town but routes connecting to this from the south currently have to pass though Ebbw Vale town centre.
- Ebbw Vale has weak links to the south as a result of slow, winding, single carriageway roads running down the valleys.
- The Ebbw Valley Line terminates at Ebbw Vale Parkway, two miles from Ebbw Vale town centre.
- Site bounded by local road network (A4046 and B4486) but poorly connected into it.

Topography

There are distinct level changes between the site and its surroundings on all sides either resulting from the natural valley shape or the various earthwork embankments; historically constructed to bring the railway into and past the site. Most of these slopes have minimal planting on them although there is more significant tree screening on the northwest slopes towards the town centre.

At the closest point to the town centre (on the western edge of the site) a slope separates the site from the road and varies in height between 9 and 24m, the highest point of the embankment being at the northern end close to the town centre, which is approximately 250 meters away.

Much of the surrounding road infrastructure has been built on top of the embankments reinforcing the physical separation of the steelworks site from adjacent land and creating a barrier to movement onto and off the site.

The site has an extensive network of basements and tunnels below ground as well as the culverted River Ebbw which runs under the centre of the site.

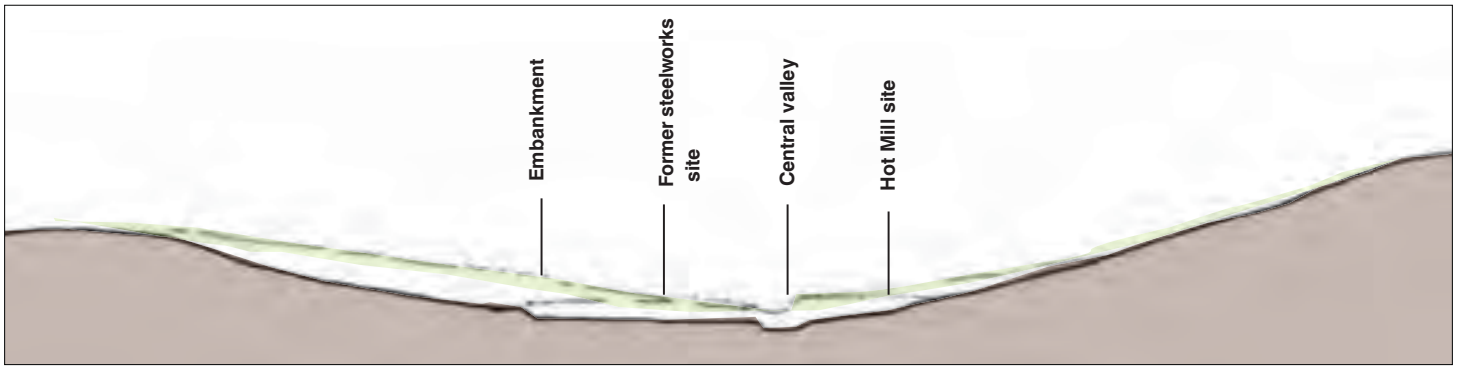


Figure 02: Section A-A through the valley looking north

Figure 03: Topographical study model of the valley looking south

The site is divided into two plateau; the Hot and Cold Mill areas, which refers to the former steelworks process that occurred on each. The Central Valley runs between the two plateaus. Three further areas are identified on site; the Westgate at the Southern end of the Cold Mill plateau, the Lower Sidings to the South of the Central Valley, and the area around the General Offices at the Northern End of the site, as show in the diagram opposite.

Figure 04: Site plan identifying different development platforms (Halcrow, Reclamation Works)

Topography

Key issues:

- The site sits at the bottom of a valley.
- Steep embankments bound the western edge of the site – rising to a 24m level difference at the northern end.
- The site is divided into two development platforms – the Hot and Cold Mill Plateau with the Central Valley in between them.
- There is an extensive network of below ground basements and tunnels.

Historic Context

Ebbw Vale's history is closely tied to the industrial revolution and owes its existence as a town to the development of large scale iron and steel industry. Before the late 18th Century the Ebbw Valley was sparsely populated and predominantly rural with a population of tenant farmers, labourers and small landowners. Very small-scale industry was present in charcoal production, coal mining of the coalfields along the northern outcrop and iron production utilising local iron ore in small furnaces scattered across the valley.

The production of iron in the valley on a more industrial scale began in the 1780s, with several firms setting up furnaces. An ironworks was founded at Ebbw Vale in 1786. In the early period of industrialisation transport was by horse-drawn railroad and tramways for the movement of raw materials and by 1799 the Ebbw Vale and Beaufort works were connected to the Monmouthshire Canal by a horse-drawn tramway.

In the first half of the nineteenth century the production of iron in the valley increased, with more furnaces constructed at several locations. The 'Big Arch' across the valley was built in 1813-18 to carry the horse tramway over the road and the Ebbw River, reducing inclines for the transport of materials. Several further tramways were built and in the mid-19th Century the trains of the Monmouthshire Railway and Canal Company began running through the valley.

In 1844 the Ebbw Vale ironworks was saved from commercial difficulties by being purchased by Abraham Darby of Coalbrookdale, a long history of being controlled and managed predominantly by outside interests. Rival works at Victoria, Aberyschan, Pontypool and Pontymoile were bought up and by 1863 the company had 19 blast furnaces, 192 puddling furnaces, 1200 workmen's cottages, and 7500 acres of land. From this point on the entire plant located in the Ebbw Valley was under the control of a single owner which allowed the main sites to be consolidated and re planned as a single land holding. This had important ramifications for the urban form of the town in terms of the control of movement through the site and the dominance of the Iron Works as the sole major employer in the town.

The Great Western Railway (GWR) branch line to Ebbw Vale was completed in 1862, connecting the works to Abergavenny and Brynmawr, and to Merthyr Tydfil in 1869. In 1875 the GWR began running the Monmouthshire Railway and Canal Company line up and down the valley.

The following extracts from OS maps for the northern end of the site, near the town centre, show the extent of change during the twentieth century.

The modernisation of the works, and the improvement of transport infrastructure, allowed the company to expand right up to the First World War. The population of Ebbw Vale grew from 21,000 in 1901 to nearly double that figure by 1914, as production expanded (this compares with only 18,000 today). In 1913 the works were reorganised to produce galvanised steel, and a grand new General Office building was commissioned to reflect the prosperity of the business.

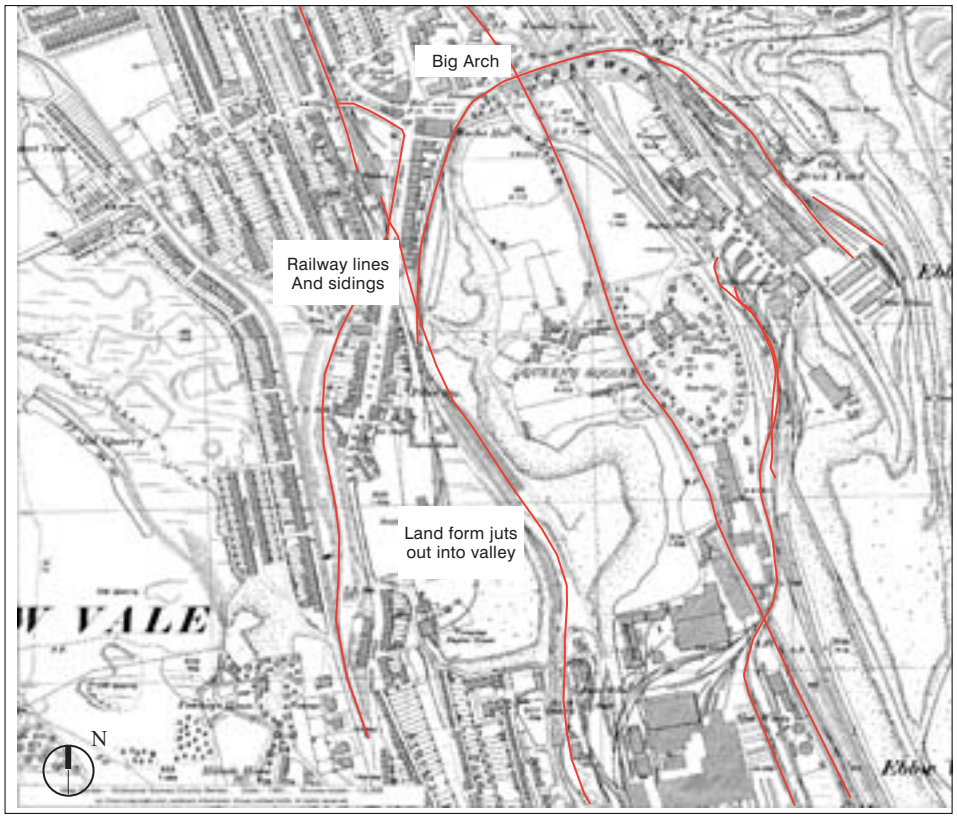


Figure 05: Map of 1901

Throughout the war years the company operated at full capacity, but the industrial depression of the 1920s affected Ebbw Vale badly. The population of the town shrank as the steelworks declined and closed in 1929, and the area was only rescued when the Government persuaded Richard Thomas & Co. to take over the works in 1935. The works buildings were almost completely rebuilt to accommodate a new strip Mill, and the business prospered once more.

In the period after the Second World War the Ebbw Vale Works continued to be successful. It developed into one of the most advanced steelworks in Europe, and formed the economic heart of the region. However, during the 1960s, cheap foreign imports began to make the production of steel at Ebbw Vale unviable. After 1965 steel making was replaced by the tin-plating of steel coils imported from elsewhere.

Figure 06: Map of 1920

General view of Ebbw Vale works c.1900

Commercial Street, Briery Hill c.1949

The renationalisation of the steel industry in 1967 brought the works under the control of British Steel. The whole works was again rebuilt and expanded from 1973 with a vast new tin-plating complex. Roads started to replace freight transport by rail and the new town bypass built to the east of Ebbw Vale town centre.

In 1988 British Steel was privatised, and in 1999 it merged with the Dutch firm Koninklijke Hoogovens to form Corus. The Ebbw Vale part of the business nevertheless continued to make losses and the Ebbw Vale Works was closed in 2002.

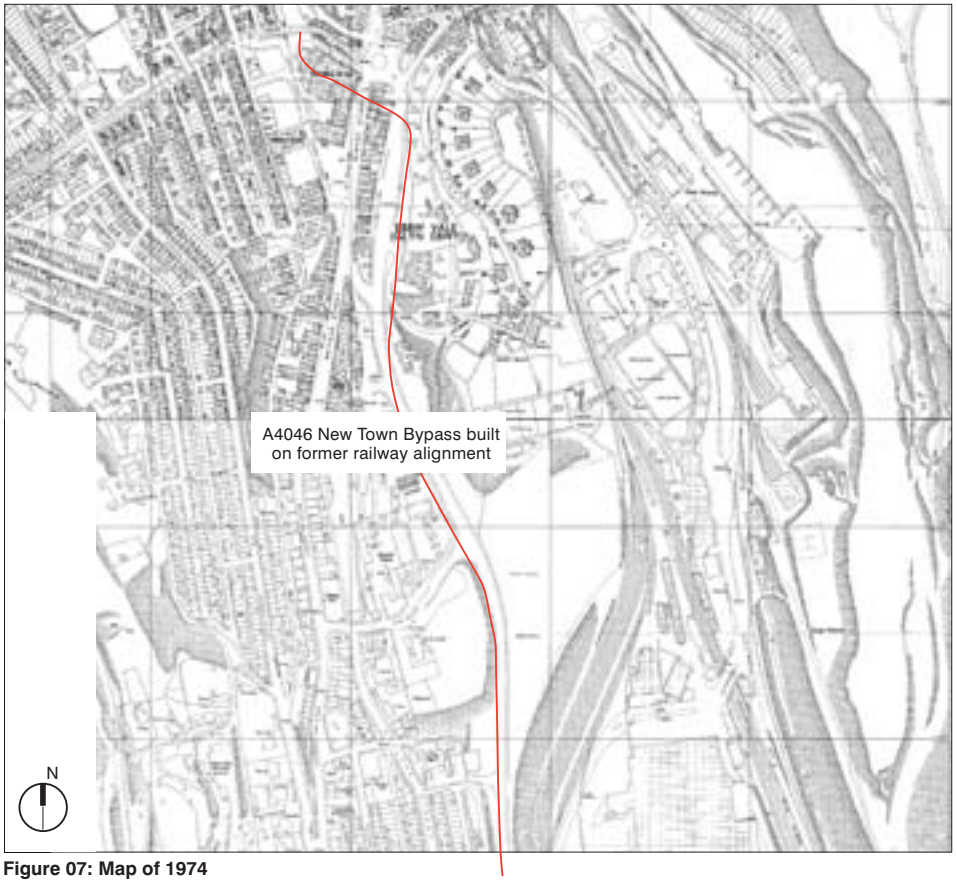


Figure 07: Map of 1974

Figure 08: Map of 2005

In summary, historical analysis of the town identifies:

- Topography and landscape features significantly altered over time:

The fragmented nature of early development resulted in many reconfigurations of the site and attendant earthworks, mineral extraction and railway building phases. Many of these are now legacy features that affect the placement of infrastructure and roads around the edge of the site.

- Limited industrial heritage features on the site.

Within the site the operations were completely redeveloped on multiple occasions during its history leading to a limited industrial heritage legacy. This has been exacerbated by the final operator of the site, Corus, demolishing all above ground structures and buildings bar the General Offices building and leaving only a bare concrete slab and below ground basement structures across this vast site.

- Historical long term dominance of the Works and its site over the town.

The Works have been a major barrier to movement across the valley because of their size and location at the bottom of the valley

- A limited historical legacy in built form in the town itself.

Even though at a number of times in its history the Ebbw Vale Works was one of the biggest and most important steelworks in the World, the economic and built form legacy for the town has been insignificant. The town has only a few civic buildings of merit, a lack of quality public spaces and an unremarkable housing stock. This is unlike comparable new industrial settlements of the same era that were associated with long term, paternalistic, local owners such as Saltaire or Bournville.

Ash Grove, Ty Llwyn

Ebbw Vale Town centre 1970

Ebbw Vale Works 1950

Development in and around Ebbw Vale is a product of a number of smaller settlements that grew up mainly around particular iron works. These developed as a distinct self-contained residential areas strung out along and around the valley.

On the east side of the site is the residential neighbourhood of Ty Llwyn, which is relatively inaccessible from the town centre. On the south eastern slopes above the site are a small number of houses that form the Garden City, a residential development built around 1900.

To the south of this, Victoria, a bigger and more recent residential area was built following the 1980's Garden Festival and part of the site has been redeveloped as the Festival Garden shopping centre.

Also at the southern end of the site is Victoria Business Park; a low-density group of small business premises.

The town centre itself and the surrounding residential area are characterised by long streets running along the contours of the land, often with a single row of housing on each street to cope with the topography. A local feature are 'Ginnells' long sets of steps that connect together streets on particularly steep parts of the site.

The built form of the town is varied. Much is of Victorian and early 20th Century stock with some generic low quality modern infill, typically of new retail premises (Lidl, McDonalds, Iceland). The General Offices, which was built in 1915-16 and is Grade II* listed is on steelworks site itself. The other significant landmark of note in the town is Christ Church, on the western slope of the valley near Briery Hill.

A key characteristic of the whole town is that very few buildings or residential developments face towards the site, given that when it was an operational steelworks it was not an attractive view.

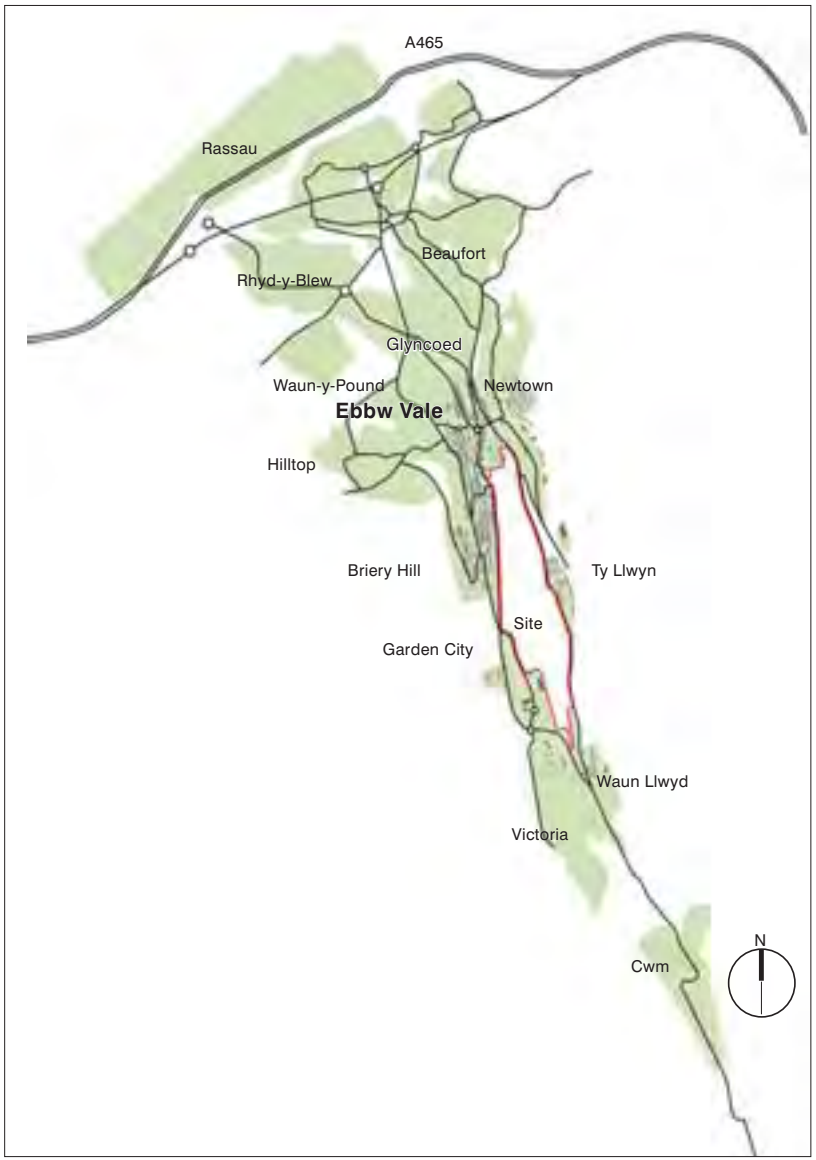


Figure 09: Location plan

A ginnell in the town centre

1. Christ Church

2. Bethcar Street

3. Briery Hill

4. Houses in Garden City

5. Hill Top with the town centre in foreground

6. Town centre

7. Victoria Business Park with Garden City beyond

8. General Offices from the north west

9. Housing in Festival Garden/Victoria

10. The Walk - new retail in the town centre

11. General Offices Clock Tower

Key issues:

- The town is a product of number of earlier settlements that grew up around the ironworks.
- The town is characterised by long narrow streets that follow the contours of the hillside and fork at junctions.
- In response to the steep topography, streets are sometimes one sided.
- Buildings mostly turn their backs on the former steelworks site.
- The building stock of the town is of medium quality with one or two notable exceptions in the high Street, Christ Church and the Grade II* listed General Offices.

Landscape and Biodiversity

Biodiversity

An ecological assessment of the scheme has been undertaken. The baseline ecological impacts and residual impacts of the site have been assessed and resultant mitigation measures have been documented. Permanent and cumulative impacts have been considered throughout the design process and post scheme completion.

There are no sites designated for their nature conservation importance within the site area or the immediate surrounds. There are, however a number of habitats and species of nature conservation importance which are considered significant to the scheme.

Otters have been found on the river Ebbw but no such evidence has been found on the site itself. Also surveys undertaken for the Halcrow ES revealed a very low level of bat activity around the site . There are no confirmed records of Great Crested Newt from the site or surrounds. Common amphibians, palmate newt and common toad were recorded from the cooling ponds. There have been few records of protected species on the site and the surrounding area. The proposals, however, include the creation of habitat for wildlife which, once established, could attract protected species such as these.

There is some woodland, scrub and grassland habitat on the periphery of the site and in the immediate surrounds. There is a cooling pond within the site boundary and an ornamental pond. Habitats in the surrounding area include broad leaved plantation woodland, dense scrub and semi-improved neutral grassland. Further up the valley sides, the grassland grades into semi-improved acid grassland and heath habitats.

Landscape

The site is approximately 78 Ha in size, about three kilometres long and half a kilometre wide, tapering towards the south. The site is divided into two plateaus: the Hot Mill plateau covers the south and east part of the site and has an elevation of 263 metres Above Ordnance Datum (AOD). The Cold Mill plateau covers the north and west part of the site and has an elevation of 275 metres AOD. A Central Valley runs north-south between the two plateau which, as part of the reclamation project has been developed as a Valley Park.

Following the above ground demolition work in 2004, and the completed reclamation works, there are few existing structures remaining on the site. The two principal features are the former General Offices Building and the retained below ground basement structures. The former General Offices Building is a Grade II* listed building at the northern end of the site, which is proposed for re use as part of the regeneration strategy.

Steelworks Road (the B4486) forms the eastern boundary of the site. To the east of Steelworks Road at the northernmost point of the site lies the River Ebbw, which is culverted for a short distance beneath the access road to the Cwm Draw industrial estate. The river emerges from the culvert to the south of the access road and remains above ground until it reaches the village of Ty Llwyn.

There is some woodland, scrub and grassland habitat on the periphery of the site and in the immediate surrounds. There are various ponds within the site boundary.

Landscape Character of Wider Area

The Ebbw Vale Steelworks site is located on the floor of the Ebbw Fawr Valley to the south and east of Ebbw Vale Town Centre. It has a north – south orientation, extending approximately 8km towards Aberbeeg in the south and is relatively narrow, being less than 1km wide in the area of the site.

To the east of the valley is Mynydd Carn-y-cefn which rises to a height of 550m AOD. To the west, the valley rises to a height of between 467 and 504m AOD at Cefn Manmoel. The lowest point on the valley floor is approximately 240m AOD.

Ty Llwyn is a small village located to the east of the site and consists of a number of streets of terraced properties, a school and a church. To the south east and south of the site are Waun Lwyd and Victoria respectively. Adjoining the site to the south west is the Victoria Business Park which contains a number of small business and industrial units. Immediately to the west of Victoria Business Park is Garden City, a group of semi-detached houses on the steep valley side.

Cwm Draw to the east is characterised by scattered industrial units on sparse steep slopes of the industrial estate supporting the road leading to the estate and the factory above Bwlch-y-Garn. The backdrop of the green hillside is spoilt by the basic design of these units which detract from the rural qualities of the area. Slopes have been reclaimed from a former spoilheap and are supported by gabions at the base.

The west of the site is bounded by the A4046 with the B4086 forming the eastern boundary. The slope separating the site from the B4086 varies in height between 9m and 22m, with the highest point being at the northern end close to the town.

Key issues:

- A lack of biodiversity on the site plateaux
- The potential for isolation of central valley wetland habitat from surrounding area

The western hillsides are mostly open with isolated tree and scrub cover. Lower hillsides are mainly covered by coniferous plantation. Former mining and steel making activities have affected the visual amenity and physical condition of the landscape. The upper slopes are acid heath/moorland and the thin layer of topsoil supports mainly bracken, bilberry, heather and fescue grasses with a very natural appearance. Windy, remote, passive and calm this area has an intrinsic appeal. Footpaths from Briery Hill and Garden join the Ebbw Vale Walk and the old parish road exists as a public right of way. There are extensive sweeping views from the Common land surrounding Y Domen Fawr (504m) and the land on the top of the valley sides is grazed which provides habitat for wildflowers, invertebrates and small mammals. There are clear views to the site and to the distant ridgelines of Brecon Beacons National Park to the north. Urban influence is evident in the form of vandalism such as burnt out cars and debris on common land along the ridge.

Mynydd Carn-y-Cefn to the east consists of rushy pasture and moorland, dissected by powerlines, railways, roads, restored and derelict opencast coal workings, scattered settlements and surface streams in small valleys. It is an open, exposed, moorland edge landscape, which is windy, remote, passive and calm. There is a long distance outlook over site.

The hillside has a rural character with a feeling of wilderness and sense of remoteness higher up the slopes. The lower slopes are open semi-improved grasslands with scrub and isolated trees and stone boundary walls. Historic field patterns marked by dry stone walls exhibit remnants of former steelworking and mining activities such as disused tramways, settling ponds and inclines. On the lower slopes landslides are common. A number of footpaths and bridleways are evident further up the slopes behind Ty Llwyn with two well defined bridleways running north-south along the valley. A footpath exists to the summit of Mynydd Carn-y-Cefn though it disappears in places. There are numerous cairns on the summit which add to the sense of place.

Key Issues

- Steep slopes and significant level differences between the site and the town.
- Large plateaus with few features
- Views into the site from hillside and elevated development surrounding it.
- Views from Ty Llwyn.
- Views from within site to Christ Church and Cwm Draw slopes.

Reclamation Strategy

The site has undergone a range of reclamation activities aimed at providing construction platforms and improving the topography of the site for future development. In particular the reclamation has focused on removing redundant structures, locating and treating contamination, regrading of the site surface and backfilling of some basement structures.

Fill and reprofiling

The aim of the reclamation strategy is to provide engineered development platforms composed of predominately granular fill to a depth of 1.5m. Strategic landscaping zones will include the Central Valley Wetland Park, where soils have been generated on the site.

The Remediation Strategy for the site established a principle of minimising the quantity of fill brought to, and removed from, the site. The concrete slabs on the Cold and Hot Mills, as well as other existing structures, have been broken up and all concrete generated crushed and reused across the site as fill. In addition, soil contamination has been excavated, treated, and the soils reused. The site has been cleared of buried foundations and other constraints to a depth of 1.5m. Ground structures below this depth will remain in situ. Mine entries on the site have been located and treated. In addition, zones of potential instability associated with shallow abandoned mine workings have been identified for future investigation and treatment.

As part of the reclamation works the Central Valley slopes have been reprofiled and, following demolition of the Hot Mill retaining wall, a new slope has been introduced in the Central Valley.

Plot specific development layouts remain to be designed in order to suit the requirements of individual schemes. It will be incumbent upon Developers to bring topsoil/subsoil to site where necessary, and undertake treatment of any on-plot abandoned mine workings. Specific detailed foundation design will also need to be undertaken by the Developer.

The Environmental Statement provides further details about the geotechnical elements of the scheme; including potentially unstable ground associated with shallow abandoned mine workings. Further information with regards to mine settings is provided in Annex E of the Environmental Statement (Phase 1 Regeneration Mining Setting Report, (Halcrow 2006))

Construction of Christ Church Link is not included in Phase 1 Reclamation works and is subject to a separate application.

Reprofiling of western slopes of Central Valley

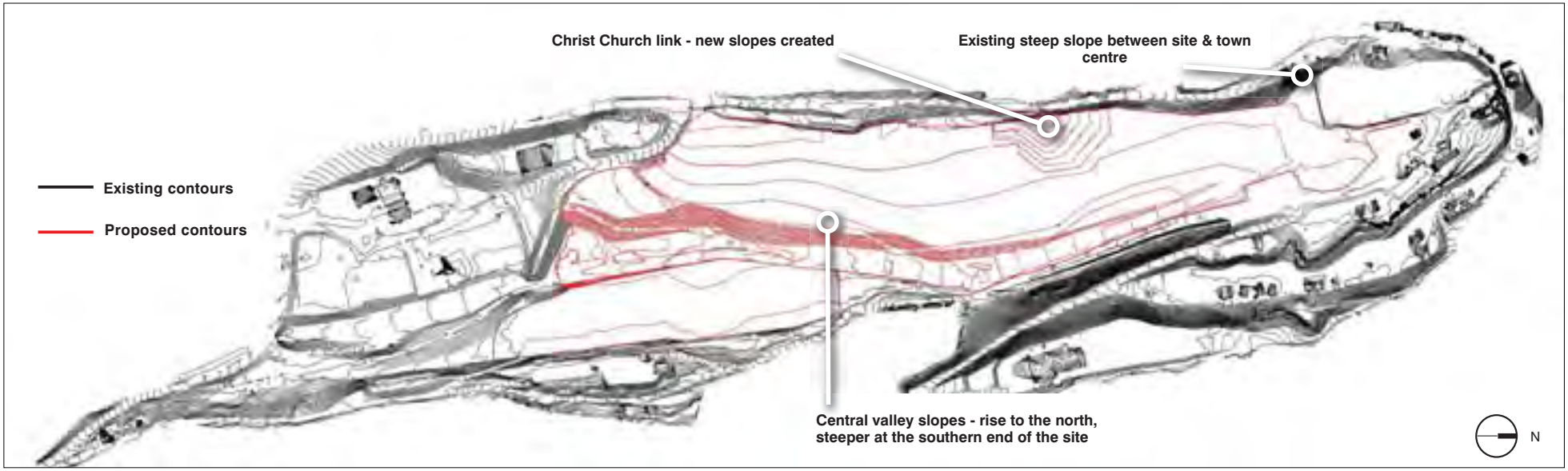


Figure 10: Proposed contours following completion of the reclamation strategy (Halcrow)

Basement Reclamation Strategy

As part of the reclamation strategy basement structures have been evaluated by Halcrow and classified according to their potential for future use.

An approach to the basements has been agreed in which below-ground basement structures are either:

- Completely infilled;
- Retained to their existing depth with their 'roofs' taken off where required; or
- Retained and partially infilled to maintain stability.
- There are a number of other below-ground structures which will remain in situ or be filled in.

The objective of this strategy is to retain some of the historic industrial legacy of the site and maximize the potential re-use of retained basement structures.

At completion of the remediation strategy basements will be left safe and secure for potential reuse as part of the development phase of the scheme.

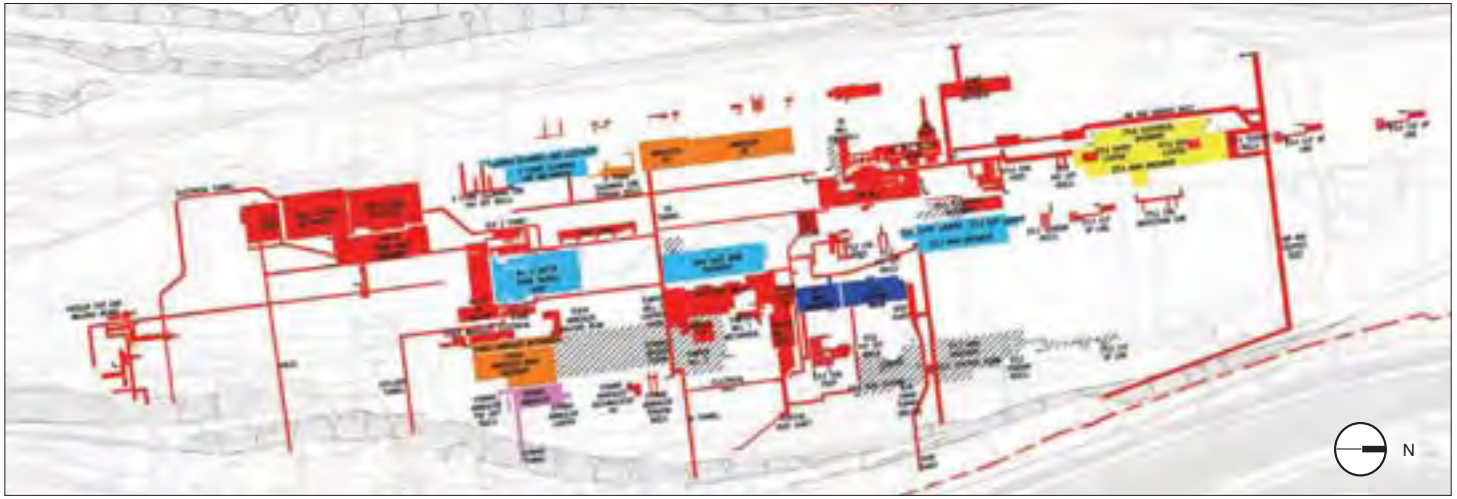


Figure 11: Cold Mill Plateau (Halcrow)

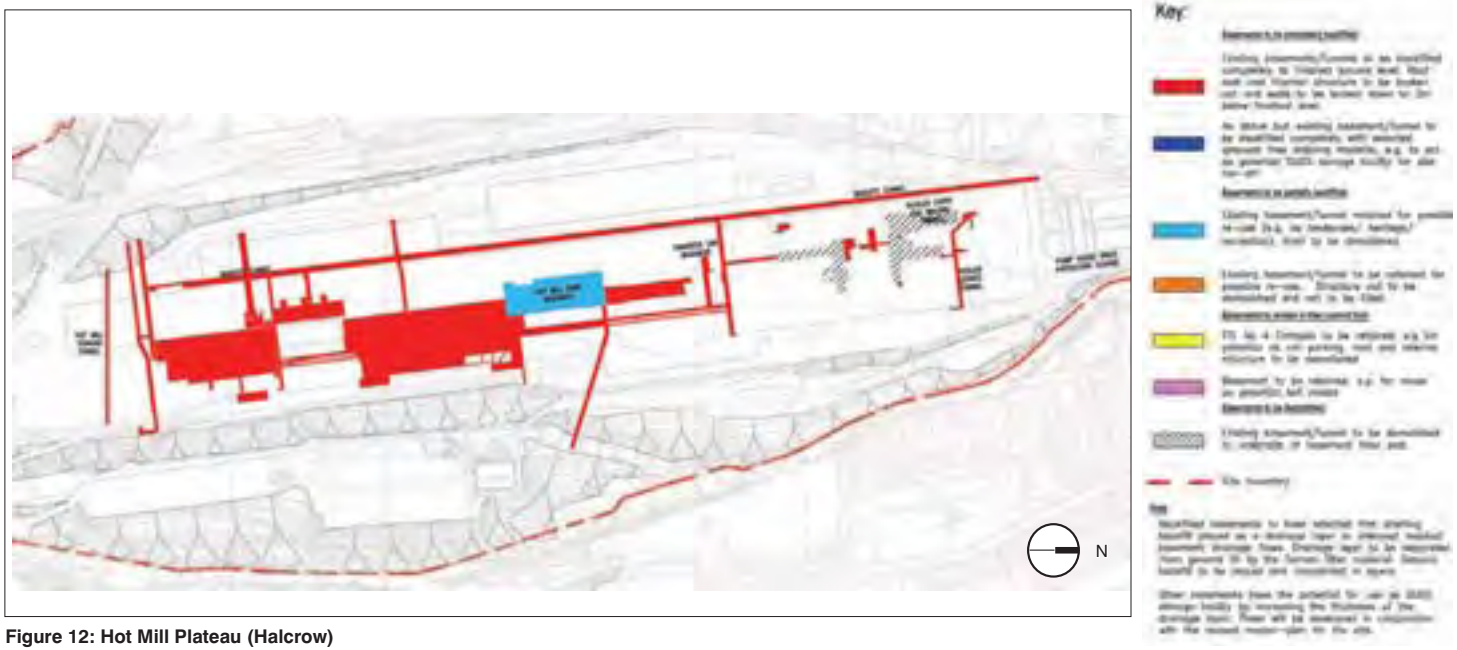


Figure 12: Hot Mill Plateau (Halcrow)

Figure 13: Images of the site undergoing reclamation

In summary, following reclamation of the site a number of constraints remain to development, including retained basement structures, mine workings, existing sewers and the culverted River Ebbw.

The key constraints that remain and that have been addressed in the Masterplan include:

- The River Ebbw, which runs in a culvert though the site in the Central Valley between the Hot and Cold Mill plateaus. The river was placed in a deep culvert in the early 20th Century. Review of the engineering appraisals undertaken in 2004/2005 favoured leaving the culvert in place.

- The Town and Western Valley Trunk sewer. These have a 3m no build zone on either side of them. The Western Valley Trunk sewer runs within the Central Valley as far north as Ty Llwyn, where it then follows the path of the open River Ebbw. It should not directly affect any specified built areas.

- Basements with surface signature, and any residual structures and mine workings located in the shallow subsurface.

There are also topographical constraints that have to be accommodated in the Masterplan, most notably:

- The significant change in level of around 24m between the site's main development plateau and the connection to the town centre/A4046 directly to the northwest.

- The separation of the two development platforms (the former Hot and Cold Mill plateau) by the Central Valley.

Central Valley “Steelworks Park”

As part of the remediation strategy “Steelworks Park” has been established in the Central Valley at the centre of the site.

- The park area will be a landscaped, ecologically diverse amenity resource, which will also function as an educational resource for the nearby proposed new primary school.
- The planting strategy in the park is designed to integrate with the local natural landscape, with broadleaf woodland tree and shrub species planted to reflect the natural woodland mix found in the Ebbw Valley.
- Strategic views have been designed through the woodland to provide visual amenity for development as it occurs along the western Central Valley edge. The adjacent woodland planting will help screen some parts of the site such as the railway and perimeter distributor road from the areas where people will live, work and walk about.

As the existing River Ebbw is to remain in its underground culvert, the Wetland area is fed by runoff from parts of the rest of the site, as well as off-site sources.

The area around the former Pumphouse has been converted into the Education Resource Centre, which is surrounded by various natural and landscaped areas to be used for outdoor classroom study.

There is seating, open grassed spaces for recreation, nature conservation habitat areas and a combined footway and cycleway network throughout the park. Additional teaching, habitat creation and recreational facilities as illustrated in the plan below are planned to be built in the future, which will provide suitable amenities for visitors of all ages.

Pump House - proposed educational resource centre

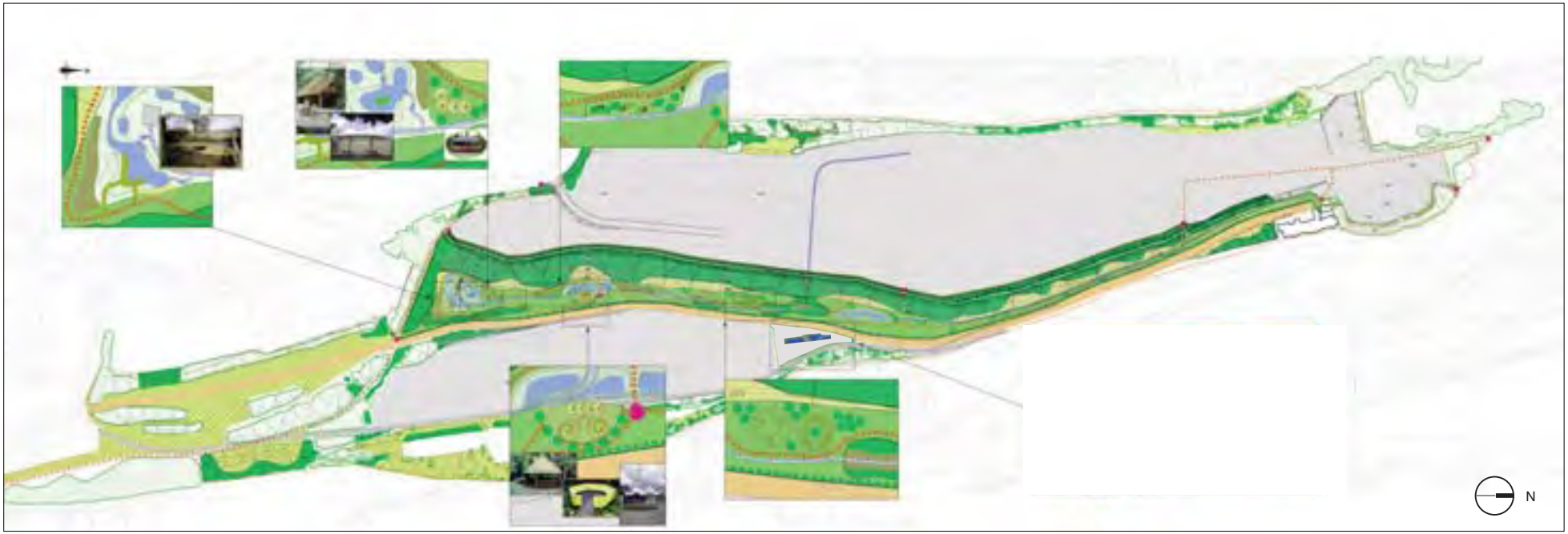


Figure 14: Landscape plan of Central Valley produced in consultation with local schools (Halcrow)

Issues and Opportunities

Ebbw Vale, like Blaenau Gwent and the wider Heads of the Valleys area as a whole, faces a significant challenge in creating a more sustainable future for its current and future generations of residents. There are significant issues which need to be addressed, key amongst which are the need for employment and skills development, the enhancement of the physical environment, the provision of facilities which meet the needs of all the community and the retention of the town's population, to strengthen the social fabric and identity of the area. These issues are pivotal to the development of a more sustainable future and are, therefore, key drivers for the design of the Masterplan and redevelopment of the site and Ebbw Vale more broadly.

Economic Sustainability: Delivering Economic Growth

Ebbw Vale, like much of the wider Heads of the Valleys, has suffered from the decline of its traditional industrial base. Although it has been replaced by a range of new employment opportunities, there remains a need to secure sustainable alternative sources of employment and drivers for long term economic development. Despite considerable efforts to improve employment opportunities within the area, many skilled workers face the option of either commuting or relocating within or beyond the Heads of the Valleys area. As a consequence, Blaenau Gwent has struggled to retain its skilled workforce or attract new workers. Lower than average educational attainment reinforces the challenge posed by potential investors in finding a large pool of skilled workers resident within Blaenau Gwent.

The opportunity exists for the Masterplan to create a catalyst for investment and employment opportunities. Through rejuvenating the physical and social landscape of the site and town, the Masterplan can enhance its attractiveness to potential investors and skilled workers alike, thus offering the scope to address two key factors mitigating against current economic development.

Environmental Sustainability: How To Protect And Enhance The Natural Environment

The closure of the steelworks left a large, visually unappealing, derelict site in the physical landscape of Ebbw Vale. The site was marked by contamination from the former operations located on it, and required extensive reclamation. Such a site stands in stark contrast to the relatively untouched natural environment surrounding the town and the beauty of the Brecon Beacons National Park, within easy access of the area.

The opportunity exists for the Masterplan to enhance the natural environment within the town, whilst also reconnecting it to the wider surrounding area and the physical landscape within which it is located. Central to achieving this is the need to maintain continuity between the biodiversity and habitats of this wider area and that which could be enhanced or created within the site itself. If such a physical landscape can be restored, then this would greatly assist with the overarching need for connectivity between the site, the town and the wider Heads of the Valleys.

Further opportunity exists for delivering a more integrated approach to maximising greenspace across the site and wider town, ensuring that such spaces are integrated and easily accessed, to maximise their use. The challenge for the Masterplan was to enable this to be realised within and across the site, to develop a rejuvenated physical landscape and greenspace which would enhance the quality of life for all those living and visiting the area, whilst also enhancing the green infrastructure within it.

Social Sustainability: Social Progress Which Meets The Needs Of Everyone

The legacy of the area's former industrial base is not only felt within the context of the physical and economic landscape of the area but also within the social fabric of the town. Communities have experienced significant upheaval, as the once established social networks and identity of the town have been challenged. In spite of this, the existence of strong and close knit communities is a characteristic of the Heads of the Valleys area. With high levels of economic inactivity comes a loss of esteem, and the town, like much of the wider area, has witnessed a deterioration in general health and wellbeing, and an accompanying increase in the uptake of incapacity benefit.

The lack of modern leisure and sporting facilities within the town also serves to exacerbate poor individual and collective health of residents. Investment is required in services and facilities and to enhance the appeal of the area to potential residents and tourists alike. Similarly, the provision of high quality housing which addresses the needs of the residents, current and potential, is a key issue for the town. Enhancing existing social housing whilst providing a variety of housing, which appeals across the demographics of the community, again offers the potential to redress outward migration and reverse the loss of social cohesion.

The decline of its industrial identity has been mirrored by the relative geographical isolation which has been felt as a consequence of limited, public transport provision to service the town and the limited connections by road exacerbated by low car ownership. Thus, residents have felt socially excluded from the extensive redevelopment and regeneration which has occurred in cities such as Cardiff. This has now been improved with the opening of the Ebbw Valley Rail Link to central Cardiff, which is planned to be extended from Ebbw Vale Parkway through the redeveloped Works site.

Reconnecting and rejuvenating the community with the wider Heads of the Valleys and beyond, is central to the social sustainability of the area. The Masterplan has the opportunity to develop the transport and social infrastructure which will strengthen community development, assist in retaining those of working age and reaffirm the identity of the town within the Valleys. In doing so, the Masterplan is also faced with the challenge of ensuring that the proposed redevelopment will address the needs not only of the existing community but the diversity of potential future investors it will attract.

Resource Sustainability: The Prudent Use Of Natural Resources

Characteristic of many towns across the Valleys, Ebbw Vale has a reliance upon traditional, non-renewable power sources, used to service residential and commercial buildings alike. The built environment is traditionally constructed and the quality of existing affordable housing is in need of improvement. There has been limited opportunity for energy efficiency gains within such an infrastructure and the service provision to allow alternative energy sourcing does not currently exist.

The culture of reducing consumption and recycling is also limited by the facilities and services which exist to facilitate this. The infrastructure does not yet exist to enable residents to participate and at both the individual and collective level there is considerable scope and need for development.

The opportunity exists for the Masterplan to create the necessary infrastructure to facilitate a change in resource consumption and enhance more prudent, sustainable use of resources and materials.

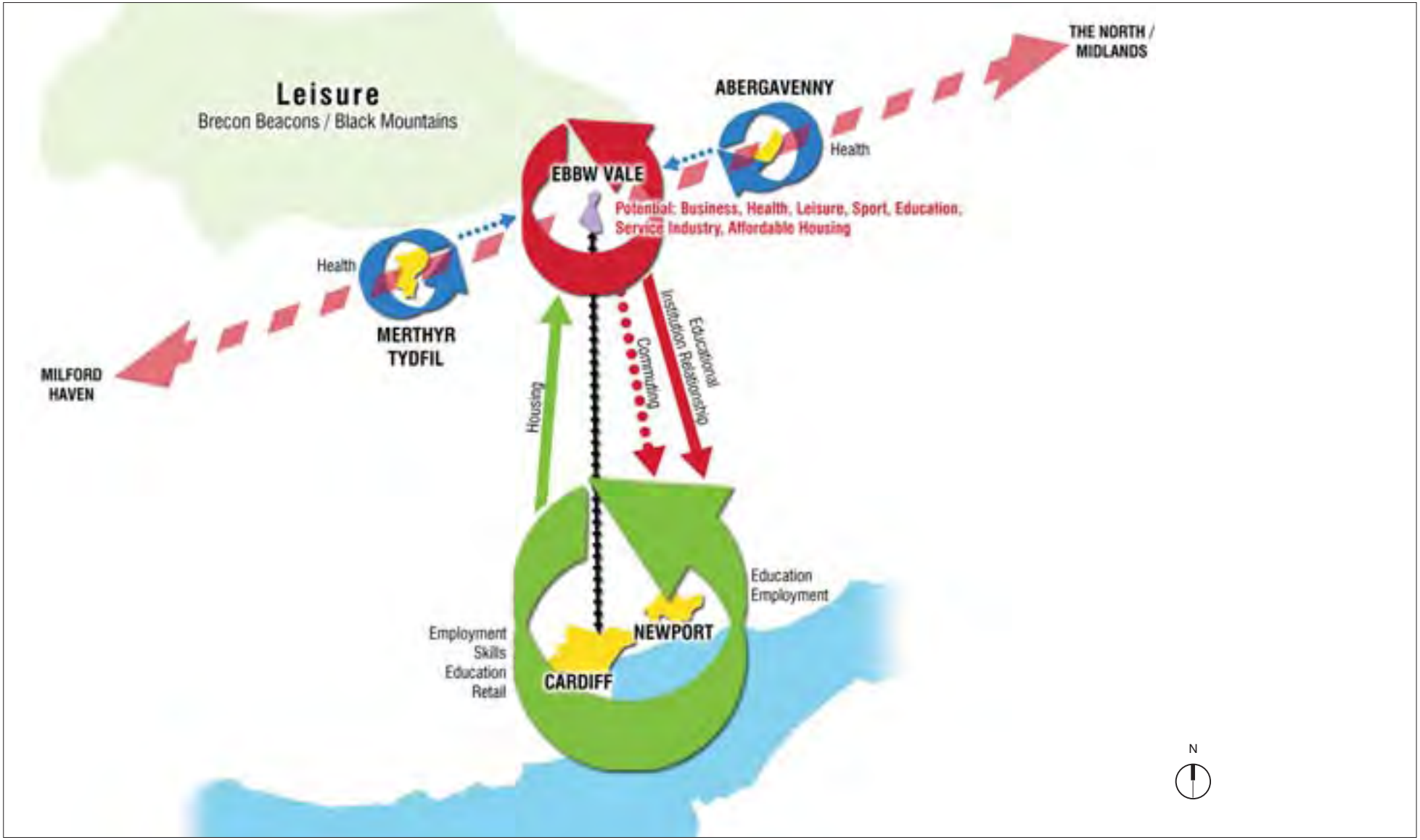


Figure 15: Diagram summarising growth opportunities for Ebbw Vale

Design Approach and Principles

The character and structuring principles of the former steelworks Masterplan are driven by the topographical conditions of the site, which is divided into two plateaus - the former Hot and Cold Mill sites – with a long Central Valley running between them. The site is also contained for the most part along its edges by a sharp change in topography and resultant slopes. The overall condition is that of long, relatively narrow development platforms, with limited permeability to the surrounding street networks.

This is typical of the Welsh Valleys where streets fork to accommodate steep climbs and streets are often one sided to accommodate the levels changes between one street and the next. By contrast the valley floor is comparatively flat with a small narrow lower valley running though it.

In response to this context there are two key structuring elements running through the Masterplan Framework, illustrated in diagrams 1 and 2 opposite:

1. The landscape of the Central Valley Wetland Park

2. The movement spine of the Main Street.

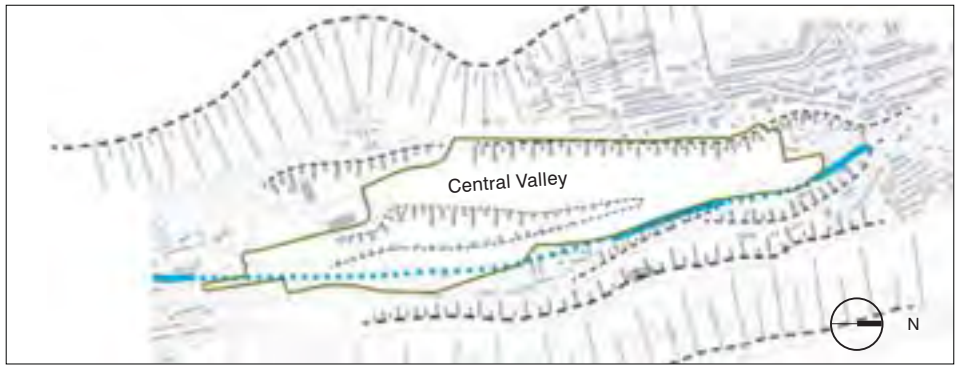
On top of this sits a network of east-west green links (3), which is reflected in the street network (4)

A hierarchy of character areas moving from the more intense urban core at the northern end of the site to less intensive development at the southern end of the site sits within this framework (5)

These layers build up to form the Masterplan Framework shown overleaf.

0. Existing topography

The site is constrained by the surrounding topography with a longitudinal valley shape that both gives the site a distinctive shape and has defined the surrounding movement network.



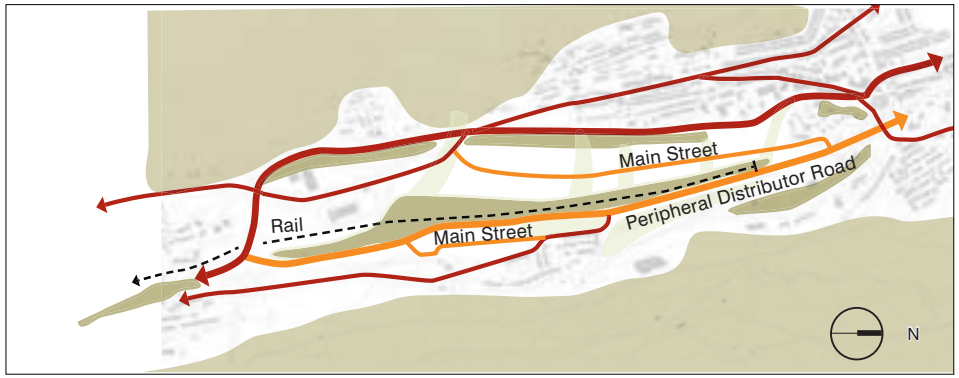
1. Linear landscape

The site is surrounded by attractive natural landscape on the upper valley sides. The Central Valley Wetland Park, which runs north-south through the site develops the typical character of the valleys and creates a important leisure and education amenity.

2. Linear movement

The movement framework works with the landscape elements of the plans by creating a new north south route though the main Cold Mill plateau. This structure is repeated at a smaller scale on the Hot Mill plateau.

New gateways squares at access points establish key nodes and connections into this network from existing streets.

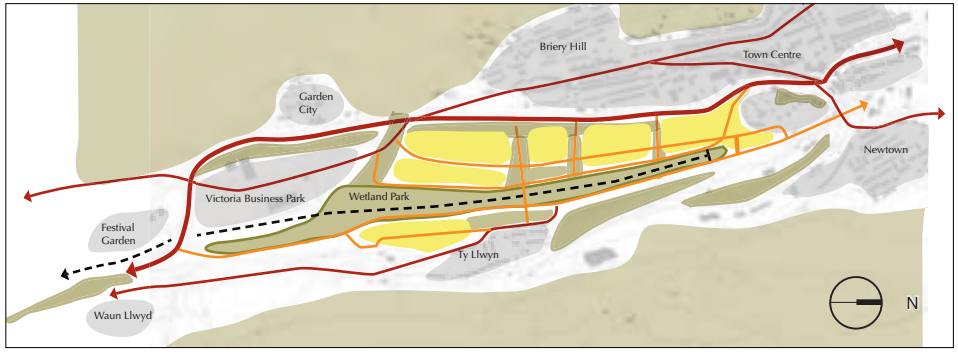


3. East-west green links

The green links across the site integrate the Central Valley Wetland Park into the wider landscape and create attractive boundaries for each phase of development.

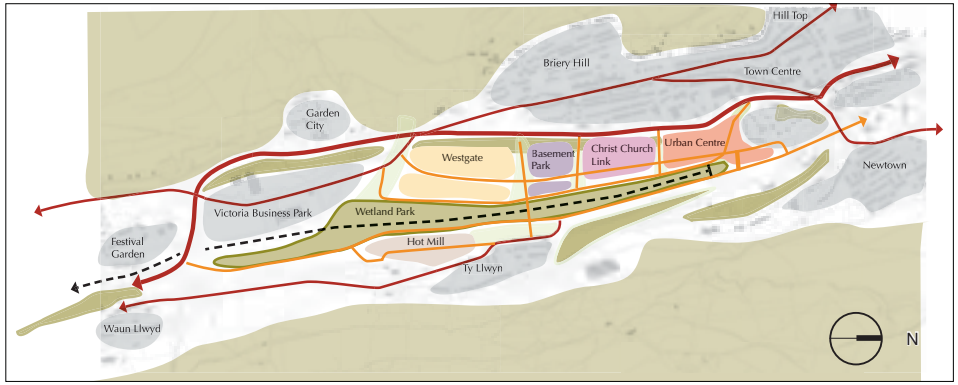
4. Urban Form

Development blocks logically sit within the framework created by the landscape and movement structure, within a secondary network of streets and a new rail corridor in the bottom on the central valley.



5. Character Areas

Six character areas establish an urban hierarchy across the site, from a more intense core at the northern end of the site to less intensive development at the southern end of the site.



Sustainable Development Principles

Sustainability Statement

The Sustainability Objectives will be monitored through the Sustainable Development Management System. The performance indicators will be produced through consultation with relevant parties such as the Environment Group.

Policy & Planning Context

The Welsh Assembly Government (WAG) has outlined its vision for sustainability within key strategy documents, such as 'Wales: A Better Country' and 'Starting to Live Differently' (SLD), the high level Sustainable Development Scheme for the Assembly. SLD established a clear framework of national aspirations for all key strands of sustainable development, to encourage and facilitate integrated delivery across all aspects of activity.

In line with these aspirations, WAG has outlined how it envisages sustainable, high quality design to be embedded in all regeneration and development projects. 'Creating Sustainable Places' (CSP) details the key principles and approach to delivering such sustainable regeneration, highlighting the importance of due process in ensuring such projects maximise their sustainability potential. The overarching objective, as detailed in CSP is to:

"contribute to the development of well designed, sustainable places which bring benefit to businesses and communities and the people who live and work in them or visit them".

Draft Technical Advice Note (TAN) 22: Planning for Sustainable Buildings (May 2009), provides guidance on the implementation of the national sustainable buildings planning policy for Wales outlined within MIPPS 01/2009 - Planning for Sustainable Buildings. This guidance promotes the use of sustainable building standards including; the Code for Sustainable Homes, Building Research Establishment's Environmental Assessment Method (BREEAM) and Energy Performance Certificates (EPC), with a view to mitigating the causes of climate change.

The key principles for compliance include early and continued commitment to sustainable building standards quality assurance and collaboration. The policy framework requires that development proposals for non residential development submitted on or after September 2009 are now required to meet BREEAM 'Very Good' standard and achieve the mandatory credits for 'excellent' under category Ene1. This Technical Advice Note also outlines the standards for residential development, stating that proposals for 5 or more dwellings, submitted on or after September 2009, will be required to meet Code for Sustainable Homes Level 4 and obtain 6 credits under Ene 1. Policy Clarification Letter CL-05-09, provides further guidance on planning for sustainable buildings, emphasising the need for BREEAM Pre-assessment and site registration to ensure that developments are designed sustainably from the outset.

In March 2009, WAG also published 'One Wales: One Planet, a new Sustainable Development Scheme for Wales', which outlines the new vision of a sustainable Wales, emphasising the importance that projects actively commit to sustainable development.

Overview: The Masterplan's Approach to Sustainability

From its inception, the Masterplan has been designed with sustainability as its core, the aspirations of 'Creating Sustainable Places' being pivotal to this. The process began with the Llewellyn Davies Masterplan and was carried through the land reclamation design. It has continued to drive this iteration of the Masterplan, along with the more recent policy drivers identified within 'One Wales, One Planet' and MIPPS 01/2009. The sustainability framework and objectives have evolved during this process and they are clearly reflected in the design.

In fulfilment of the sustainability framework and objectives established for the redevelopment, a series of assessments have been undertaken including: the Environmental Impact Assessment (EIA), Transport Assessment (TA), Health Impact Assessment (HIA), Race & Equalities Impact Assessment (REIA) and a Sustainability Assessment (SA), of which this Statement forms an integral component. The fulfilment of these assessments reinforces the Local Authority's commitment towards best practice, with the HIA and SA in particular, not being common practice for the size and nature of this redevelopment.

These assessments have been used to inform the Masterplan, ensuring that all key sustainability issues have been considered both with respect to maximising the benefits which can accrue but also in minimising and mitigating against any potential negative impacts.

Sustainable Solutions

To assist with maximising the potential sustainability of the redeveloped site, a sustainability framework was established, comprising a set of overarching aims with primary and secondary objectives underpinning them. The rationale in drafting the framework and its constituent objectives was to ensure that not only were all those engaged in drafting the Masterplan aware of the key priority accorded to sustainability but also to establish a benchmark of performance against which delivery would be monitored.

The Sustainability Framework is provided in Appendix A of this Masterplan and the Sustainability Assessment and Statement Report accompanies this document. The Masterplan and design process has responded to these in a robust and comprehensive manner, the following outlining key components integral to this:

01. Economic Sustainability: Economic Growth

The overarching objective for the economic sustainability of the site, is:

"to maximise the economic benefit which can be delivered to local people and help achieve a sustainable economic future for Ebbw Vale and the wider Heads of the Valleys area"

02. Regenerating the Physical Landscape: Revitalising the Economy

The Masterplan has sought to promote sustainable economic development through its proposed comprehensive regeneration of the former steelworks site, revitalising the physical and socio-economic fabric of the town and benefiting not just residents but the wider Heads of the Valleys area. In enhancing the physical landscape, the Masterplan reconnects the site with the rest of the town, improving not just the aesthetic look of the town but the potential for investment.

03. New Built Infrastructure

The Masterplan proposes key built infrastructure such as the provision of business units and live-work units, and offer spaces within which both large and small enterprises can be facilitated. New housing, including affordable housing, offers the opportunity for new and existing residents to access high quality homes, enhancing the attractiveness of the site to skilled workers from outside the area whilst seeking to retain the existing skills base. In providing an environment within which people want to live and work, it is envisaged that businesses will feel more confident in investing within the area.

04. New Skills and Training

The provision of a new Learning Zone in the Masterplan, which will deliver dedicated skills and training, will help to ensure that existing and new residents will have the capacity to access new and emerging employment opportunities. In enhancing the skills base of the community, this will also again serve to increase the attractiveness of the town to potential investors.

05. Marketing Strategy

A Marketing Strategy has been developed to complement the Masterplan and highlight how the new development will rejuvenate Ebbw Vale and the wider Heads of the Valleys area. The Strategy highlights the comprehensive, sustainable, regeneration which will occur, demonstrating how both investors and workers can capitalise upon the opportunities which exist.

06. Environmental Sustainability: The Protection and Enhancement of the Environment

The overarching objective for the environmental sustainability of the site, is:

"to provide strong stewardship of the natural, built and historic environment for the benefit of this and future generations of future residents and visitors to Ebbw Vale".

07. Green Infrastructure

Central to the design of the Masterplan has been the enhancement and connectivity of the green infrastructure within the town and wider area. The relationship between the existing town and landscape has been used to design green spaces which connect both sides of the Valley, the existing town with the new site and the surrounding natural environment within the reclaimed and enhanced green spaces of the site itself.

08. Integrated Green Spaces and Habitat Management

In designing the redevelopment, priority has been accorded to ensure there is a continuity between the existing natural environment and that which will be developed within the site, allowing for connectivity between the surrounding natural landscape and that of the new site. This has been achieved by reflecting the landscape found on either side of the Valley within the site itself and ensuring that both form an environmental and aesthetic perspective. There is continuity and integration of all green space. This should help in facilitating more cohesive, ongoing, habitat management, whilst also maximising the potential enhancement of the natural environment as a whole.

09. Central Valley Wetland Park and Footbridge

The Wetland Park and Footbridge has been designed in conjunction with educational and environmental stakeholders, creating a landscaped park along the length of the Central Valley which will allow for habitat creation and management in accordance with Local Biodiversity Action Plan priorities. The Footbridge will also facilitate access to and from the Park, enabling residents and visitors to visit and to participate in activities and ongoing management of the site.

10. Environmental Impact Assessment (EIA)

An EIA was conducted on the draft Masterplan. The findings of this have informed the final Masterplan and have sought to maximise the environmental and resource sustainability of the proposed redevelopment and its ongoing management. It highlights the importance of enhancing the natural assets of the town whilst capitalising upon improved access to green spaces for residents and visitors alike. EIA Healthchecks are also programmed and have been undertaken alongside updates to the Masterplan to assess any changes in the context of the original EIA and ensure their acceptability in the context of the existing assessment.

11. Environmental Management Systems (EMS) and Management Framework

Underpinning the assessment from the EIA and in fulfilment of the environmental sustainability objectives, an EMS has been established as a pre-requisite for all contractors engaged in remediating, building and maintaining the site and a Management Framework has been suggested for the ongoing maintenance of the site. The standards of these have been, and will continue to be, as per best practice. Integral also is the engagement of key environmental stakeholders such as EAW within the drafting and implementation of these systems. The management framework should also consider how best to facilitate sustainable tourism within the area, which will increasingly become a feature of a revitalised Ebbw Vale.

12. Social Sustainability: Social Progress Which Meets the Needs of Everyone

The overarching objective for the site with respect to social sustainability is to:

"improve the quality of life for local people through strengthening local communities, encouraging the participation of all residents and reaffirming the strong cultural identity of Ebbw Vale and the wider Heads of the Valleys area".

The redevelopment of the site will offer a broad enhancement of the quality of life for residents and visitors to the town, enhancing social welfare and strengthening community engagement and identity through the regeneration of the town and its knock-on benefits to the wider Heads of the Valleys area. Through its considered integration of the existing culture and heritage of the area more broadly, the Masterplan has sought to marry existing patterns of living, working and leisure within a future, more sustainable framework.

13. The Consultation Process

The active participation of communities and stakeholders in the process of developing the Masterplan has been facilitated through the process of consultation undertaken throughout 2006 and into this year. In actively engaging the local community and key stakeholders all have been given the opportunity to influence how the site will look and the emerging new identity of the town itself. This is integral to the vision of sustainable practice outlined in Creating Sustainable Places and engenders a sense of civic engagement and pride in the site and area from within the community.

14. The Masterplan Design

The design of the Masterplan itself has responded to the challenge of promoting social sustainability through a variety of means. Physical space has been designed to foster social integration through the provision of pedestrianised streets and squares in which social events will be held. At a practical level this allows residents and visitors to interact and engage in communal, social activities.

15. Social Welfare and Wellbeing

The new General Hospital, the Learning Zone and the provision of new housing, in particular affordable housing, are critical components of the regenerated social fabric of the town. They are key social infrastructure assets which will benefit all within the community. Social wellbeing has also been promoted through the integration of cycle paths and the creation of new sports and leisure facilities. This will enhance more healthier lifestyles and greater social wellbeing.

16. The Design Code

The Design Code reflects the commitment to promote social sustainability through seeking to preserve the cultural identity and heritage of the area within the new site. In taking into consideration the building vernacular and patterns of settlement which characterise the wider area, the new site will reflect the historical identity of the area whilst also integrating new, innovative, design and construction. Where possible, materials will be sourced locally and local craftsmen will be employed to ensure their skills continue to be recognised and used.

Augmenting the sustainable design embodied by the Masterplan, the Design Code has reinforced sustainable resource use through the priority accorded to local procurement of materials and their use within the development of the site; imported materials are specifically to be limited and existing materials reused or recycled wherever possible. All development on the steelworks site is required to meet BREEAM/NEAT standard 'excellent' for public and commercial buildings and Eco homes standard 'excellent' for residential development. Code for Sustainable Homes Level 4, with 6 credits under Ene 1 – Dwelling Emission Rate, is the mandatory standard for residential development on the site in line with MIPPS 01/2009.v

17. Diversity and Equality

The promotion of a more sustainable future for all is a central objective of the sustainability framework and is embodied within and throughout the Masterplan. In engaging with key stakeholders, the drafting of the Masterplan was informed by the issues and aspirations of the residents within the town. Physical infrastructure seeks to maximise access for those with mobility difficulties, whilst the provision of social squares seeks to ensure all residents can interact. The provision of improved health and educational facilities will also benefit all within the community and new, affordable, housing will enable those on lower incomes, to access the high quality, new housing available.

18. The Health Impact Assessment (HIA) and Race and Equalities Impact Assessment (REIA)

A HIA and REIA have been conducted to assess how the potential, positive, health and race and equality impacts of the site could be maximised, whilst also identifying any potential negative impacts which could be mitigated against. The findings of the assessments are outlined in full within the accompanying HIA and REIA Reports but have also been used to inform the drafting of the Masterplan, ensuring the physical design of the site reflects health and equality aspirations.

19. Resource Sustainability: The Prudent Use of Natural Resources

The overarching objective for enhancing resource sustainability, is:

"to reduce the ecological footprint of Ebbw Vale through implementing ambitious initiatives aimed at encouraging more sustainable use of resources, lowering emissions levels and promoting recycling".

The prudent use of resources is an objective which applies to all stages of site development, from remediation already completed, through to ongoing management. Key to the attainment of this are the following key components:

20. Remediation Strategy

A Remediation Strategy was devised to ensure that wherever possible, resources were reclaimed and reused through the reclamation of the site. Central tenets of the Strategy are the remediation of contaminated land and the recycling of aggregate and steel reinforcement. Innovative techniques have been used to ensure that materials will be recycled to rebuild the new development and minimise the need for imported new materials.

21. The Masterplan Design

The design of the proposed site has sought to fulfil resource efficiency objectives through a variety of means. Within the built environment, components such as the basements from the former steelworks operations and the General Offices have been integrated into the new site development.

The site will also include best practice design features such as the integration of a sustainable drainage system and restoration of the habitats which will in part comprise the Wetland Park. New recycling facilities have also been specified for all communal and individual built infrastructure, encouraging a culture of reduction and reuse across the site through facilitating ease of access to such facilities for all.

22. The Transport Assessment (TA)

The TA has been conducted to maximise sustainable transport provision through the use of public transport and the facilitation of efficient movement across the site and between the site and its surrounding areas. Measures to maximise the efficient use of resources and to enhance the benefit to the natural environment (or mitigate against any potential negative impacts) have been used to inform the design of the Masterplan and the findings of the Sustainability Assessment.

23. Sustainable Energy Strategy

The Sustainable Energy Strategy has been specifically created to deliver a cohesive, comprehensive approach towards the ultimate objective for the site, that of progressing the site towards carbon neutral status with a target of 60% reduction in carbon footprint over the duration of the development. This will be achieved through the provision of enhanced public transport provision as noted previously, but also through the installation of community heating within residential and community buildings; minimising energy consumption; and recycling heat amongst buildings. In addition, renewable energy provision will be sourced for the site. The Sustainable Energy Strategy will be a specific approved document and its delivery will be monitored through Energy Statements accompanying reserved matter submissions.

24. The Sustainability Assessment

This Statement is accompanied by a more detailed assessment of the sustainability impacts of the proposed Masterplan, outlined in the Sustainability Assessment and Statement Report, which accompanies the Masterplan.

25. Landscape Framework

The Environmental Impact Assessment (EIA) outlines the baseline nature conservation interests of the site and the proposed mitigation measures and residual impacts. Permanent impacts from land take are considered as well as those relating to the scheme construction and once the Masterplan is fully implemented.

Details of the landscape strategy for the site are provided in this document. In relation to sustainability there are two key points:

- Access to open green space for the community is a key sustainable principle of the Masterplan. The significant amenity of the Central Valley Wetland Park is delivered and developed as part of the reclamation strategy. In addition sports facilities and pitches are provided within the site, as well as neighbourhood and local play areas, which will be provided in residential areas. The footbridge that crosses the Central Valley also provides access to the Wetland Park from the east.

- The site builds on the wildlife habitat created in the Central Valley Wetland Park, by setting up a number of east west 'green links' that provide access to the park this amenity and create potential wildlife corridors.

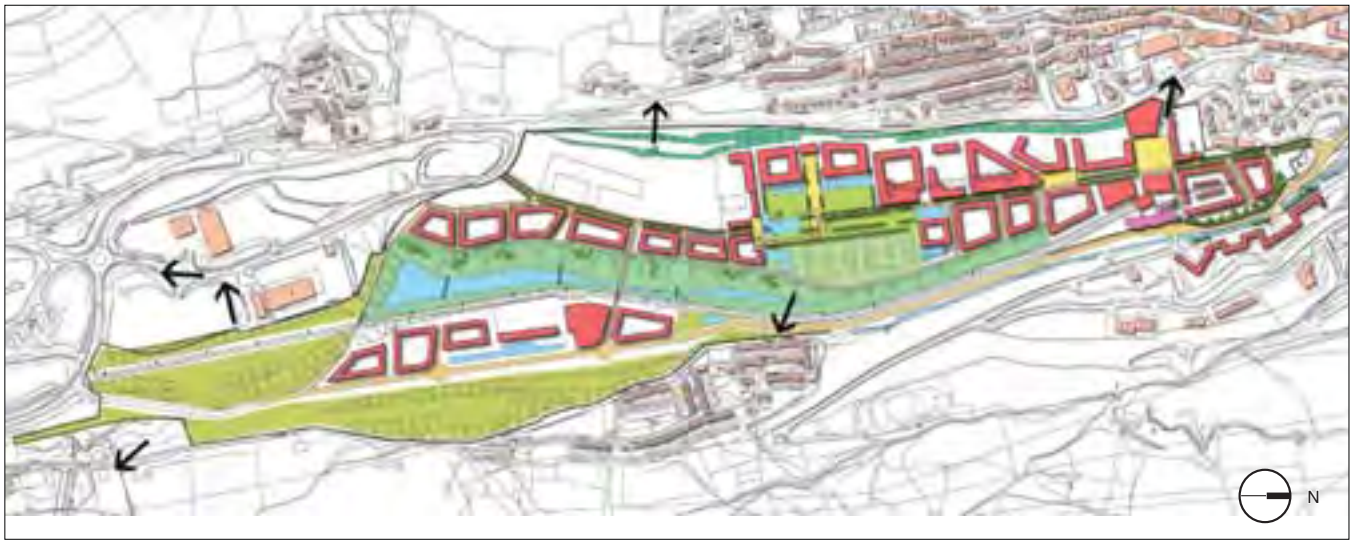
26. Drainage Strategy

The Environmental Impact Assessment provides information on how the site will seek to reduce flooding impact and manage water quality through maximum use of Sustainable Urban Drainage Systems (SUDS). Key principles include:

- Creation of open water courses as part of the reclamation strategy and landscape proposals for the Central Valley Wetland Park.

- Reduction and attenuation of surface run-off using retained below-ground basement structure of ETL1 and swales in some of the green streets and around the sports pitches.

Relationship between previous Masterplan by Llewelyn Davies and the Masterplan prepared 2007



Previous Llewelyn Davies Plan (September 2005)

Masterplan (2007)

In 2003 Lleweyn Davies produced a Masterplan for the former steelworks site. This was updated in September 2005. Since then the current masterplanning team led by ERM was appointed to review the Lleweyn Davies plan. This process has resulted in a number of revisions that were incorporated into the Outline Planning Application submitted in February 2007 and continue into this document as part of the revised masterplan. The key developments to the Masterplan are**:**

- Christ Church Link: A new Earthworks Platform to create a sloped link into the site that builds a local character and creates a Gateway to the Town Centre.
- Basement Park: Creation of a temporary industrial parkland around retained historic basement structures prior to development for employment uses in later phases.
- PDR Realignment: This major through route has been realigned to allow proposed development on the Hot Mill Plateau to support the existing village of Ty Llwyn. This reduces infrastructure requirements and allows for better access and integration.
- General Offices Gateway: Introduction of a street from the PDR to the Main Square along the northern edge of the General Offices building. This will serve as the main northern access to the site.
- Removal of vehicular link across Wetland Valley Park.
- Leisure Centre relocated adjacent to Sports Pitches: This facility has been relocated from the main square since the two uses are clearly related.
- Development of Main Street through the site: The linear Avenue concept envisaged in the previous Masterplan has been developed to create a low speed, pedestrian and cyclist friendly street through changes in the street alignment.
- Introduction of East-West green links: A number of streets with green features such as dense tree planting and drainage swales have been introduced to link the central valley landscape into the surrounding slopes.
- Development of block typology to reflect topographical context: Block forms have been progressed to move away from perimeter blocks in order to exploit topographical opportunities and create greater permeability.

Design Objectives

2.0 Design Objectives

Introduction

This section of the Masterplan Design and Access Statement refers to the detailed design drawings in section three of this document. With regard to Planning Policy Wales, Technical Advice Note 12: Design (TAN 12), section 2 outlines the design concepts and principles of the proposed masterplan in relation to:

- Character
- Movement & Access
- Environmental Sustainability
- Community Safety

The design objectives of each of these key principles and the masterplan's proposed response to these principles is outlined below.

Character

The objectives of TAN 12 in relation to Character are as follows:

- Sustaining or enhancing local character
- Promoting Legible development
- Promoting a successful relationship between public and private space
- Promoting quality, choice and variety
- Promoting innovative design

The masterplan's design response (following an appraisal of the site context) to the above objectives is outlined below.

Masterplan Framework

(See plan, Section 3 page 80)

The Masterplan Framework, divides the site into a series of development plots set within a strong landscape network that promotes and protects the natural ecology and wildlife of the area. The plan also establishes character areas, uses and quantities of development for each plot, as set out in the following pages.

A key objective of the plan is to build on the local character of the town by developing typologies that respond to the local topography. It aims to integrate the new development by establishing good connections for pedestrians and vehicles and drawing the character of the historic streets into the site. Another key objective is to retain and integrate the character of the industrial heritage and landscape of the site within the new development.

Briefly, the main urban design principles of the Masterplan Framework include:

- Creating a permeable network of streets and reflecting the movement hierarchy in enclosure and character of streets throughout the network.
- Creating a movement spine through the development that is designed with integral traffic calming features such as carriageway deflection, changes in material narrowing and urban form.
- Promoting pedestrian and cycle movement and public transport use through nodes of mixed-use development on key movement routes.
- Retaining and integrating the character of the industrial heritage and landscape of the site with the proposed development.
- Iintegrating new development with existing by establishing good movement links and drawing the character of the local environment into the site, for example in terms of urban grain and topography.
- Creating flexible mixed-use development parcels that can respond to market demands whilst maintaining the desired character and fine urban grain.
- Creating a sequence of nodes and vistas that establish a legible hierarchy of public spaces and mark key gateways to the town as a whole and enhance strategic views into and out of the site.
- Establishing clear definition between the public and private realm
- Creating a strong landscape network to promote and protect the natural ecology and wildlife of the area.
- Concentrating higher densities and massing in the northern area of the site to link into the existing town centre and provide the critical mass to support initial phases of development.

Figure 16: View showing massing of the proposed development looking from the north east towards Briery Hill

Land Use

(See plan, section 3 page 82)

General

The mix of uses proposed by the Masterplan constitutes a comprehensive response to the identified issues and opportunities, sustainability targets and objectives of TAN 12. Uses include: The Learning Zone (with expansion area); Local General Hospital, Leisure Centre and pitches; arts centre, high quality offices and employment space; a new primary school, new homes and two multi-storey car parks. An energy centre will provide heat and power to the development. Mixed-use areas will be predominantly residential with local amenities such as a corner shop and smaller business units. A proportion of the residential development proposed will be affordable housing which will be delivered in step with the residential development and distributed through the site. Built development is complemented by green links and opportunities for biodiversity enhancement, for example bat roosts within basements. Advanced proposals are outlined below.

The Learning Zone

The Learning Zone is an essential catalyst for regeneration of the Steelworks site and a beacon for the regeneration of Blaenau Gwent as a whole. It will provide a unique, vibrant and accessible destination that integrates post-16 education with leisure, community and business facilities on one site. The key objective of the Learning Zone is to create an open, accessible learning environment integrated with the existing town and a new destination for the communities of Ebbw Vale and of the wider Blaenau Gwent area.

Hospital

The Aneurin Bevan Hospital is located on the Westgate site at the southwest corner of the Steelworks site. Opening in summer 2010, the hospital is an important early project for the regeneration of the site.

In brief, the new hospital comprises:

- 96 adult beds;
- 11 adult mental health beds;
- Minor injury unit;
- Outpatients facilities;
- Therapy department;
- Diagnostics;
- Birthing room and maternity room; and
- Administration and support.

Environmental Resource Centre

The Environmental Resource Centre reuses the area around the existing Pump House and settlement tanks on the Hot Mill plateau to provide an educational facility for school children and other visitors. It will act as a focal point for guided visits around the new Central Valley Wetland Park. The Centre will include display, interpretation and classroom facilities. Exhibits will explain the environmental and biodiversity habitats on the site now and in the future. This issue is the subject of ongoing consideration by the Council and discussion with the applicant. The Council commissioned a Housing Needs Survey (HNS) in 2006 and received the Final Report from the appointed consultant in January 2007. From March 2007, the HNS will be presented to the Council in a series of Executive and Scrutiny Committee Meetings for consideration and endorsement. The Committees will discuss the HNS and also the affordable housing threshold for the Former Steelworks. This will include the expected split required between intermediate and social rented.

Affordable Housing

A draft Supplementary Planning Guidance on Affordable Housing is being prepared in tandem with the HNS discussions. The draft SPG will set out the indicative affordable housing threshold levels for the Former Steelworks. The Council expect the SPG to be adopted during the summer of 2007 and will therefore influence consideration on The Works Outline Planning Application.

Location of Uses

(See plan, section 3 page 81)

Options for the location of various uses have been considered. The decided locations are outlined below.

Learning Zone

The Learning Zone is located close to the town centre and makes the important connection - physically and conceptually - between existing and new communities. It is also one of the larger uses on the site and has the potential to integrate with the proposed funicular and steps to the town, located just north of the Zone. The Learning Zone fronts the Main Square, defining the space and providing activity and footfall. The Learning Zone is also located close to the Terminus Station in Station Square which is a key public transport asset.

Hospital

Two locations for the Hospital were reviewed – one at the northern end of the site and the other the Westgate site at the southern end of the Cold Mill Plateau (Blaenau Gwent Local General Hospital Options Paper, Alan Baxter & Associates, March 2006). Both options have merit and programming requirements resulted in the Westgate site as the preferred option for Gwent NHS Trust.

Peripheral Distributor Road (PDR)

Three options were looked at for the alignment of the Peripheral Distributor Road on the eastern side of the Valley. (PDR Options Report, Alan Baxter & Associates, May 2006). The preferred option shown in the Masterplan (see section 3) has 3 significant advantages over others as it will minimise:

- The impact of traffic on development by creating a single settlement with new and existing development at Ty Llwyn.
- Severance to existing and new development by running parallel to the rail corridor at a higher elevation
- Environmental impacts by sitting below development in Ty Llwyn thereby reducing noise and visual impacts.

Primary School

The size and location of the new Primary School on the Hot Mill Plateau responds to advice from Blaenau Gwent Education Department that this will best suit their service requirements based on existing and future catchment. The preferred option, on the Hot Mill site in Ty Llwyn, will replace an existing facility in Waun Llwyd, which is at capacity. Alternative options were reviewed as part of the Masterplan design process, which considered the accessibility of the proposed new facility and also the effect it could have on existing local schools. The new school will have a pedestrian and cycle connection to the Cold Mill and the town beyond via the Footbridge, which crosses the Central Valley.

Terminus Station

The location of the Terminus Station just to the south of the General Offices, is determined by two key factors:

- Maximising the proximity of the station to the town centre and the Learning Link
- Addressing issues of line and level for the track.

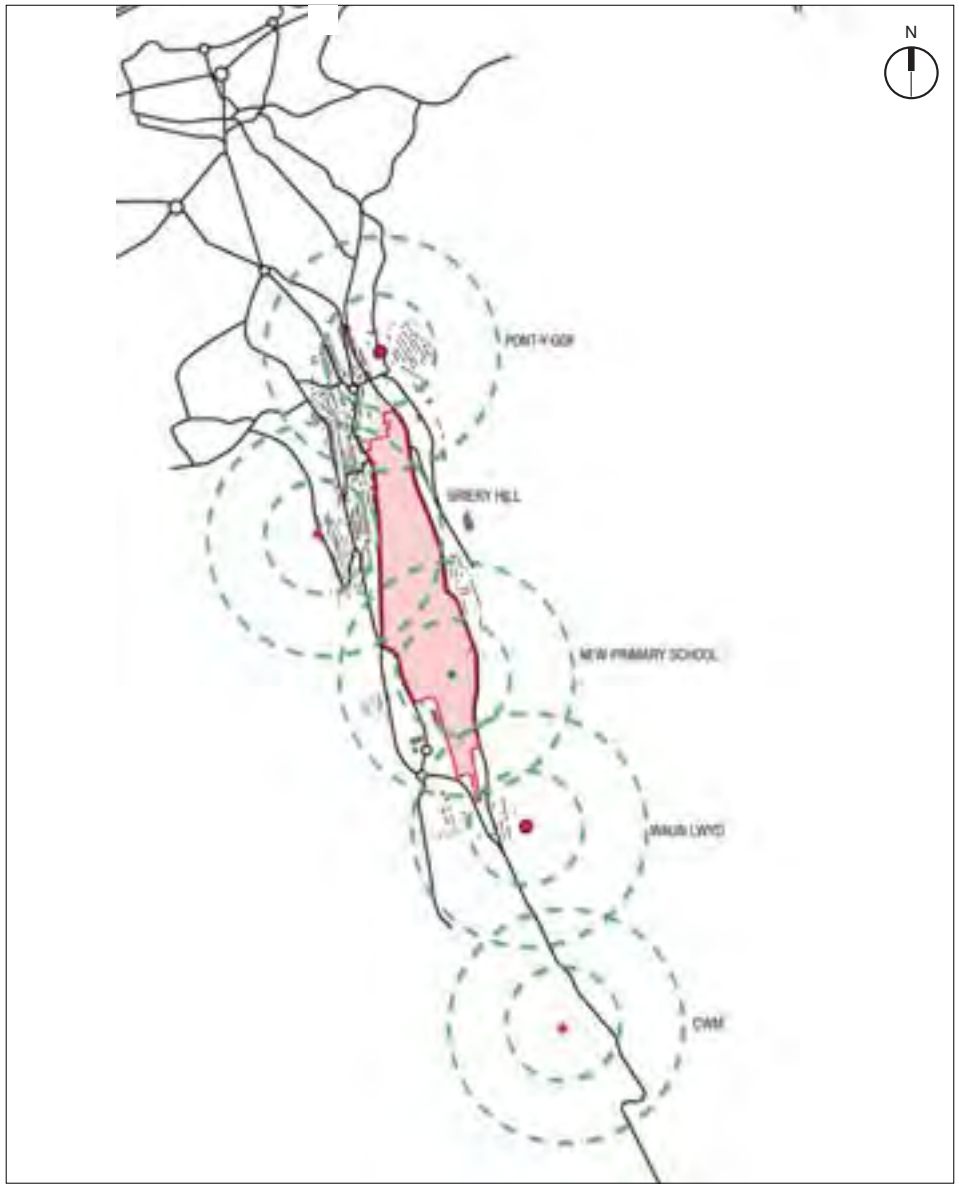


Figure 17: Location of Primary School

Business Uses

Business uses are located in two areas of the Masterplan - the middle and the southern end of the Cold Mill Plateau. This follows a review of the earlier Llewellyn Davies Masterplan where business uses were located further north. The location of business uses in the current plan relates to:

- The opportunity to create a business area of unique character and appropriate scale around the large linear retained open basement structures in the middle of the site.
- Recognition of the need to accommodate some lower density business uses on the site and to place these in the lower density area at the southern end of the site – adjacent to existing businesses in Victoria Business Park on Festival Drive and near the Hospital, which is in landscaped setting.
- The design objective to create a vibrant mixed-use site and to introduce a greater level of residential uses in the northern end of the site to balance the Learning Zone, Arts and Leisure Centre uses.

Residential Areas

There are three residential areas on the site – the north, south of the Learning Zone and on the Hot Mill plateau.

Residential development on the Hot Mill Plateau complements existing residential development in Ty Llwyn and supports the new primary school.

Residential development south of the Learning Zone creates a gateway into the site along the Christ Church Link that reflects local architectural character and urban grain with houses stepping down the slope and providing active frontages onto the street.

Residential development at the northern end complements existing residential development close to the town centre and introduces 24 hour activity on the site early on in the phasing to complement the Learning Zone, arts centre and General Offices Uses. It is also located close to the Terminus Station at Station Square and bus services in the town centre.

The Learning Link and Learning Zone (indicative)

Figure 18: Potential Hospital Locations

Character Areas

Six character areas make up the Former Steelworks Site framework. The vision is to establish a coherent urban hierarchy ranging from a more intense core at the northern end of the site to less intensive development at the southern end of the site and on the Hot Mills. All streets and public spaces fall within each of the character areas and details of how their character changes through this transect is provided in the Design Codes.

The six character areas are:

- Urban Centre.
- Christ Church Link.
- Basement Park.
- Westgate.
- Central Valley.
- Hot Mill.

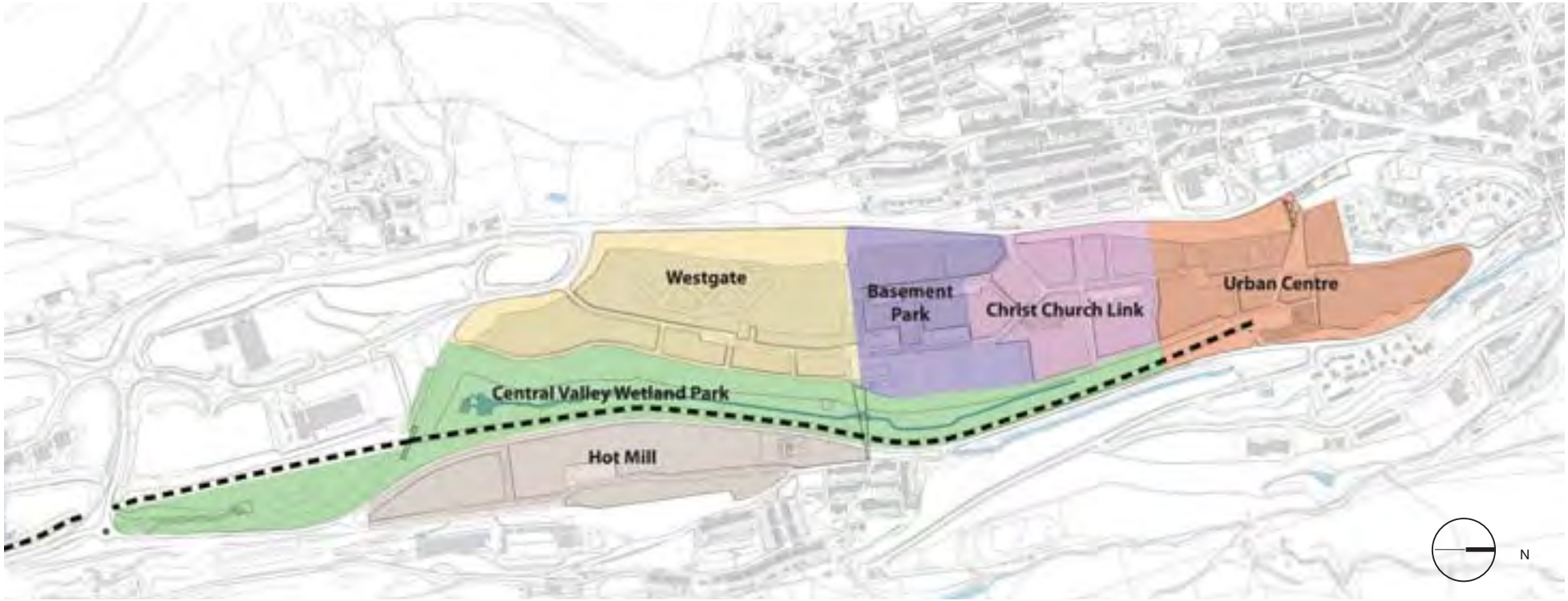


Figure 19: Character areas

	Urban Centre	Christ Church Link	Basement Park	Westgate	Central Valley Wetland Park	Hot Mill
Character	A busy mixed-use area close to the town centre with the Learning Zone, Arts Centre and new rail terminus at its core around the Main Square. Urban form is denser and taller than elsewhere on the site to make the visual and physical connection to the town. The residential areas have more apartments and town houses.	A medium density residential area with some non-residential uses on key corners and around 'Leisure Square' which connects the link with Main Street. Christ Church Link, a gently sloping street, creates a new junction onto the A4046 and is orientated towards the spire of the church.	Characterised by the large linear open basement structures to which temporary landscape and subsequent medium density office development must respond. The area also includes the Leisure Centre and associated sports pitches.	A low density area dominated by the new hospital in its landscaped setting adjoining low rise residential and office uses.	Long linear landscaped park with educational and activity area, wetland ponds and wooded slopes.	A medium to low density residential extension with new primary school that responds in character and scale to the adjacent houses in Ty Llwyn.
Land Use	• Learning Zone (and expansion area) • Arts Centre • Terminus station • Listed General Office building (Grade II*) & expansion • Commercial (B1 offices, live work and newsagents etc) • Residential	• Residential • Leisure Centre • Community facilities	• Sports pitches • Active leisure amenities • Art galleries • Community gardens • Office Development	• Hospital • Low rise (B1 offices, live work and newsagents etc) • Residential	• Wetland Park	• Primary School • Residential • Special Educational needs School (SEN) • Education Resource Centre (ERC) and converted Pump Room • Integrated Child Care (ICC) centre
Density	High 35-50 DPH	High 30-45 DPH	Low (no residential areas)	Low 30-35 DPH	Low (no residential areas)	Mid-Low 35 DPH
Heights	2-5 storeys	2-3 storeys	1-5 storeys	2-3 storeys	2-3 storeys	2-3 storeys
Main Building Types	Commercial blocks, town houses and semi detached properties and apartments,	Town houses, semi and detached properties, some apartments	Commercial office blocks	Low rise detached and semi detached properties	Not applicable	Semi detached and detached properties
Parking	Multi storey, on plot, in lanes and parking courts	On plot, in lanes and in parking courts	Multi storey, on plot, in lanes and parking courts	On plot and in lanes and parking courts	Not applicable	On plot
Public Realm	• Learning Link Mechanical Link & Steps • Main Square • Station Square • Education Square	• Leisure Square • Christ Church Gateway	• Basement Square	• Hospital Square	• Footbridge	• Hot Mill Square

Landscape

(See plan, Section 3 page 82)

The Masterplan sets up a strong landscape framework as part of its underlying structure. It aims to build on fantastic amenity presented by the Central Valley Wetland Park, which has been created as part of Phase 1 of the reclamation strategy. There are two stages to the Masterplan landscape strategy:

- Firstly, a temporary landscape strategy that addresses the development phases of the site for both the basement park and undeveloped plots.

- Secondly, the final long term condition of the site when all development is complete.

Temporary landscape

A temporary landscape strategy has been developed for the site, which addresses the issue of plots that will be undeveloped during the early phases of development. In summary the strategy proposes to sow wild flower meadows, which require no top soil on most of the site, and to create neat mown verges to plots and where access across them is required. In some areas of the site it may also be appropriate to leave the granular engineering fill to be colonised naturally and become an educational resource to demonstrate 'pioneering' plant species. The strategy also suggests that where appropriate sites are identified it may be suitable to plant short rotation coppice, which can be harvested for use as bio fuel. This requires bringing top soil to site but it could be reused in subsequent development.

Long Term Landscape

In addition to the Central Valley, the two main components of the Masterplan landscape framework are:

- A series of visual and ecological east-west green links that connect between the western boundary on the A4065 and Ty Llwyn and the Central Valley. These respond to the identified biodiversity issues of isolation of the Central Valley and lack of habitats within the main development. There is a rural link at the southern end of the site which is part of the Central Valley design, two semi-urban streets in the middle of the site which contain swales as part of the Sustainable Urban Drainage Strategy and an urban link at the northern end of the site where trees are set in a landscaped verge. Details for these streets are found in the Design Code.

- A 'post industrial' Basement Park created around the retained basement structures in the centre of the main site.

Other important landscape and open green space features in the Masterplan include:

- Sports pitches that will be developed as part of the Leisure Centre in the Basement Park area to provide new leisure amenities for the community.

- Local equipped play areas that will be provided within residential blocks.

Heights, Massing & Densities

(See plan, Section 3 page 83)

The proposed heights and density of development illustrated in the Masterplan responds to the different character area typologies and the surrounding landscape. Overall the objective has been to maintain views across the valley and to create vistas to key landmarks such as Christ Church. There is a concentration of development and taller building heights in the urban centre around the Learning Link, Main Square and the Learning Zone, which reflects the scale of the public uses and addresses the challenges presented by the significant topographical difference between the Main Square and the town centre.

Taller development north of the Learning Zone addresses Main Square and will result in an appropriate response to enclosure of the main public link and square on the steelworks site. The business uses around the Basement Park character area have a range of heights proposed, including higher building heights to address the scale of the basement structures and to create opportunities for distinctive responses to their 'post-industrial' qualities.

Elsewhere in the site development is generally more modest, reflecting the character of adjacent local development. Greater building heights have been identified on corner features where appropriate to support the urban design principles of creating vistas and enclosure to key public spaces.

Typically storey heights are expected to fall within the range of:

	Commercial	Residential
1 storey	3.5 - 4m	3.2 - 3.5m
2 storey	6.5 – 7m	5.8 - 6.3m
3 storey	9.5 - 10m	8.4 - 8.9m
4 storey	12.5 - 13m	11 - 11.5m
5 storey	15.5 - 16m	13.6 - 14.1m

Residential densities follow a similar pattern with a greater concentration of density in the Urban Centre moving to lower densities to the south in Hot Mill and Westgate areas. Typical block details are given for these areas in the Design Codes.

Views and vistas

(See plan, Section 3 page 84)

The masterplan aims to exploit the views and vistas both to and from The Works site, creating a positive relationship between the built and natural environment. In particular the plan responds to the views to surrounding landscape, recognizing the quality of the adjacent topography. Views and vistas within the masterplan also contribute to creating a highly legible place, responding to the hierarchy within the built environment. This has been achieved through addressing the sequence of view, placing key buildings on corners and at the most visible sites, highlighting the hierarchy within the new built environment that is present in the nearby, existing townscape.

The key views towards the site are:

- From the town centre: "The Walk" and "The Triangle" spaces and intermediate views from the Belvedere, at the top of the funicular towards the General Offices building.
- From Ty Llwyn towards the Footbridge and sports pitches.
- From Christ Church

Within the site there are local views along Main Street towards the main public squares such as Hospital Square and Education Square and approach views along the PDR. The key views from the site to which the Masterplan responds to :

- Towards Christ Church up on northern valley slope.
- Towards the landscape features of the wider valley namely the opening valley to the south which is predominantly undeveloped and towards the upper valley sides and peaks above the town and above Ty Llwyn.

Public Realm

(See plan, Section 3 page 85)

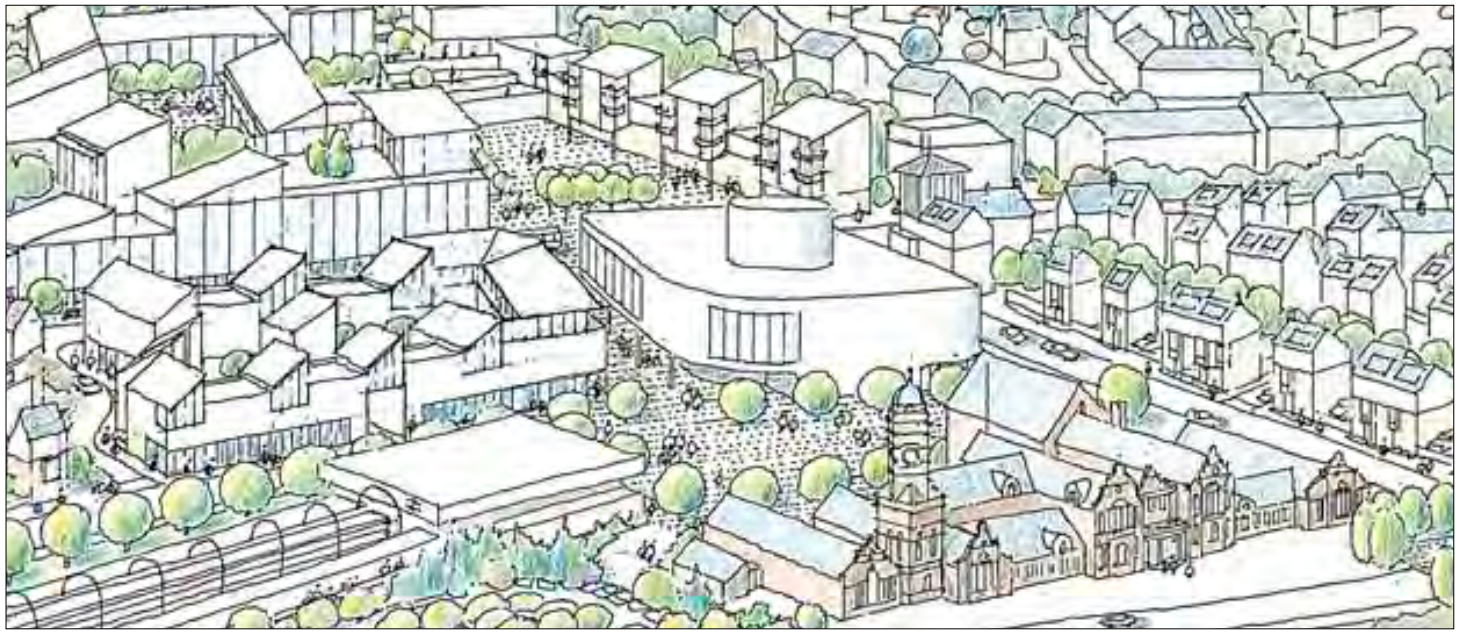
The three key elements to the public realm in the site are: squares, the footbridge crossing the Central Valley and the Learning Link steps and mechanical link that connect the Main Square to the town centre.

The sequence of public squares along the Main Street form the focus of the public realm on the site. Squares are present within each different character area and will reflect some of the character of that area by virtue of the buildings around it. It is the intention that the squares read as a family of events with the consistent use of a similar palette of materials, street furniture and integrated public art .

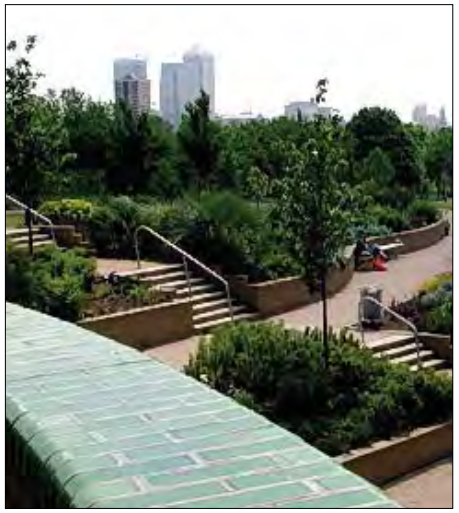
The squares also act as traffic calming features along Main Street. A carriageway with a lowered kerb is maintained through each square, whilst in the main part of the square, pedestrians and vehicles move across a shared surface. Tree planting defines the form of the squares in combination with high quality lighting and street furniture. Details of material and street furniture are provided in the Design Code for the site.

The general character of the squares, Footbridge and Learning Link are described on the following pages. Indicative designs illustrating the above principles are provided for spaces including Main Square and Hospital Square.

Public squares will be built on a phased basis as development is delivered, as illustrated in the diagrams on p85. The Estate Management Strategy will set out the responsibility for the management and ongoing maintenance of the common parts.



Artist's impression of Main Square and Station Square (indicative)

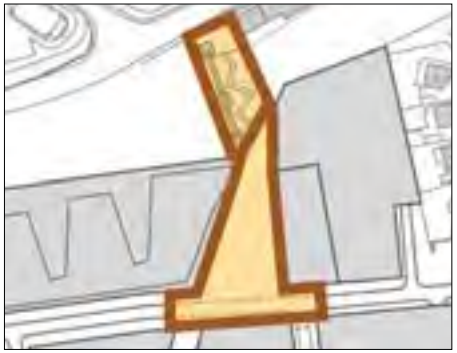


Main Square and Learning Link

The Main Square is the principal public space at the northern end of the site. It is enclosed by mixed-use development including the Learning Zone. The Main Square forms a key node on the route between the Town Centre and the Terminus Station near the General Offices.

The Learning Link will provide the route to move from the Main Square up to the town centre. It is a design response to the identified need to link the town with the proposed development. Alongside a series of steps there is also the opportunity for a mechanical lift or funicular which would aid less able visitors and users to gain access to the entire site from the town centre. Should such a facility be built, the lift start and end points should be built to allow circulation and standing public space at either end with views over the site.

The Main Square is a shared surface area with the Main Street running along the eastern edge of the square. The square must incorporate exciting and sustainable lighting, art and water projects and maintain pedestrian priority across the square on the route between the Learning Link and the Terminus Station. Consideration should be given to maximising the potential for the square to provide shelter in inclement weather including the positioning of street furniture and bus stops. The square should incorporate formal tree planting to reinforce the urban form. Its size and shape is very similar to the



Learning Link looking towards, General Office and Main Square (indicative)

Figure 20: Main Square layout (indicative)

existing square in the town centre. The character of the square should respond to the Learning Zone and the predominant use by students to meet, rest and study, as well as to its representative role as the main square of The Works development. However, the square is secondary in the wider Ebbw Vale context and not the urban centre of the town as a whole, which should also be reflected in its design. The character of the square should be contemporary and lively, expressed through a more formal design language. Soft landscaping, which also forms a transition to the landscape slope, should be a central design element.

The key design characteristics are:

- Contemporary
- Lively
- Representative

Detailed Principles

1. Learning link steps
2. Shared surface
3. Parking bays defined by trees and bollards
4. Bus stop
5. Pedestrian crossing on key desire lines
6. Cycle parking
7. Entrance to mechanical link
8. Shelter

Further detailed design principles and material specification, including street lighting, furniture and planting is provided in the Design Code.

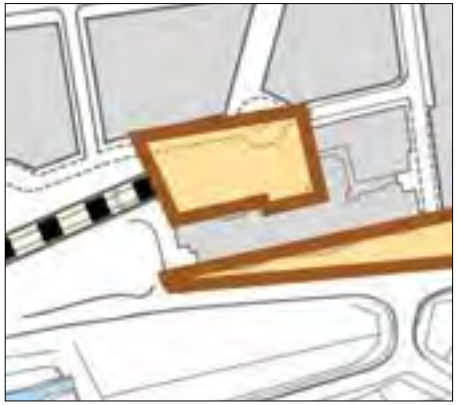
Station Square

The main character of Station Square is informed by the General Offices building, which fronts the square to the north and east. The square also informs transition from the Wetland Park to the adjacent urban development including, commercial development and the General Offices. The character of the square should be of a clear order, responding to the symmetry and rhythm of the General Offices elevation. The square should be more tranquil and delicate in appearance compared to Main Square. Soft landscaping should be used to form a soft transition to the Wetland Park as opposed to a clear step change between the hard, urban square and the soft landscaped park.

The key design characteristics are:

- Tranquil
- Ordered
- Responds to the General Offices
- Delicate

Figure 21: Station Square Layout (indicative)



Detailed Principles

1. Steps to platform
2. General Offices car park
3. Soft transition to wetland park
4. Servicing lane
5. Ramp to platform
6. Better drainage
7. Steps to platform
8. Similar paving as in front of the General Offices
9. Cafe
10. Basement
11. General Offices
12. Basement window integrated with seating
13. Turning space not to dominate square design

Basement Park Square

The Basement Park Square terminates at the southern end of the main open green space on the site and also incorporates the western arrival point of the Footbridge and one of the retained basement structures.

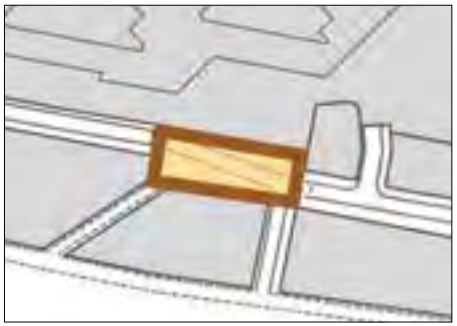
Detailed Features

1. Drainage Feature
2. Basement
3. Pedestrian crossing on desire lines
4. Tree planting reinforces drainage feature and east west green link
5. Further detailed design principles and material specification, including street lighting, furniture and planting is provided in the Design Code.

Figure 22: Basement Square Layout (indicative)

Hospital Square

Hospital Square will create a focal point for activity around the main entrance area to the Local General Hospital. The Main Street will run diagonally across the square and bus stops are to be located on carriageway to slow traffic speeds. Shared surface areas include cycle storage and planting to reinforce the urban form of the square as well as a vehicle path to access adjacent buildings. Pedestrian crossings and junctions should be designed to promote pedestrian priority and connection to the nearby Wetland Park.



Detailed Principles

1. Shared surface
2. Pedestrian crossings on key desire lines
3. On carriageway bus bay
4. Seating
5. Further detailed design principles and material specification, including street lighting, furniture and planting is provided in the Design Code.

Figure 23: Hospital Square Layout (indicative)

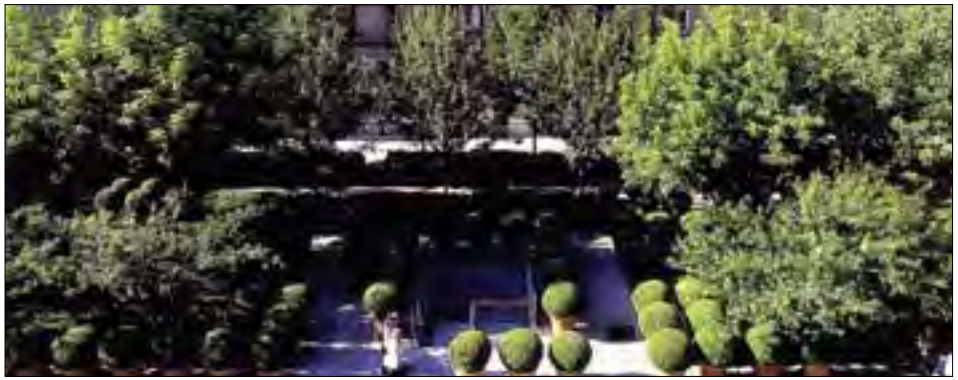
Christ Church Link Gateway

The Christ Church Link Gateway is created at the junction of Christ Church Link and the A4046. It provides a key access point into the site from the town for all modes of transport. The link itself is a design response to the identified need to provide more effective connections between the development site and the town. The square will act as a traffic calming feature, through the signalised junction and urban enclosure. Tree planting and lighting should reinforce the form of the square. Pedestrian crossings must be on key desire lines down Christ Church Link and up towards Christ Church.

Figure 24: Christ Church Link Gateway (indicative)

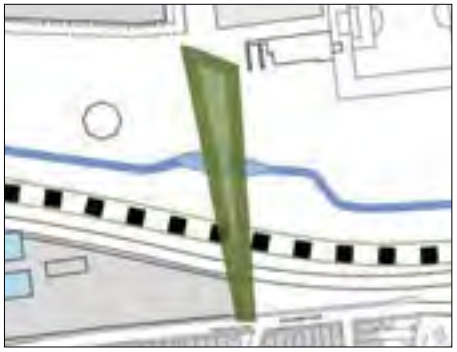
Detailed Principles

1. Pedestrian crossing on key desire lines
2. Cycle priority
3. Urban form reinforced by tree planting
4. Further detailed design principles and material specification, including street lighting, furniture and planting, is provided in the Design Code.



Footbridge

The Footbridge will run from the existing settlement of Ty Llwyn and bridge across the upgraded peripheral distributor road and the railway as well as the Central Valley Park to reach the centre of the site near to the Basement Park. It will be a pedestrian and cycle link providing a visual amenity as well as a functional route for Ty Llwyn residents to reach the destinations within the site.



The key aspirations for the bridge are:

- A high quality pedestrian and cycle route as part of the strategic movement network.
- An identifiable landmark and destination by its position and integration into the landscape rather than as an 'iconic' design.
- To provide opportunities for education, for example, through observation of the Wetland Park and interpretation of the industrial heritage of the site, and in the use of materials in the scheme design.
- A place that provides spaces for contemplation and social interaction as well as movement.
- To provide shelter both on and below the bridge in adverse weather.
- To minimise the physical and visual impacts on the Central Valley.
- To incorporate public art as an integral part of the bridge design.

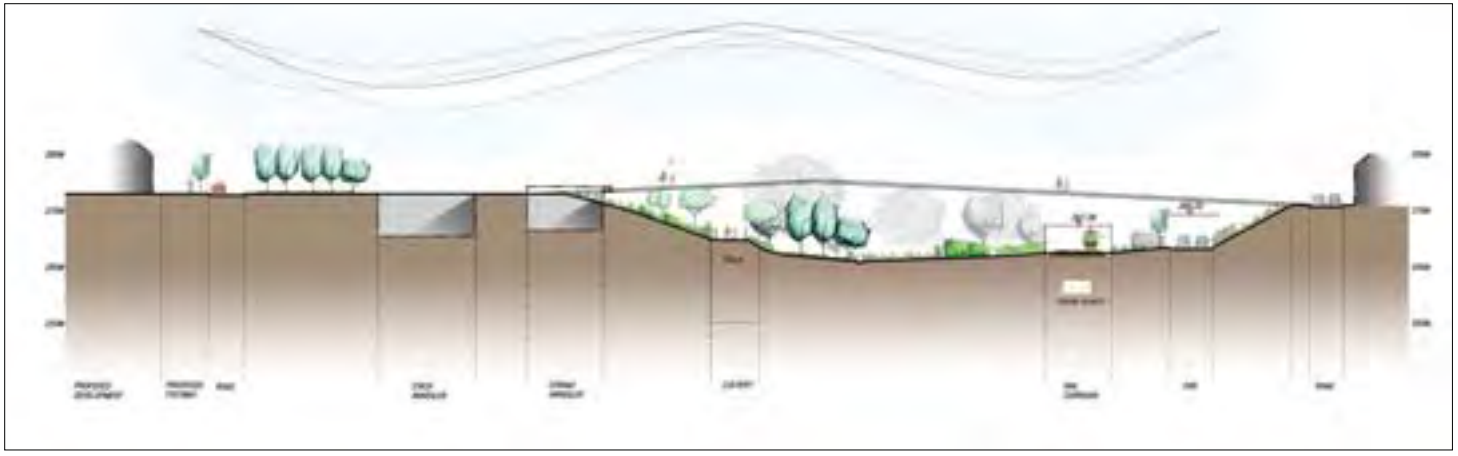


Figure 25: Diagram showing section of the Footbridge

Public Art

The objective for public art in the development is to integrate artwork into hard and soft landscaping, lighting and water features in the public realm and engage with the local community.

Art will be considered at the concept design stage for public spaces and particularly in relation to major public buildings such as the Local General Hospital, Learning Zone and Terminus Station and new Primary School.

Developers will be required to contribute to the provision of art in the public realm

A Public Art Strategy will look to focus on the integration of public art within the Masterplan in four key areas:

- The public squares on the Main Street.
- The Learning link steps.
- Footbridge.
- Basement Park - temporary and long term proposals. Public Art Proposals

The proposals for public art in this document can be placed into two broad categories – temporary and permanent. Temporary art projects are those that can take place at any time and before the site has been fully developed. Temporary installations can be located in the basements and on empty plots. The proposals for permanent art projects rely on a collaborative and integrated approach, where artists are part of a design team for the design of public squares and basements. It is key to these proposals that artists are appointed at the earliest stage and that all local stakeholders are informed and included, where appropriate, within the design and implementation process.

Temporary projects

The phased works will take place over the next 10 years and may take longer. In order to keep a momentum of activity across as yet undeveloped parts of the site, a series of temporary arts projects could help to sustain interest in the regeneration scheme.

Temporary artworks could be commissioned from a number of different artists to run in parallel, such as a two-month exhibition of temporary projects on the site, or the artists could each in turn create work consecutively, thus spreading out the project over the course of a year. The most suitable option will depend on budget and resources of staff to assist these projects in terms of preparing the site, marketing and liaising with the artists.

Temporary projects in and around the Basements

Sites, that would not normally be considered suitable for permanent works without a great deal of preparation or renovation can be interesting places for temporary artworks to happen as the short duration of the exhibition and the nature of the materials used means that maintenance and security are manageable.

Temporary projects can also involve more cutting edge technology and ideas, as artists are able to experiment and try out new ideas. Digital work, projections, lighting and sound pieces could work very well in the basements with their large wall space, darkness and potential for sound to echo against the walls and water.

As well as allowing artists to respond to the site and develop their own work, there could also be temporary projects which heavily involve the community in their development and implementation, such as a graffiti project, and skateboard park project. Graffiti is a colourful way of invigorating wall-space and is popular with young members of the community and can therefore be useful in engaging this section of the community.

Since there is a potential proposal for one of the basements to incorporate a skate park in the longer term, the temporary project could be a test for this. For examples, the artist could create sculptural forms and test their successfulness with the youth groups, leading to a number of designs for permanent features.

Temporary projects for empty plots

Some areas of the site, such as the key plot allocated for business, fronting the east of Main Square, will remain empty during phase 1 whilst adjacent areas will be developed. Rather than have a hoarding around this site, which would make the area look unfinished, a temporary earthwork/landform could be created which could be accessible to the public.

Depending on the nature of the site, scale, materials and requirements of a project, earthworks can be temporary so that once the exhibition period is over the land is returned to its original state; or they can be semi-permanent being allowed to slowly erode back into the landscape; or, with maintenance, can be made to last for a much longer period of time.

The business plot mentioned above could become a temporary performance space before the theatre is actually built and an amphitheatre form in earth and stone could be built on this plot. Temporary performance structures could be also be commissioned for this space.

Initial consultation with local authority arts and tourism officers provided encouraging feedback for these options and it seems that such a performance space would be utilised, acting as a catalyst for other music, drama and performance projects.

Permanent projects

Permanent projects are art commissions which are designed to be integrated with the structural redevelopment of the site. Permanent artworks can of course be commissioned for an existing site or for when a site's development has been completed. However, in the case of the former steelworks site, a great opportunity would be missed if potential public art projects were not identified early in the concept and design stage in order for the art to be fully integrated with the new developments.

The Main Square

The Main Square is likely to be the cultural hub of the new site, being adjacent to the Learning Zone and closely linked to the arts centre, General Offices and rail terminus at Station Square. It is also the largest public square planned for the site and is placed at the end of a long vista down from Ebbw Vale itself via the funicular link. Such a key location should make a bold and confident statement.

Ideally an artist would be appointed to work with the landscape architects to design the layout of the space and have input into the concept, sketch designs, choice of materials and colours, choice of street furniture, as well as creating an artwork such as a water feature. The design team may wish to draw heavily on the heritage of the steelworks or may wish to concentrate on the future use of the site.

Consideration should also be given to an artistic interpretation of the square at night, particularly given that the arts centre will be mostly used after dark. The Main Square also needs a dramatic lighting design and there are many artists specialising in light artwork.

Water Feature

Water features or fountains have been the traditional focal point of public squares for centuries and are constantly being renewed and reinterpreted. Water features can be dramatic statements to be viewed with awe or can be aesthetically pleasing, enhancing the environment. They can also be interactive, with the water emerging from the paving, inviting people to walk between the jets of water.

Terraces

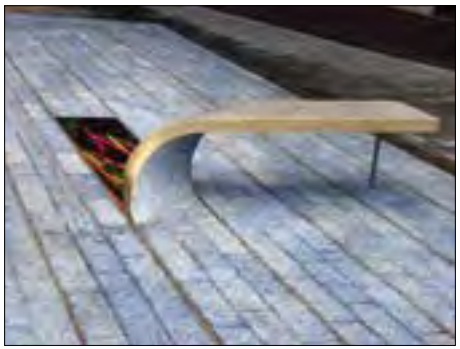
The incline towards the funicular should also be designed with an artist on the design team, as there are many creative opportunities for shaping spaces on different levels to create terraces, look-out points and seating areas.

Other public squares

The treatment of the Main Square, with an artist as a key member of the design team, should be followed for all the public squares on the site. It would not be necessary for the same artist to be brought back for each square, and timescales and budgets may not allow this. But at each phase of development, the public spaces should be designed with an artist on the design team. If this recommendation is taken up as a policy it will ensure that public art is not an afterthought or an ‘add on’ to a square, but is a well thought through and integrated artistic solution to the site.

Aneurin Bevan Hospital

It is now widely accepted that the arts can play an important role in healthcare, in providing a more pleasant and human environment in which to recuperate, contributing to shorter stays in hospital, and also in relieving stress and occupying the mind elsewhere. Permanent art commissions create a more aesthetically pleasing and comfortable environment, while artists in residence can engage patients and staff in creative activities. The cultural activity of a hospital is also a factor which results in better staff retention.



Basement Park

(See plan, Section 3 page 91)

As part of the reclamation strategy some of the basements in the centre of the site will be partially filled in and others left open to their existing depth. The retention of these structures provides a fantastic opportunity for innovative and attractive reuse; both in the short term as part of the temporary landscape strategy and in the long term as commercial development and new sports pitches are built around them. In both of these stages the area where the basements form part of the public realm is referred to as the Basement Park in the Masterplan, although the character of the area will change with time.

It is not expected that the end use of all the basements left open will be defined at the outset of the development. Novel and attractive uses may come to fruition as the rest of the site develops and draws in new investment and outside interest. Indeed there are examples elsewhere in the UK, for example, the Eden Project in Cornwall and overseas, such at the Landschaftspark (Landscape Park), Duisberg-Nord in Germany, that show that architects and designers can use such heritage features in dramatic and unusual ways to create new visitor attractions. Such developments often support a reinvention of the image of the place among opinion formers and significantly raise the number of non-local visitors to the wider area.

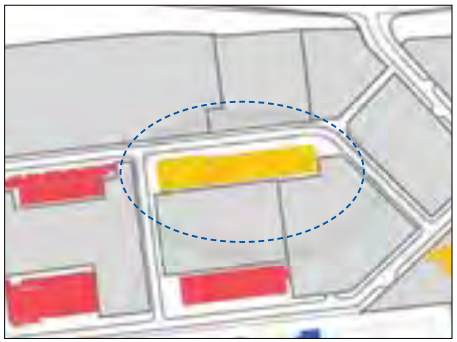
The basements for reuse as part of the public realm fall into two categories: passive and active. Other retained structures may be used for drainage and energy or other uses. The following pages establish the initial ideas for the passive and active basements in the Basement Park.

Figure 26: ETL 4 during reclamation

Active Basements

Annealer Pits

The Annealer pits comprise two deep open basements about 8m below ground level. The larger southern pit is approximately 16m x 64m and the smaller pit, separated by a common wall, approximately 31m x 14m. The pits will be retained to their existing depth and it is envisaged that they could contain sports and leisure uses such as an ice rink, climbing wall or bowling alley.



Stack Annealer (Main)

The Stack Annealer basement is approximately 51m by 16m and about 8m deep. This basement is currently open without a roof structure. It is unusual because it has galleries set into the sides of basement. This structure could be an open air theatre or art gallery/exhibition space. It could have a lightweight roof on it and might become integrated into the adjacent Footbridge.

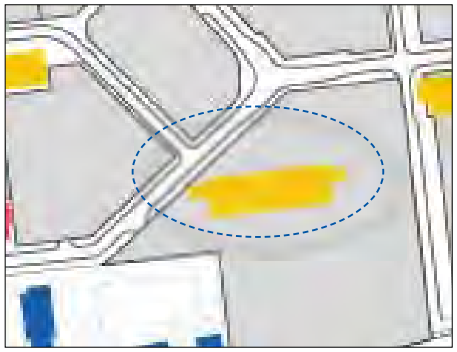
Active Basements

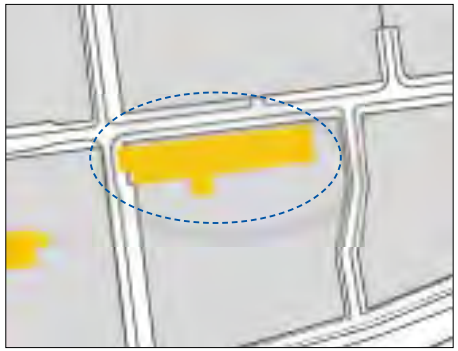
No 3 ETL (Main)

This basement is approximately 58m by 18m and 6.5m deep. It lies on the site of the proposed Leisure Centre and will be incorporated into the centres structure. No part of the basement will be exposed at ground level, thus, no activity will be provided to the nearby Main Street and Leisure Square. The basement will purely be an extension of the new Leisure Centre building providing space for leisure activities.

No 4 ETL (Main and Electrical)

This basement is to be left open after demolition of the roof and supporting columns and beams. The deep internal cooper pits at each end are to be filled. The use of this basement is currently undefined.





Passive Basements

- 5 Stand Cleaning Line (Main and Electrical)
- No 4 Motor Room
- Skin Pass

These three basements, all about 20m by 60m will have their roofs removed and be partially filled to about a 2m depth as part of the reclamation strategy. It is envisaged that the fill could be profiled in a stepped fashion to create a series of terraces and ramps that lead down into sunken gardens. Where existing structure, such as columns, is left protruding it could support a canopy structure to give shelter and shade to visitors or form part of a heritage focus to the landscape strategy. Water features and external lighting schemes, as well as public art, could be integrated into the landscapes.

There is potential to reuse a basement structure that lies between the Annealer Pits and the 5 Strand Cleaning Line basement to create a link between the two. This intermediate structure is not as deep as the basements on either side and could possibly provide a means to move from one to the other at below ground level.

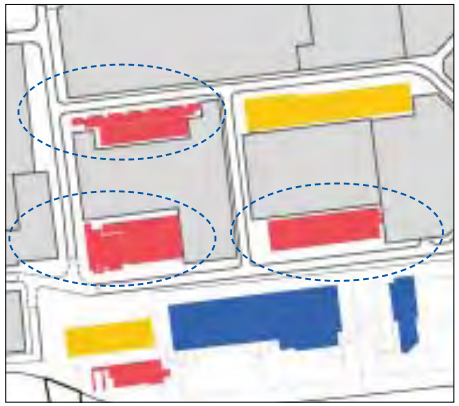


Figure 27: 5 Stand Cleaning Line proposal (Main and Electrical) is to be developed as a sunken garden.

Passive Basements

Hot Mill (Main)

This basement is located within the planned site of the new primary school for Ty Llwyn. It is intended that it will be used as a recreational or educational resource as well as a green energy scheme for the school. The existing roof is to be demolished and the outer 'arms' of the basement will be completely filled in. The remaining 'core' of the basement will filled leaving a depth of 2m.

No 4 Motor Room

This basement has been progressed by Ebbw Vale residents into a community basement.

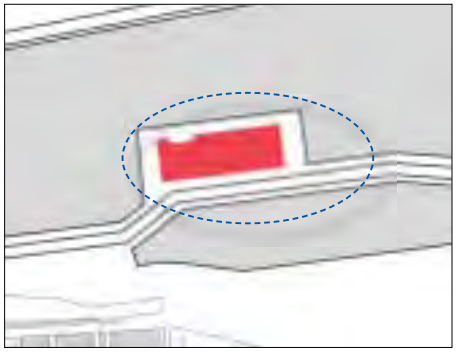


Figure 28: No 4 Motor Room proposal

Movement and Access

Introduction

The objectives of TAN 12 in relation to Movement and Access are as follows:

- Promoting sustainable means of travel.
- Ensuring ease of access for all.

Design by embodying the principles of creating streets for all. The speed limit will be 20 mph and streets are designed around a number of traffic calming principles including using built form, changes in material and narrowing at pinch points. Reduced speeds will help to prioritise pedestrian and cycle movement and make streets friendly, safe and secure.

The key road investments that are planned in the context of the development of the site are:

- Peripheral Distributor Road to the east of the steelworks site will provide a new strategic bypass to the town centre for through traffic, including HGVs.
- The existing main road towards the town centre will be reclassified as an access route.

Within the site (these investments are included in the specific scheme for the site):

- Main Street will run down the spine of the development and incorporate a number of public squares, including the Main Square and Hospital Square.
- Christ Church Link - a new street that links the site to the surroundings to the west. Inclusive access to the public realm.
- The majority of the site will be flat, taking advantage of the existing earthworks that were undertaken to build the concrete raft foundations for the steel works. The plateau nature of the Cold and Hot Mill sites will allow free movement for the mobility impaired within each site.
- For access to the site the main entry points have been designed to allow access for all.
- Christ Church Link – this route has been designed with a gradient of 1:20 which is accessible for wheelchairs and those pushing buggies.
- Learning Link – this route will be facilitated by a mechanical link device that will be accessible by all.
- Footbridge from Ty Llwyn – This route will allow at-grade access directly across from Ty Llwyn to the main Cold Mill plateau part of the site.
- The Central Valley Wetland Park will be configured with access ramps along the main routes down into this park from the Cold Mill part of the site.
- Parking provision within the site, and particularly at the major sites of the Hospital, Learning Zone and near to the Basement Park, will include 5% provision for registered disabled users.

Street Hierarchy

(See plan, Section 3 page 87)

The movement hierarchy for the site sets up a framework that goes from higher to lower order streets:

- New strategic route - peripheral distributor road which becomes the new town bypass.
- Reclassified strategic routes - town centre bypass (the A4046) which become the town centre access.
- Main Street on both the Cold Mill and Hot Mill Plateau – the main spine to each of the development platforms connecting into the wider road network.
- Street – other streets within the development to provide access to development blocks.
- East-West Green Links – like streets but with landscaped corridors and swales integrated into them.
- Central Valley Edge – shared surface route.
- Lanes and Courtyards – shared surface routes.

Detailed design principles for streets within the site can be found in the Street section of the Design Codes.

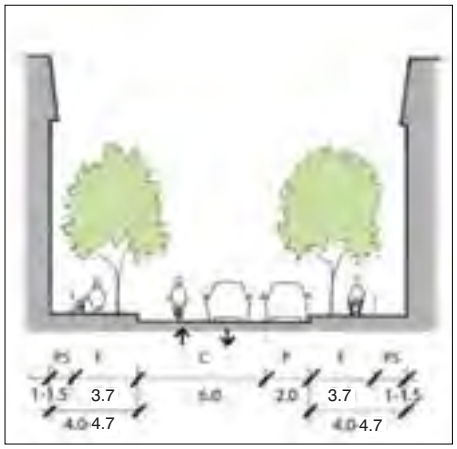
Connectivity

Historically, walking and cycling routes across the site have been limited given the topography, the self-containment of neighbourhoods and the secure boundary to the steelworks site. The Masterplan creates new connectivity across the site with a Footbridge for cyclists and pedestrians that crosses between Ty Llwyn and the Cold Mill Plateau.

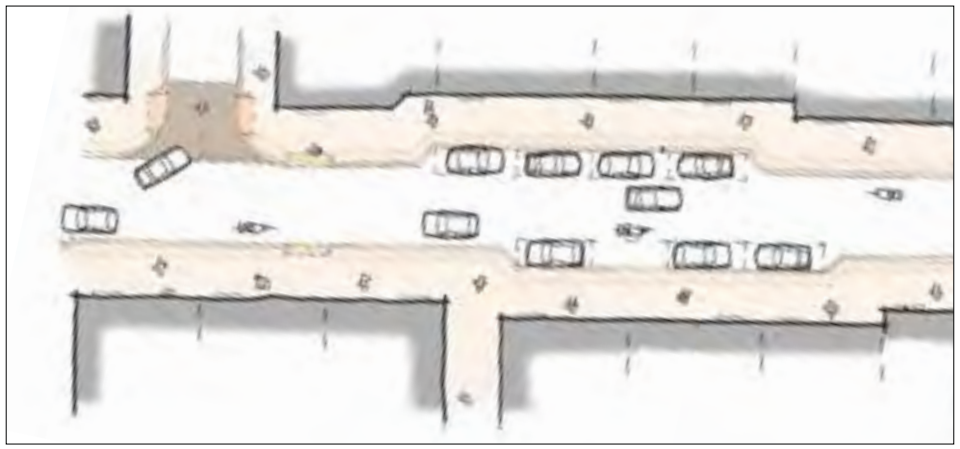
Typically pedestrian and cycle routes on the site follow on from the street network. A high quality bus service will run on the Main Street of the Cold Mill site and the surrounding existing road network. Rail services will run through the site to the Terminus station at Station Square near the General Offices.

The Main Street

The character of the Main Street that forms the spine to development on the Cold Mill plateau is fundamental to an understanding of the Masterplan design. The street is the main access route through the site and is conceived as a tree-lined street. The street is about 1.6 km long and due to the linear nature of the site and constraints imposed by existing basement structures, the overall route alignment runs in two distinct section which are largely straight. These sections are joined by a shorter stretch near the centre of the site. In order to achieve the desired traffic speeds and to create a safe and secure environment, work has gone into developing design principles that help reduce speed and promote pedestrian cycle movement without ending up with a streetscape cluttered by standard traffic calming measures such as speed humps. Instead, integrated traffic calming measures have been developed within the alignment and detail of the street. Detailed designs are provided in the Design Code and a typical section and plan are illustrated here. A similar approach is taken to the other street typologies in the Design Code.



A-A Parking Narrowing (one side)



Urban Character

Semi-Urban Character

Public Transport

(See plan Section 3, page 88)

Public transport provision is one of the key elements of the sustainable Masterplan. A high quality bus service will serve the site and connect it to the town centre. Rail services now run to Ebbw Vale Parkway station to the south of the site to the terminus station near the General Offices. The terminus station will front a new public space at Station Square and help to draw pedestrian movement into the site.

Pedestrian & Cycle Movements

(See plans Section 3, pages 89 & 90)

Historically walking and cycling routes have been limited given the topography, the self-containment of neighbourhoods and the historic lack of access across the site.

In the Masterplan there will be new connectivity across the site in the form of a footbridge between Ty Llwyn across the site allowing cycle and pedestrian access to the Basement Park and the Wetland Park and through the site longitudinally along the Main Street to the north past the Learning Zone and towards the south to access the new Hospital site.

Parking Strategy

The Masterplan vision responds to Sustainable Development policy and the projects own sustainability objectives, one of which is to reduce carbon emissions. A key component of this is encouraging a shift to more sustainable modes of transport, i.e. buses, cycling and walking.

In urban design terms this means creating walkable neighbourhoods, good connections to bus and trains and discouraging the use of motor vehicles. This is primarily achieved through Travel Plans (see below) and by implementing design standards such as BREEAM and the Code for Sustainable Homes. However, urban design can help by restricting the amount of parking spaces and improve permeability thereby encouraging travel on foot and by cycle.

Parking Standards for The Works site will be influenced by the Transport Assessment which is part of the wider suite of planning documents that accompany this Masterplan Design and Access Statement. The Masterplan provides the vision to guide the Transport Assessment which then informs the Parking Strategy for the site.

The Transport Assessment has assessed the potential number of internal movements between different land uses, together with the change in modal split that might be achieved following the introduction of Travel Plan initiatives and other measures to achieve reduced dependency on the car. This will potentially achieve a significant reduction in generated traffic development on the road network. Such reductions will not be realised without strenuous efforts to encourage and adapt policies to suit demand and specific needs of the individual land uses.

Unless Travel Plans are submitted, current maximum parking standards are to be implemented as set out in the South Wales Parking Guidance 1993 (Addendum 2001). Reduced car parking standards via the submission of Travel Plans are to be agreed in writing by the Local Planning Authority for each component of the development.

Such Travel Plans will need to demonstrate by suitable means that a lowering of the parking standards is appropriate. In line with Planning Policy Wales (2004) (paragraph 8.4.2), the parking standards will be kept under review and revised, as appropriate, to reflect the emerging changes in local transport provisions. Lower levels of parking provision is therefore expected in the medium and long term phases of development.

Environmental Sustainability

The objectives of TAN 12: Design in relation to Environmental Sustainability are as follows:

- Achieving efficient use and protection of natural resources
- Enhancing biodiversity
- Designing for change

The design solutions to the above objectives are outlined below.

Landscape/townscape setting

The masterplan responds to the landscape/ existing townscape context by laying out a mixed use plan that echoes the finer grain of the existing town whilst adopting local materials and styles (see Design Code) in order to reinforce legibility and sustain the local character.

Biodiversity and Local Environment

Habitat provision within the masterplan seeks to enhance biodiversity within the development. A Strategic Landscape and Biodiversity Management Plan has been prepared to accompany the Masterplan Design and Access Statement as part of the wider suite of planning documents. The principle function of the document is to provide clear guidelines for the maintenance and management of various landscape and ecological elements proposed for the site which encompass the following

- Provide a management framework for the whole site as it develops
- Provide structure for the phased landscape and associated ecological features, including the proposed temporary Basement Park
- Secure the short and long term maintenance for the 5, 10 and 15 year stages of the proposed landscape framework and vegetation strategy.
- To build in age diversification and composition and to provide opportunity to enhance the ecological value
- Encourage the development of biodiversity features which would complement the development and promote ecological value particularly in a local context
- To establish phased landscape areas as transient habitat and visual amenity in the interim and provide a flexible programme of regular monitoring and management to discourage colonization by protected or notable species
- Outline the proposed requirements and mitigation measures for the protection and enhancement of wildlife to include existing trees
- Provide a programme of annual monitoring to review the status of wildlife and support the development and maintenance of biodiversity features
- Ensure the landscape areas and biodiversity features complement and integrate with the Central Valley Wetland Park habitats

Selected Species

Species mixes have been chosen to complement local BAP habitats and seeds shall be sourced from local outlets. Table 1.2 in the accompanying Strategic Landscape and Biodiversity Management Plan lists the Local BAP habitats and fauna for Blaenau Gwent and the provision within the masterplan. Biodiversity shall be addressed throughout the phasing of the development with the enhancement of existing features, provision of temporary habitats and new habitat creation.

Existing Habitat and New Habitat Creation

Biodiversity shall be encouraged from the outset of the scheme through the retention and appropriate management of key existing habitats and features. These will serve as small pockets of mature habitat present from the outset providing focus for the linkage of new phased and permanent habitats. The Central Valley Wetland Park provides the main focus for the provision of a large mosaic of semi natural habitats for the benefit of a range of local species.

Biodiversity Checklist

A biodiversity checklist has been provided within The Works: Ebbw Vale Strategic Landscape and Biodiversity Management Plan. The primary objective of the checklist is to provide detailed advice to developers to ensure that biodiversity is integrated into all phases of the development. Further key provision within the area details includes features to encourage public appreciation of biodiversity and provision for species through the Biodiversity Checklist for the development plots. The checklist ensures provision for additional ecological features to be incorporated into the building designs and surrounding landscape areas or gardens.

Green Infrastructure

Central to the design of the Masterplan has been the enhancement and connectivity of the green infrastructure within the town and wider area. The relationship between the existing town and landscape has been used to design green spaces which connect both sides of the Valley, the existing town with the new site and the surrounding natural environment within the reclaimed and enhanced green spaces of the site itself.

Integrated Green Spaces and Habitat Management

In designing the redevelopment, priority has been accorded to ensure there is a continuity between the existing natural environment and that which will be developed within the site; allowing for connectivity between the surrounding natural landscape and that of the new site. This has been achieved by reflecting the landscape found on either side of the Valley within the site itself. There is continuity and integration of all green space. This should help in facilitating more cohesive, ongoing, habitat management, whilst also maximising the potential enhancement of the natural environment as a whole.

Central Valley Wetland Park and Footbridge

The Wetland Park and Footbridge has been designed in conjunction with educational and environmental stakeholders, creating a landscaped park along the length of the Central Valley which will allow for habitat creation and management in accordance with Local Biodiversity Action Plan priorities. The Footbridge will also facilitate access to and from the Park, enabling residents and visitors to visit, participate in activities and ongoing management of the site.

Energy efficiency/Carbon reduction

An Energy Strategy has been produced outlining the masterplans approach to energy. The vision for this strategy is as follows:

“The project will be an exemplar for the sustainable use of energy and will contribute to Wales’s sustainable development. It will demonstrate how projects can move towards being zero carbon over time and will establish a model which can be repeated in other developments.”

This strategy is based around the following energy hierarchy:

1. Use less energy

- A requirement to incorporate passive design techniques for example building orientation, avoidance of overshadowing and shelter).
- Carbon targets to drive energy efficiency standards in excess of current Building Regulations (2006).
- Measures to encourage building users to minimise consumption in use.

2. Supply energy efficiently

- Communal heating schemes centred on the main energy intensive buildings. Unless demonstrated as unfeasible, large energy users will provide the hub of community heating schemes to which neighbouring buildings can connect. Such systems facilitate the use of low carbon energy technologies such as combined heat and power (CHP) and biomass heating.

3. Use renewable energy

- Minimum renewable energy targets are proposed for the development phases. A number of approaches will be possible to achieve the targets.
- The masterplan also places a strong emphasis on encouraging the use of public transport, reducing car journeys and the related carbon emissions.

Sustainable Materials

The Design Code outlines the appropriate material to be used on the Works site. The selected materials include Welsh slate, natural stone and certified timber. The selection is designed to enhance local character and sense of place as well as reducing the travel distances required to transport materials. For further details see Design Code (May 2010).

Water (Drainage Strategy)

The Environmental Impact Assessment provides information on how the site will seek to reduce flooding impact and manage water quality through maximum use of Sustainable Urban Drainage Systems (SUDS). Key principles include:

• Creation of open water courses as part of the reclamation strategy and landscape proposals for the Central Valley Wetland Park.

• Reduction and attenuation of surface run off using retained below ground basement structure of ETL1 and swales in some of the East-West Green Links and around the sports pitches.

New developments such as the Learning Zone aim to achieve Breeam Excellent rating making them exemplars of best practice in sustainable design, reducing energy demands and carbon emissions. The masterplan also encourages the use of the passive house approach to residential building which will be used for the first new homes to be built on the site. This is seen as setting the standard for sustainable building that is to be replicated as development progresses. As stated above the plan also recommends, where possible, the use of locally sourced materials to reduce transport emission, support local businesses and to enhance local character and distinctiveness.

Image: Bere Architects

Community Safety

The objectives of TAN 12: Design in relation to Community Safety are as follows:

- Ensuring attractive, safe public places
- Security through natural surveillance

The masterplan for The Works site has been designed with a high quality public realm at its core. These attractive communal spaces are designed to encourage street activity throughout the day and encourage a varied and diverse range of people to mix and interact. The masterplan aims to meet the needs of all members of society and is inclusive in its design concept and objectives.

This has largely been achieved by creating a truly mixed-use development centred on the public spaces as well as the streets which are seen as equally important elements of the public realm. The masterplan envisages that, for example, office workers will sit and enjoy the public squares alongside students from the local educational facilities and residents will interact with their neighbours in the local corner shop and in the streets outside their homes.

The development also connects with the existing surrounding settlements such as Tyllwyn and Ebbw Vale town centre, ensuring that The Works becomes fully integrated with its surrounds and the potential for isolated districts is minimized.

By creating a mixed-use neighbourhood where activity is present throughout the day, natural surveillance will increase, reducing the opportunities for crime as well as the fear of crime. This feeling of safety will be enhanced by ensuring streets and spaces are overlooked by active frontages such as shop fronts, doorways and windows and public buildings that create much activity as well as people's homes. The masterplan's Design Code specifies that buildings also have to front streets with minimal set-backs.

By encouraging a natural, social connection between people and the public realm the masterplan aims to achieve a sense of ownership and responsibility for every part of the development creating a community that cares for its environment and the people within it.

Proposal Drawings & Phasing

3.0 Proposal Drawings

Statement of Changes

Masterplan

The Works masterplan (2007) is being revised as new information on ground conditions, constraints, project initiatives and funds for the delivery of the project have become available. This new information requires that several minor changes and adjustments to the plan are made, which are now consolidated in a general update of the entire site's masterplan. The update also incorporates recommendations from the design reviews with the Design Commission for Wales.

The main design principles of a mixed-use, sustainable development, and character areas and principle access strategy, have not changed.

Site conditions

At the time of the preparation of The Works masterplan (2007), the site was undergoing extensive remediation works. These works have come to a close, and more precise information on land formation, drainage and ground conditions is now available. This has resulted in small adjustments to plot boundaries and street alignments. Amongst these changes are the re-alignment of the Peripheral Distributer road, where the removal of a substantial retaining wall impacted on the road's corridor, changes to the plot 5c to accommodate a drainage channel and changes to Valley Edge Lane to fit with the finished land formation of the Wetland Park. Further changes have been made to Main Street Hot Mill due to below ground constraints, part demolition of the Hot Mill basement, retention of ETL 4 and earthworks to the Northgate development plots.

Further information on site conditions included a study on the stability of the western slope of the masterplan. The masterplan had anticipated that areas of the slope could be altered to include a multi storey car park for the Learning Zone. The study came to the conclusion that this was no longer feasible and new sites had to be found. The masterplan update considered a number of options to accommodate car parking for the Learning Zone and also for the Arts Centre and Leisure Centre. The review concluded that two new parking locations close to main gateways to the site should be provided to reduce internal traffic but also in close proximity to the facilities the car parks will serve. One car park will be located at Main Square and the other south of Christ Church Link.

Land ownership and existing uses within the site's boundary have also impacted on the layout of the plan, most importantly the David Taylor garage, which is now being retained. The mechanical link is now located south of the garage.

Project Progress

A number of developments have received Planning Permission and some are on site. The masterplan incorporates details of these developments and has been adjusted accordingly. The developments are: The Environmental Resource Centre, the General Offices refurbishment and extension, the Hospital and the Learning Zone.

Design Review

The design review with the Design Commission for Wales highlighted an oversupply of large public spaces. It also recommended full pedestrianisation of the route between the mechanical link and terminus station. The revised masterplan has reduced the size of Main Square, General Offices Gateway Square and Station Square. It has also removed Central Square and closed the secondary street between Main Square and Station Square. This closure resulted in introducing a small roundabout in Station Square to serve the terminus station.

Other design changes include the re-alignment of Main Street, which had a pinch point at Central Square and very narrow plots to the east. The masterplan update has aligned Main Street west of the basements ETL 3 and ETL 4, removing the pinch point and creating more evenly shaped development plots.

Funding

The availability of funding has impacted not only on the phasing of development coming forward but also on the size of some facilities. Funding has increased for the leisure centre and the arts centre, resulting in larger facilities. Whereas the leisure centre site was increased to accommodate the larger building at its original location, the arts centre was moved south to its original plot, which did not allow an increased arts centre footprint. The primary school has also increased in size due to wider ranging education uses on its site.

Sustainability

One of the key objectives, from the very inception of the Steelworks regeneration project, has been the delivery of a mixed use development which will lead the sustainability agenda in South Wales. Since the outline permission was granted, changes in renewable energy technology have taken place which enable more efficient and effective on-site generation of renewable energy. In response to this the masterplan has been adapted to include a new combined heat and power (CHP) unit which will meet a high proportion of the energy demands arising from the public buildings within the core of the site.

Rather than hide the CHP unit from public view, a conscious decision has been taken to position the unit in a visually prominent location to highlight the importance of the sustainability agenda to the regeneration of the Steelworks. Whilst the CHP unit is ancillary to the primary uses on the site, it has been placed in a separate, distinctive, building so residents and visitors to the site have a visual reminder of how the heat and power for the uses on the site are generated.

Phasing Plan

The changes to the phasing plan are predominantly due to the availability of funding, which brings some uses into earlier phases than anticipated, whilst others are delayed due to the economic climate.

The phasing approach has been adjusted to define 4 year intervals compared to 2 year intervals to allow more flexibility in delivery plots within a phase.

The developments coming ahead of their previous phases are: The Environmental Resource Centre, primary school and leisure centre, as well as the rail corridor, which are now in phase one. Associated with this phasing changes is the delivery of the main infrastructure, Main Street and the footbridge, which will now also be completed in phase one.

The Outline Planning Application is for the mixed use redevelopment of former industrial land comprising of:

- Residential units up to a maximum of 550, including affordable and live/work units, and a range of residential units/dwellings in the form of houses and apartments. (circa 337 units will be provided in residential only areas and circa 243 units will be accommodated within the mixed use areas).

- Associated mixed use of up to 12,500 sq m including local amenities and services for retail, food and drink, leisure, office (Use Class A1, A2, A3 and B1) and day centre (Use Class D1) The split within the mixed use will be approximately 80% residential and up to 20% mixed use/non residential with the overall retail mix of up to 1000 sq m. The maximum size of unit (Use Class A1, A2 and A3) will not exceed 250 sq m.

- Hospital (Use Class C2) up to 16,450 sq m.

- Learning Zone (Use Class D1) up to 13,300 sq m.

- Employment Use (Use Class B1) up to 60,500 sq m. (Business areas 1 and 2) as defined in the Masterplan.

- Arts Centre up to 5,200 sq m (Use Class: sui generis).

- Leisure Centre (Use Class D2) up to 9,500 sq m and sports pitches up to 1.6 hectares.

- Primary School and associated play areas (Use Class D1) up to 3.2 hectares (site).

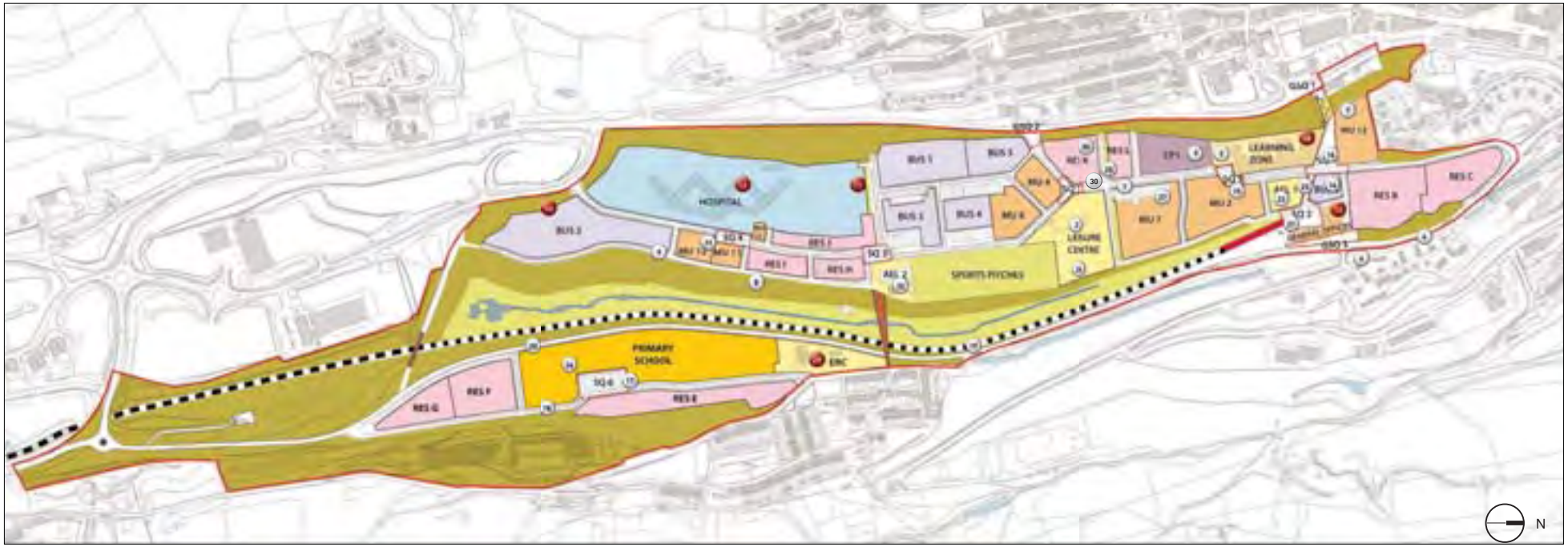
- Open green space as extension to Wetland Park and associated education and training facilities 1 hectare (Lower Sidings).

- Environmental Resource Centre.

- Railway Terminus.

- Together with associated car parking, public transport facilities and highway infrastructure and improvements including a new public bridge and town centre link, associated landscaping and public squares and associated engineering, enabling and earthworks to facilitate the development.

Plan of Changes



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RECORD OF CHANGES

1. Main Street moved west of ETL 4 basement
2. Central Square removed
3. Learning Zone expansion space to the south
4. General Offices junction removed
5. Car parks for the education uses included
6. Green buffer included in Northgate
7. Mechanical lift aligned to avoid David Taylor garage
8. Valley Edge Lane realigned to reflect change in contours
9. Southern section of Valley Edge Lane upgraded to General Street status providing access to BUS 2
10. Plot BUS 2 reduced at southern boundary to accommodate drainage channel
11. Hospital boundary updated
12. Hospital footprint included
13. General Offices extension included
14. Original Arts Centre site replaced by business use
15. New Square to south of the Learning Zone
16. Main Square reduced in size
17. Hot Mill Basement reduced in size
18. Hot Mill Main street realigned
19. Rail corridor realigned
20. PDR alignment adjusted
21. Station Square resized in size
22. Arts Centre relocated to east of the Learning Zone
23. Station Street pedestrianised
24. Primary school site increased
25. New east-west link
26. Leisure Centre site increased
27. ETL 4 basement integrated in development site
28. Learning Zone footprint included
29. ERC footprint included
30. Plot changed from mixed-use to residential
31. Removal of diagonal street
32. Mixed-use arts, education and leisure included

Additional Changes

33. ERC, Leisure Centre, Primary school site, landscape areas, business plots and residential plot boundaries adjustments
34. Streets included in Basement Park and Christ Church character areas

Approved changes to masterplan 1455/20/02A, 2007 Landuse plan

Masterplan

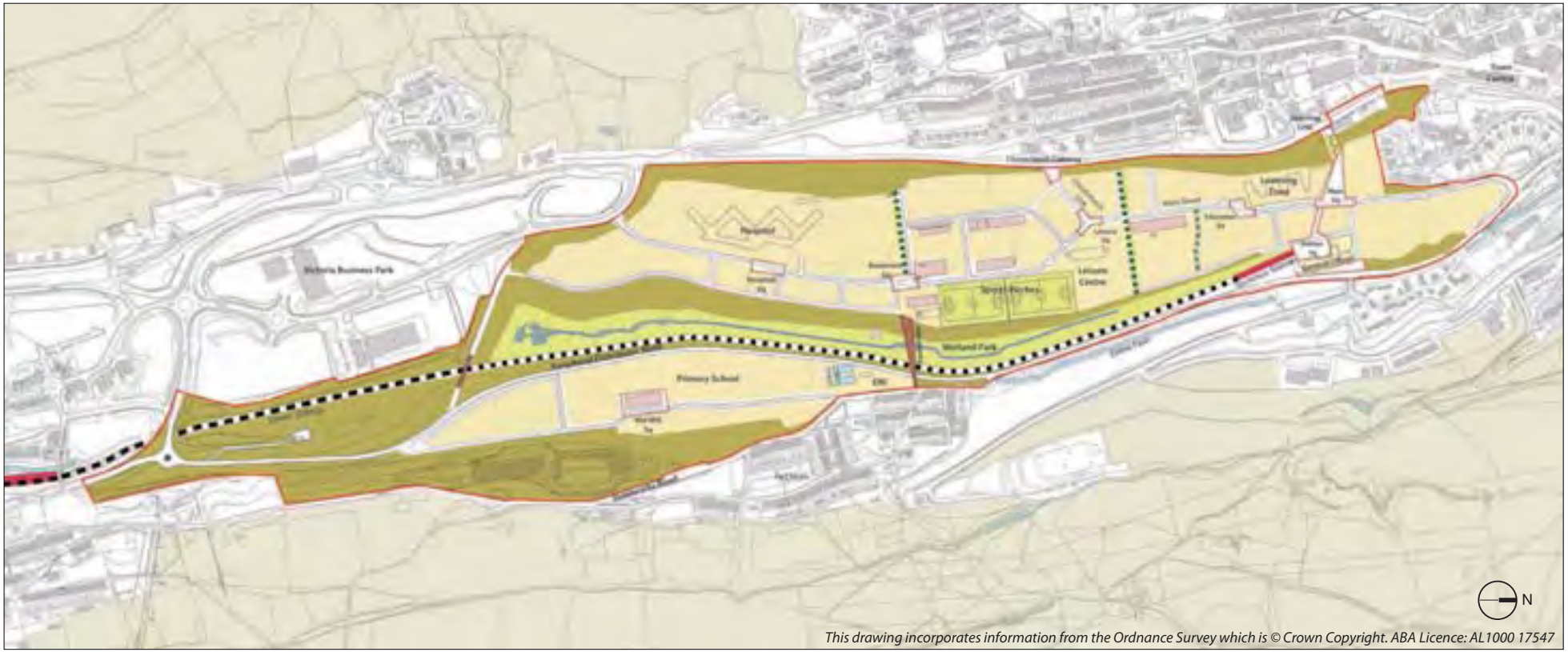

Figure 29: Masterplan Framework

Urban Link
Semi - Urban Link
Rural Link
Public Squares
Rail Station
Rail Corridor
Landscape
Open Space
Development Plots
Wetlands Park Sport Pitches
Basement retained as an open feature

Land-Use Plan

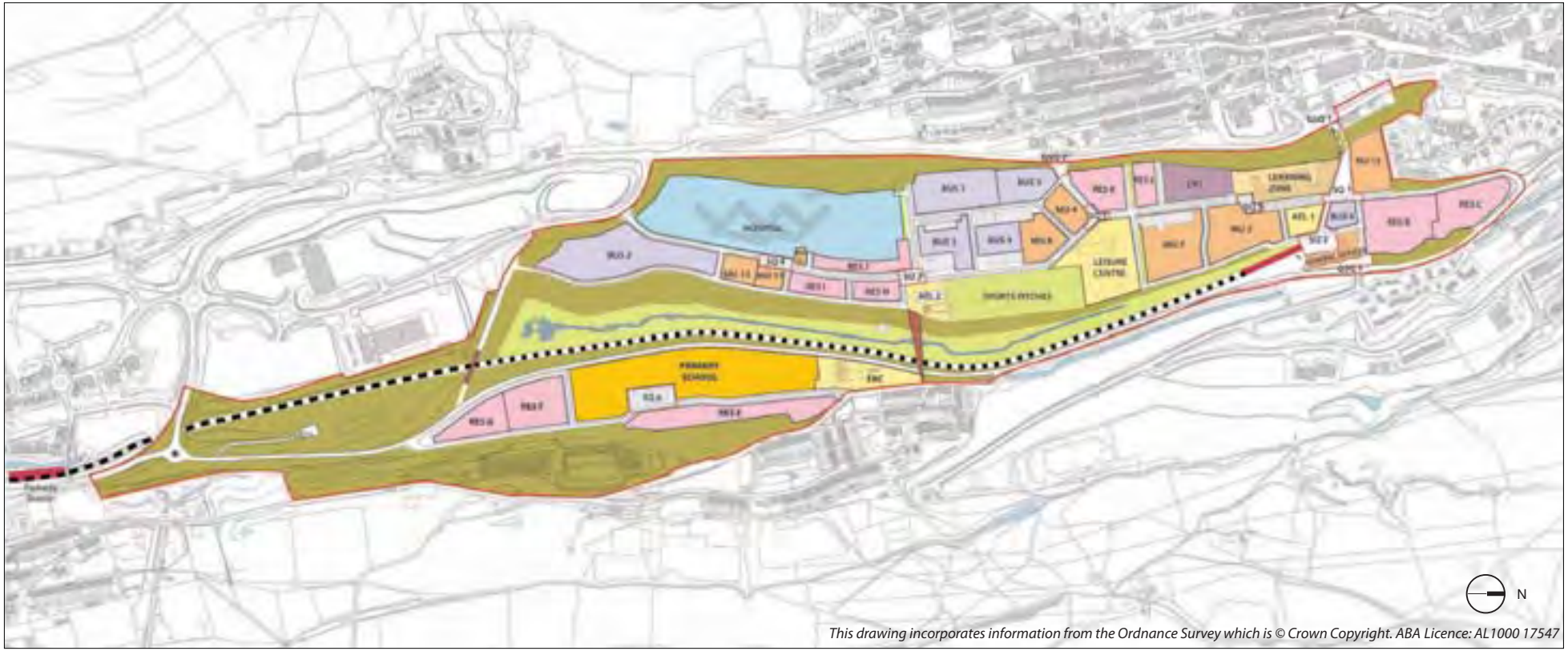

Figure 30: Land Uses

- Rail Corridor
- Rail Station
- Sport pitches and wetland park
- Landscape
- Mixed use residential
- Basement retained as open feature
- Primary school
- Car parking
- Business
- Residential
- Hospital
- Public Squares
- Learning zone
- Mixed use arts, education and leisure

Landscape Plan

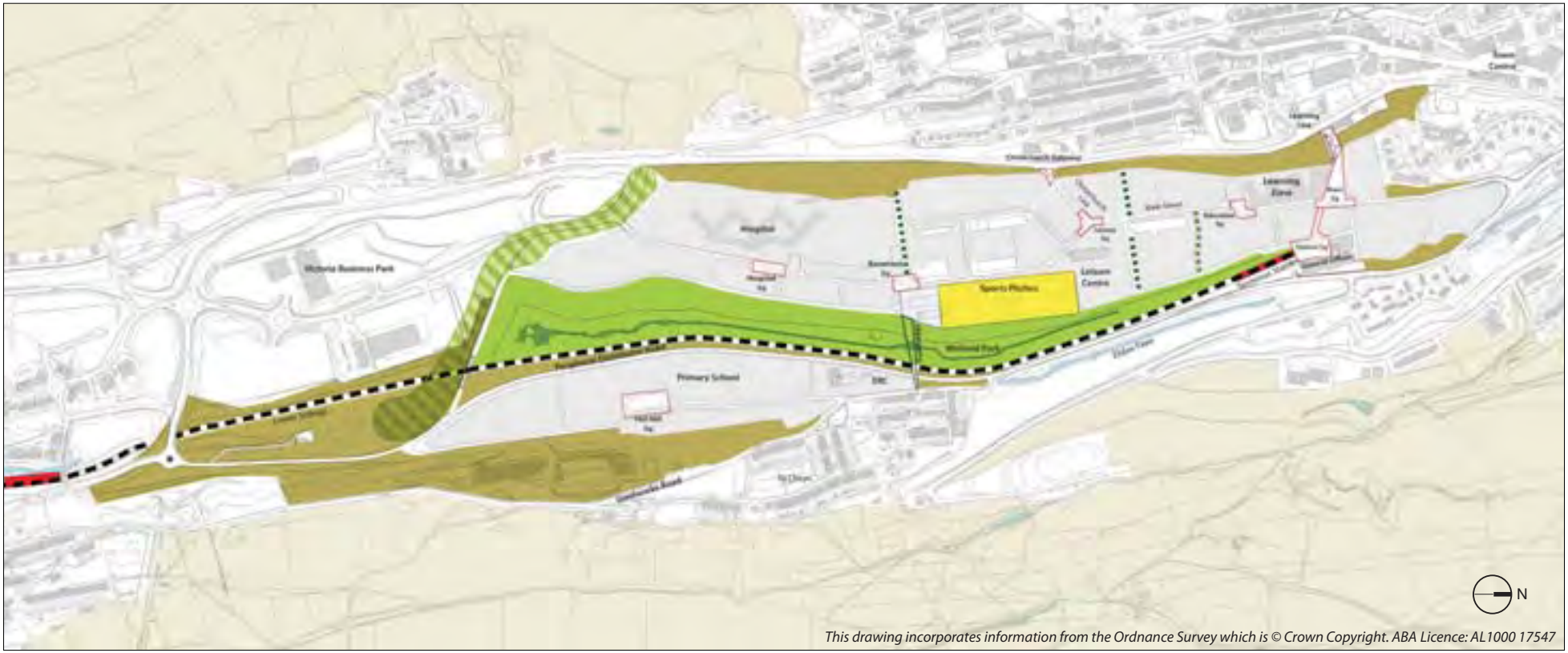

Figure 31: Landscape Plan

Wetland Park | Landscape | Sports Pitches | Rural Link | Urban Link | Semi Urban Link | Public Squares

Heights and Massing

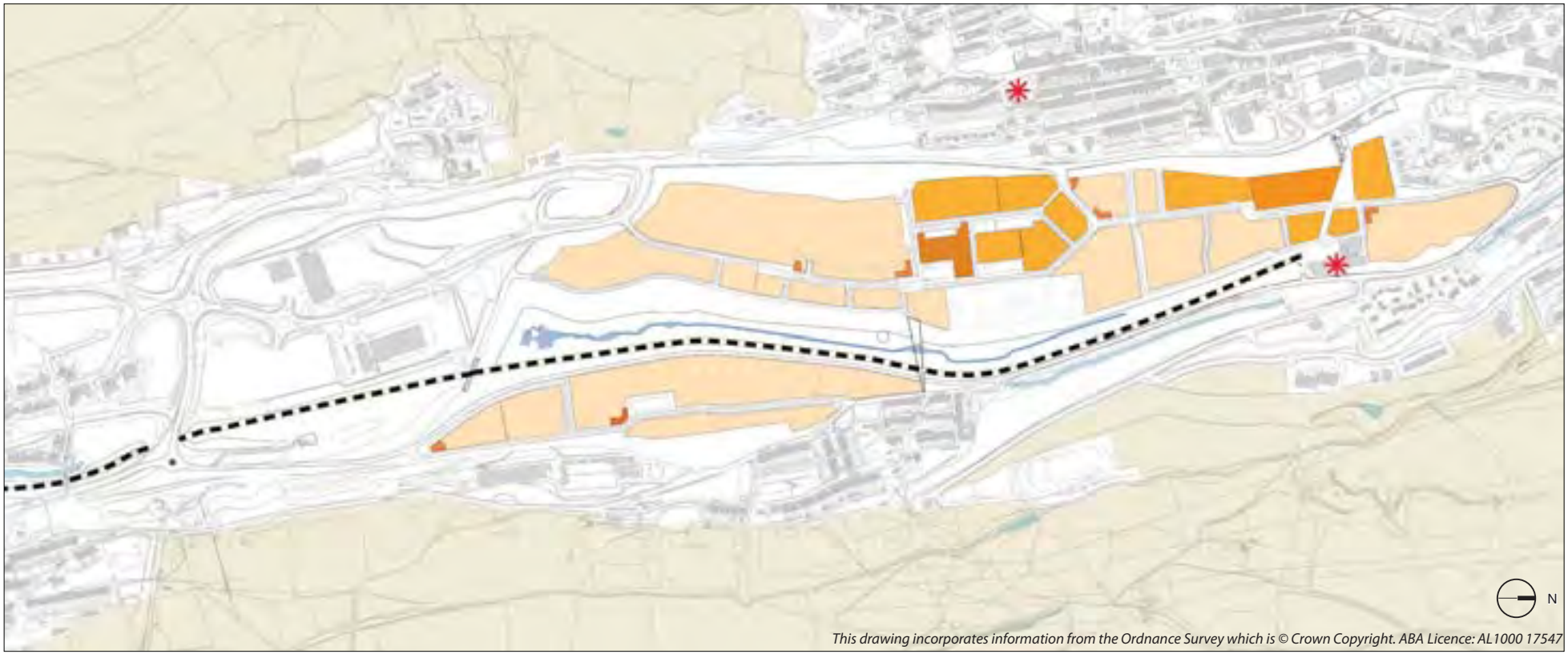

Figure 32: Heights & Landmarks

2-3 Storeys
3-4 Storeys
1-5 Storeys
3-5 Storeys
1-5 Storeys
Corner Feature
Landmark Feature

Residential Density

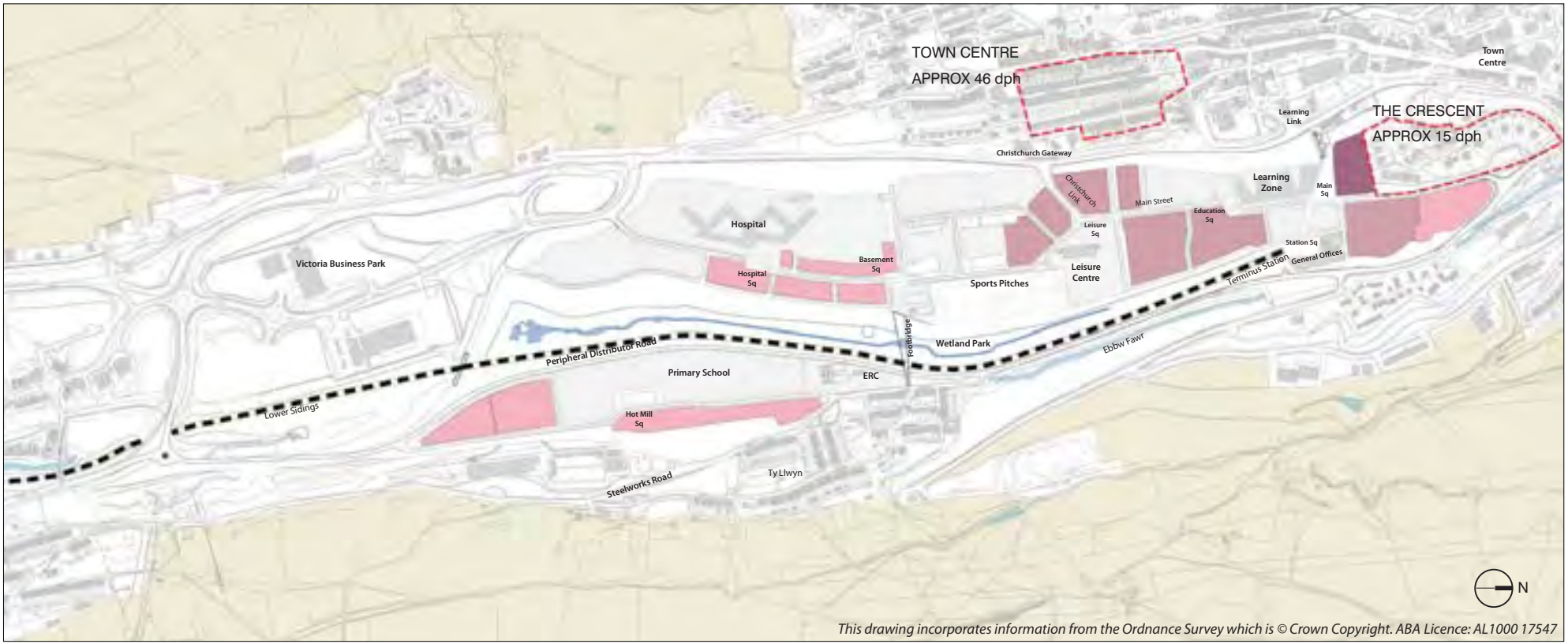

Figure 33: Residential Density

30-35 dph

35-45 dph

45-50 dph

Non Residential Area

Public Realm

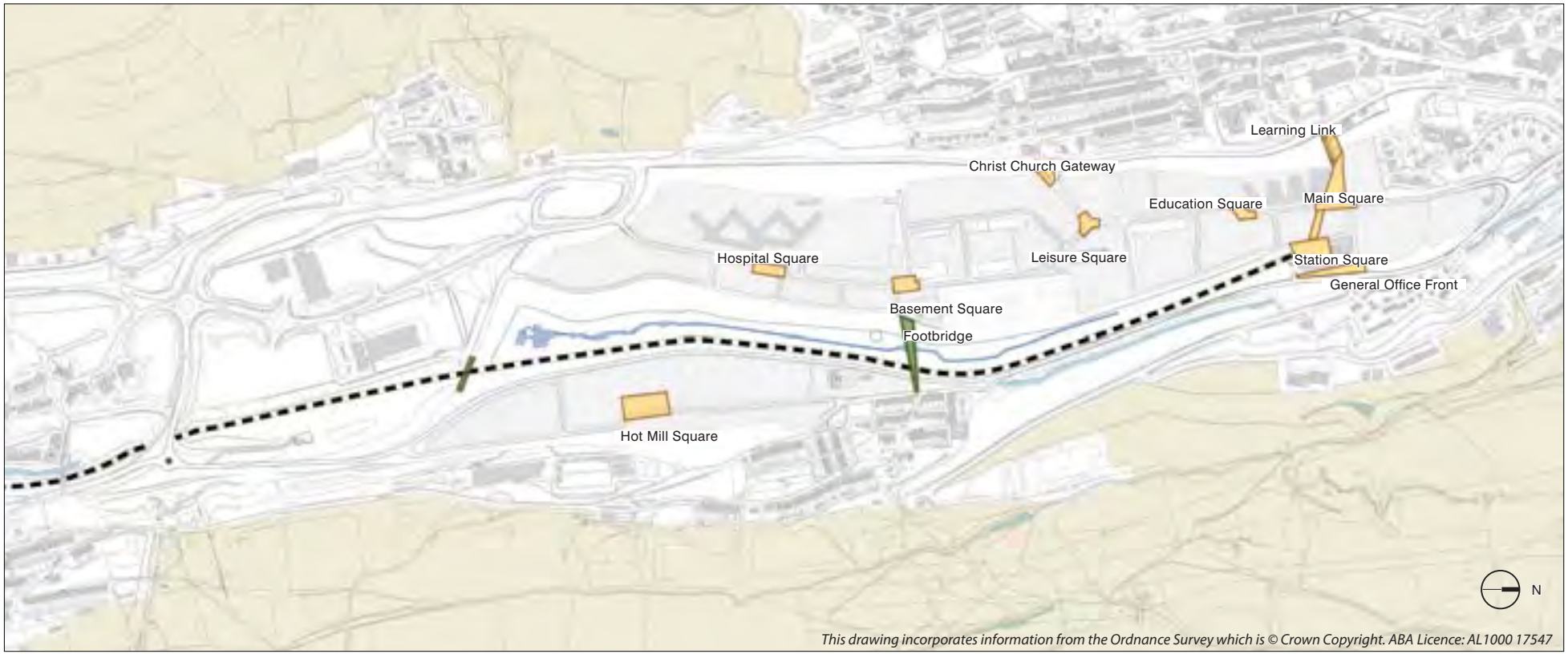

Figure 34: Public Realm

Public Square Footbridge

Views and Vistas

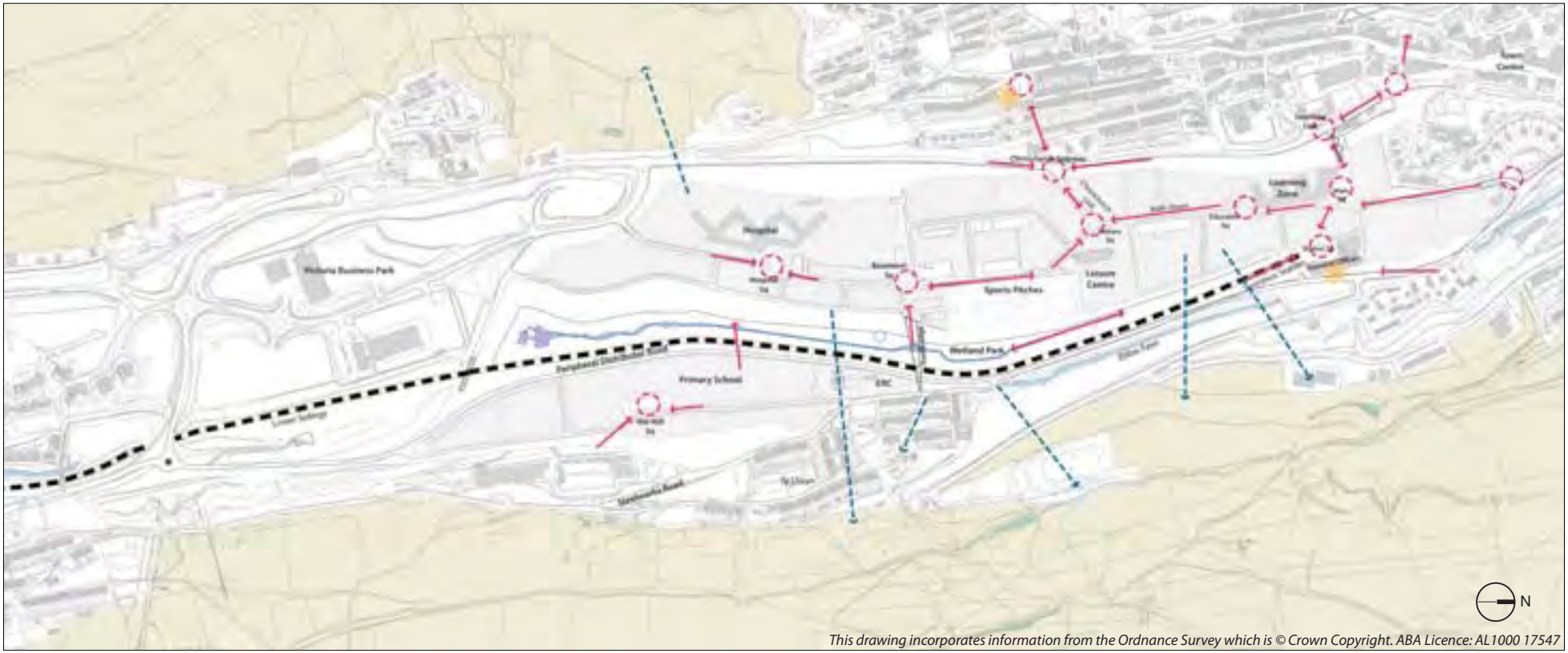

Figure 35: Views & Vistas

View out of site

View into sight

Key nodes

Landmarks

Street Hierarchy

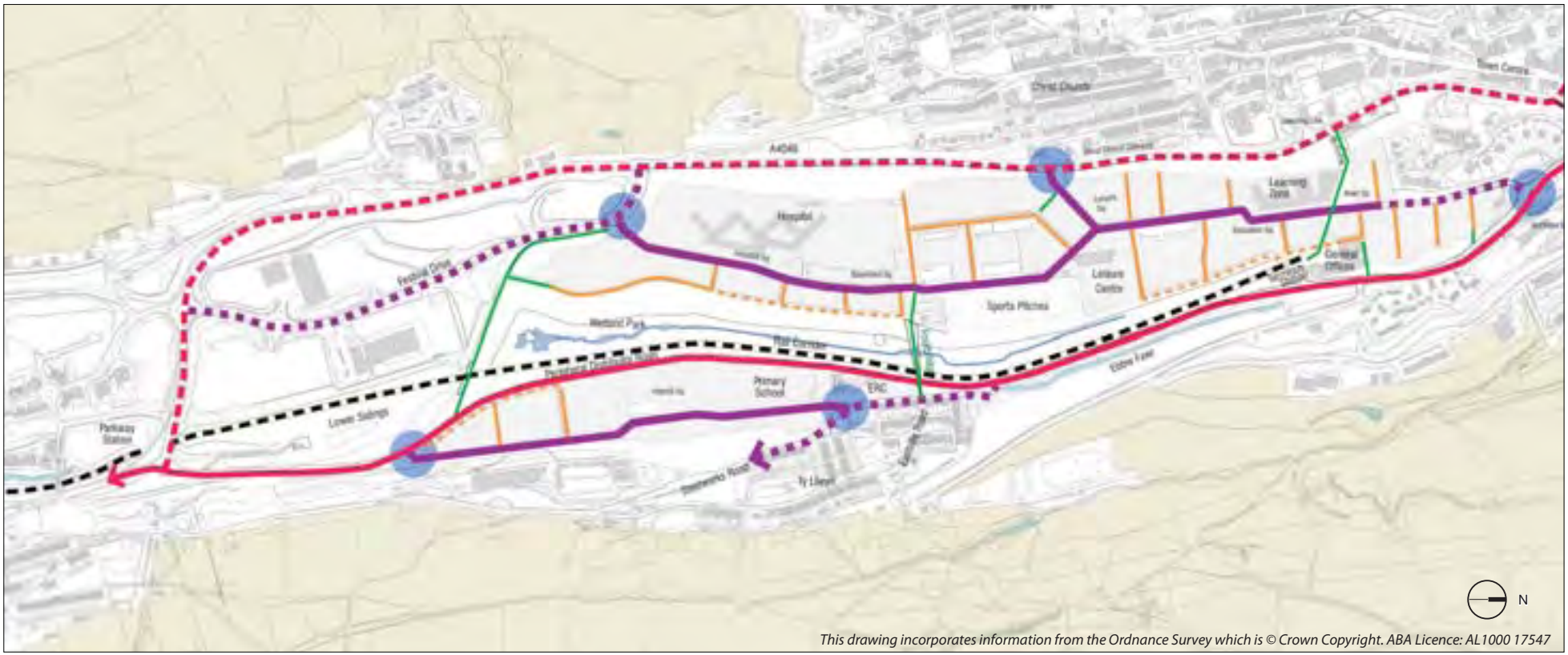

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Figure 36: Street Hierarchy

Access Road (outside scope of masterplan)

Main Street

Railway Corridor

Valley Edge Lane (shared surface streets)

General Street (indicative only)

Footpaths

PDR

Existing Main Street

Public Transport Routes

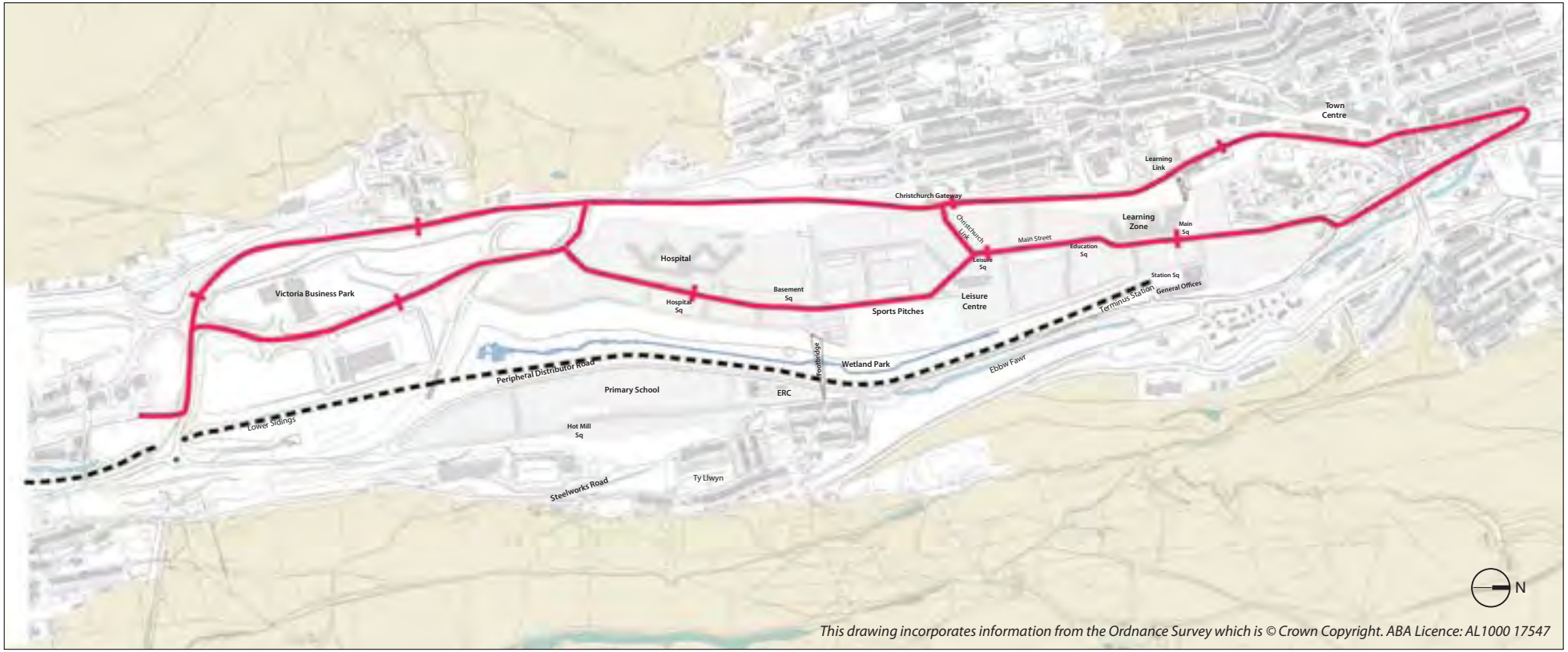

Figure 37: Proposed Final Public Transport Routes

Public Transport Route Railway Corridor

Pedestrian Routes

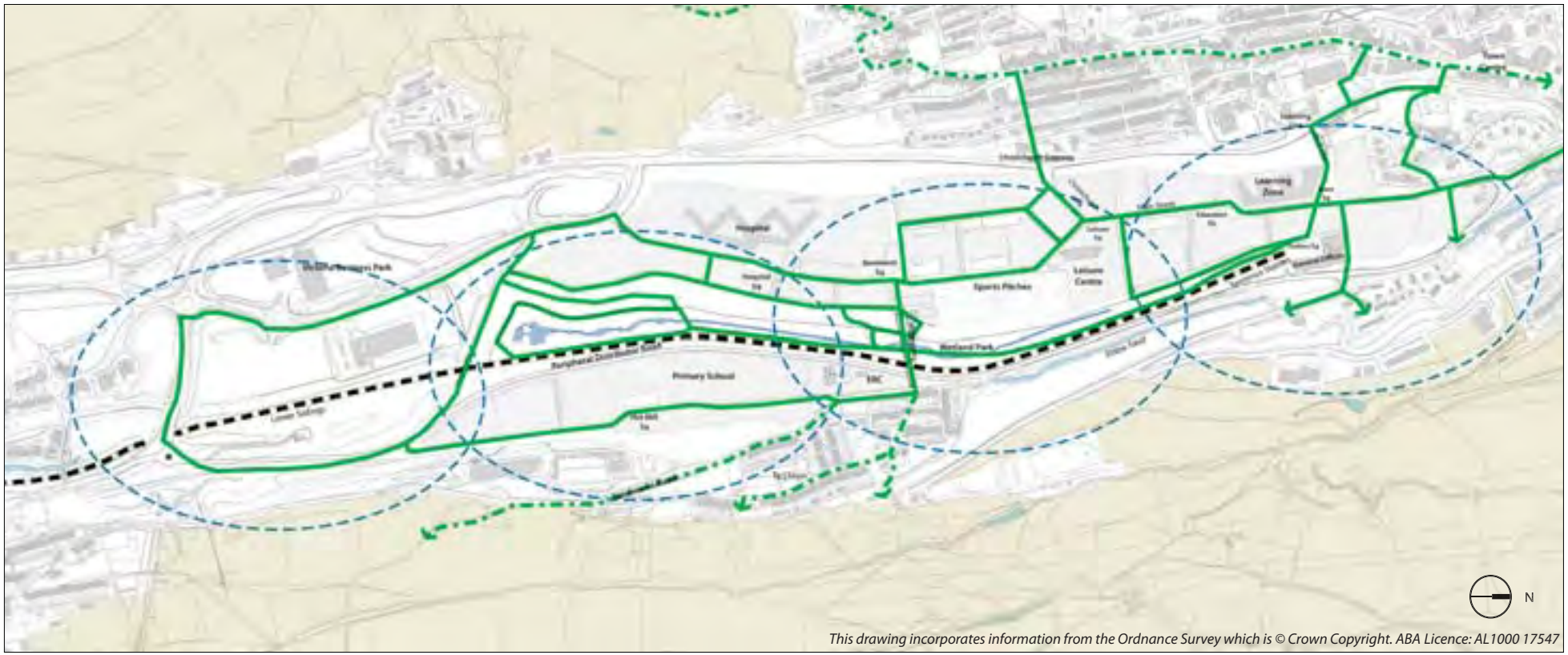

Figure 38: Proposed Pedestrian Routes

Existing Footpaths and Bridleways

Main Pedestrian Routes in Development Area

5 Min Walking Distance

Cycle Routes

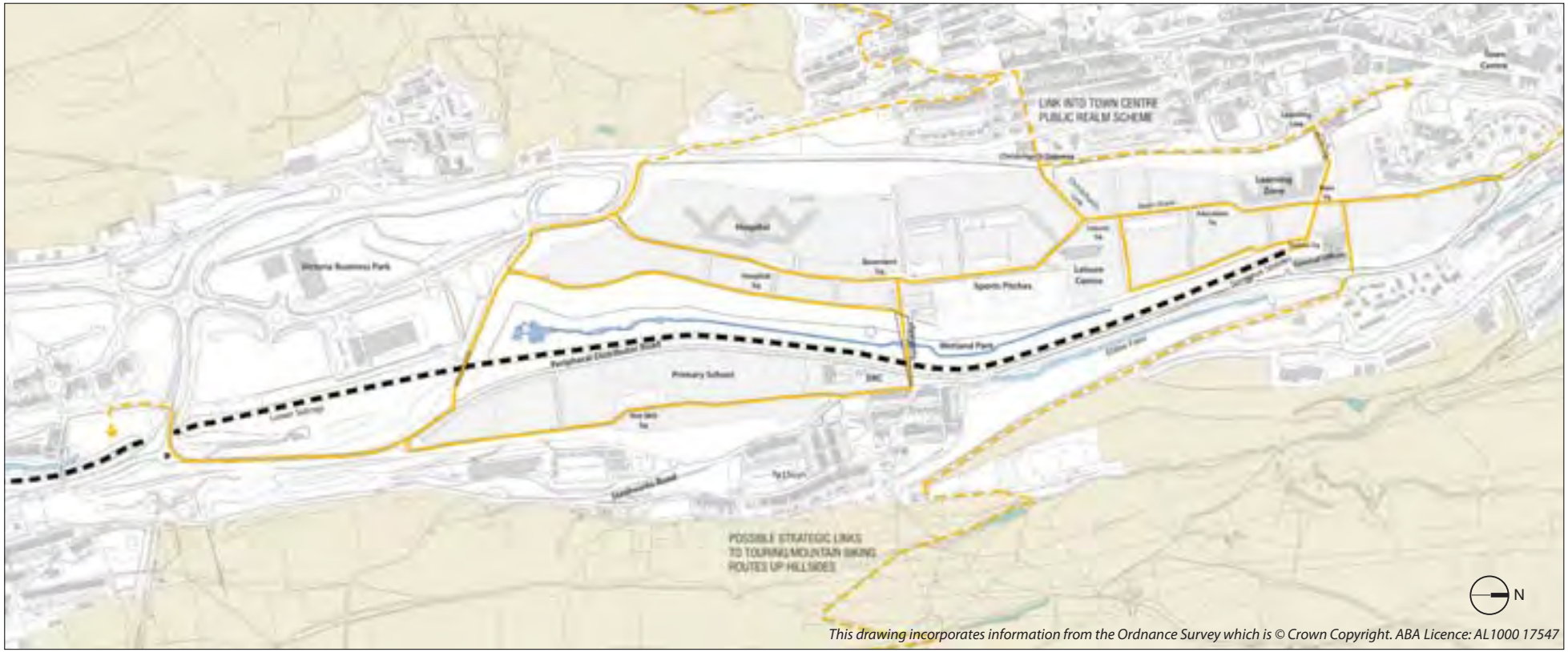

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Figure 39: Proposed Cycling Routes

Route Outside Boundary

Cycle Route

Basements Plans

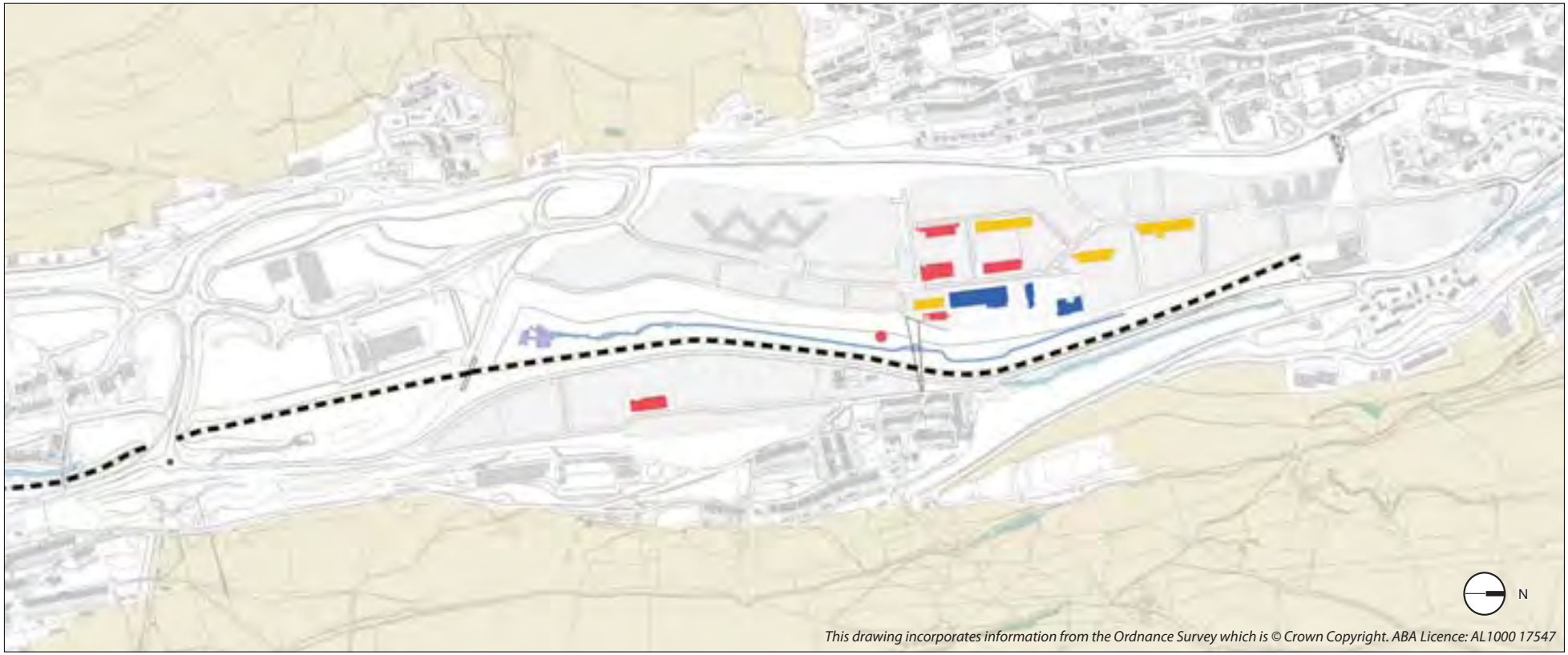


Figure 40: Basements

Active Drainage Passive/Landscaped

Illustrative Masterplan

The Illustrative Masterplan has been prepared for the northern, 'urban' end of the site which includes:

1. The Learning Zone

2. Main Square and Learning Link

3. Refurbishment and extension of the General Offices

4. Residential area to the south of the Arts Centre

5. Arts Centre

6. Residential area with a small amount of mixed use at the northern side of the Main Square

7. Terminus Station and Station Square

8. Main Street

The illustrative masterplan for the northern end of the site incorporates the design principles contained in this Design and Access Statement in terms of massing, views and public realm and the block, square and street principles provided in the Design Code.

The image illustrates the design vision and character of the most 'urban' area of the development at the northern end of the site and shows how the development on the former steelworks site will be integrated into the town via the 'Leaning Link', a series of steps around a mechanical link which runs up and down the slope. The steps may also include platforms creating viewing points at various levels to provide rest points and views across the Main Square to the Clock Tower of the General Offices beyond, which has been identified as a key view.

Main Square, the largest public space on the site is to be a high quality, shared surface space, with integrated public art, lighting and landscaping (a more detailed layout is provided in the Public Realm section of this document).

The main use fronting Main Square is the Learning Zone which will provide the primary source of activity onto the square, as well as providing a strong frontage and enclosure to Main Street. Bus bays and car parking for parent drop-off are provided along the street and at 'Education Square.' Business uses will be located to the east of the Main Square.

The image also shows the Grade II* General Offices Building and new Arts Centre, which is located along the link between Main Square and Station Square. The extended General Offices will house the Gwent Archives as well as community and business uses. The public realm in front and around the General Offices is to be upgraded, enhancing the setting of the listed structure and providing additional pedestrian space. Car parking for the General Offices will be located to the south of the building while service access is provided via Main Street Offices which will be accessible via Main Street. Steelworks Road has been adjusted in front of the General Offices.

The General Offices extension to the rear will create a new public face to the shared surface square in front of the new Terminus Station. The Square also provides a key point of access to the Central Valley Wetland Park for pedestrians as well as service vehicles. Planting from the park will also be included in the new Square, emphasizing the close relationship between the two. The square will also accommodate servicing requirements for the new arts centre.

The detailed design of the Terminus Rail Station building will need to respond to the setting of the General Offices and the Central Valley Wetland Park. The new rail link will is an extension to the existing line running from Cardiff to Ebbw Vale Parkway.

Residential development will be of a higher density in the northern quarter of the site with a mix of housing types encouraging a varied mix of occupant whilst also providing a varied urban environment. Car parking is to be provided according to local guidelines and travel plans. Homes will be face the street including Main Street, providing active frontages and a constant source of street life and activity.

Figure 41: Illustrative Masterplan

Phasing of Development

The implementation of the Masterplan will be phased. Typically, the following approach is proposed:

Phase 0

Development has begun with:

- The regeneration of the General Offices building and adjoining car park (1A).
- The Learning Zone (1G).
- Aneurin Bevan Hospital (1B)
- Hospital Square and Main Street south
- Environmental Resource Centre (ERC) (2E)
- Landscape reclamation completed including the Central Valley Wetland Park (L1)

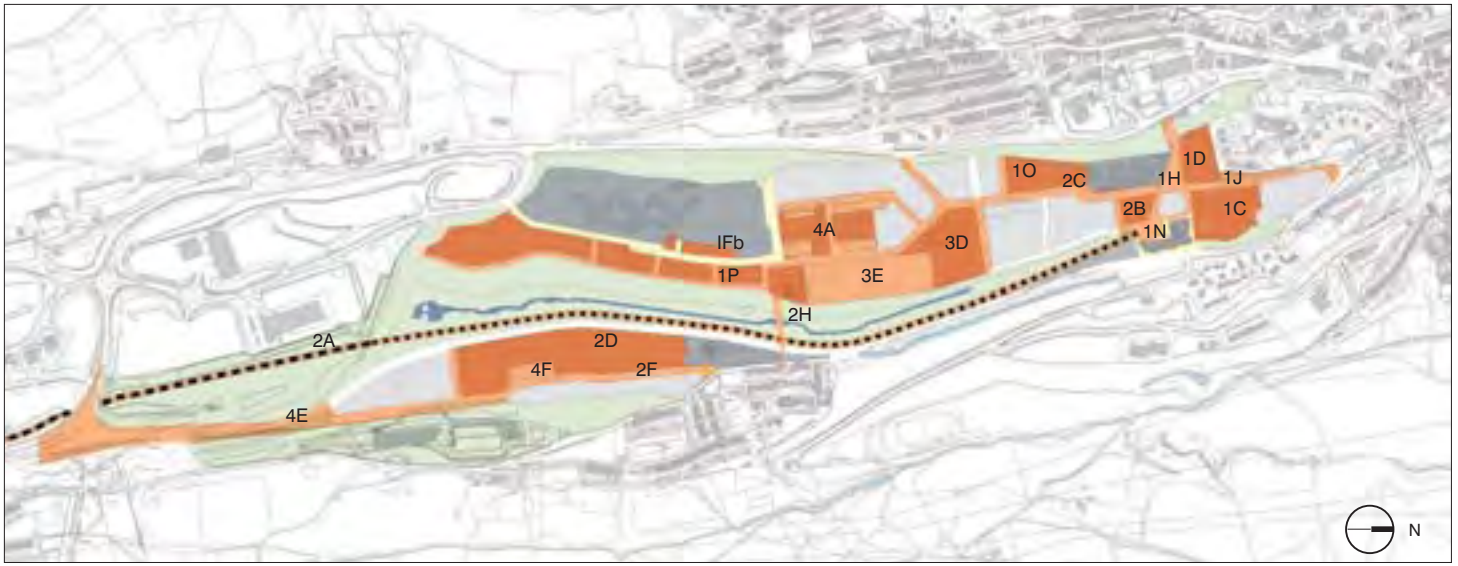
Phase 1

Development is focused at the northern end of the site with:

- The new rail corridor and terminus station (2A)
- Learning Zone expansion (2C).
- The Arts Centre (2B)
- Main Square (1H), Station Square (1N) and Main Street North (1J)
- Christ Church Car Park (1O)
- Leisure Centre (3D)and Sports Pitches (3E)
- Footbridge crossing (2H)the Central Valley to connect it to the Cold Mill and town centre.
- Residential Developments including Northgate One (1C)and Westgate Three (48,1P) and Westgate One (1Fb). The mixed-use plot 1D is also in this phase
- Business begins at Christ Church Four (4A), as well as Westgate Four (5C)

In Addition on the Hot Mill Plateau

- Primary School, (2D)Hot Mill basement (4F) and Hot Mill access (north and south)(2E, 2F)



Landscape on site

Future development plot

Development site coming forward

Public realm coming forward

Development site developed

Public Realm developed

Phase 2

Development is predominantly residential and mixed-use sites including:

- Residential Developments including Christ Church One,(3A), Northgate 3 (2A)
- Key Business Plot overlooking Main Square (1E)
- Peripheral Distributor Road (PDR)(3H)
- Mixed-use development (3C)

Phase 3

Development of main business uses continues with:

- Christ Church Eight (2K) within the Business Park

It also includes:

- Mixed-use development at Christ Chruch Three (4B)

Landscape on site

Future development plot

Development site coming forward

Public realm coming forward

Development site developed

Public Realm developed

Phase 4

Development focused on the Hot Mill Plateau with:

- Residential development at Ty Llwyn two, (4D) three (5A) and four (5B)on the Hot Mill Plateau

In addition within the Business Park:

- Business uses at Christ Church Five (5D)

Landscape on site

Future development plot

Development site coming forward

Public realm coming forward

Development site developed

Public Realm developed

In summary:

- The reclamation Strategy has been completed and the site is now ready for development. The new hospital and landscape elements such as The Central Valley Wetland Park are complete.
- Key public buildings such the Learning Zone and Arts Centre will be completed in Phase 1, as will key infrastructure projects such as the rail link extension.
- The PDR and the key business use overlooking Main Square will take place in Phase 2.
- Development of new business uses begins in phase 3.
- Development of phase 4 focuses on the Hot Mill Plateau.

Appendix

Appendix A

Ebbw Vale Sustainable Development Framework

The following details the primary and secondary sustainability objectives which premise the design of the Masterplan and its subsequent delivery. The objectives are structured in accordance with the four key strands of sustainability, addressing Economic Growth, Social Progress, Protection and Enhancement of the Natural Environment and Prudent Use of Resources.

ECONOMIC SUSTAINABILITY: PURSUING ECONOMIC GROWTH The goal for the economic sustainability objectives is to maximise the economic benefit which can be delivered to local people and help achieve a sustainable economic future for Ebbw Vale and the wider Heads of the Valleys area.		
Objectives	Masterplan & Delivery Team Responses Examples of how the Masterplan and project delivery can deliver upon this, include:	Key Performance Indicators
To Assist in Creating a More Dynamic & Enterprising Local Economy through: Economic Diversity • Create greater diversity in local employment and the economy of Ebbw Vale and the wider HoV; reduce reliance on one sector as the source of employment Investment • Make the site suitable for private sector investment to maximise the investment which can be achieved Local Procurement • Reduce 'leakage' of economic benefit through achieving greater procurement of local resources	Economy Diversity Build in flexibility within the plan, with respect to the designated uses with clear designation of accessible commercial/business sites (Masterplanner) Incorporate Social Clauses and Local Procurement guidelines into reclamation and development briefs and Heads of Terms (Engineering and Property Consultants and Masterplanner) Investment Research into employment needs of investors/businesses and the capabilities of the community to meet these needs now and going forward (Environmental Consultant, Local Authority and Property Consultant) Undertake a branding exercise to create an identifiable, positive image to convey to investors (Brand Consultant) Produce marketing pack for potential investors and developers (Property Consultant) Local Procurement Provide evidence of engagement with local employment/skills providers (Developers, Contractors and Professional Advisors) Establish a local procurement policy for people, resources and materials and demonstrate compliance (Developers and Contractors)	• Level of Private sector investment • Number of Positive results of annual attitudinal surveys of investors perception of the site • Residential Property Uplift • Number of Local Firms Benefiting from Project Procurement
Maximise accessibility to employment for local people and wider HoV residents • Provide appropriate employment for local people; which they can avail of • Provide training and skills development to maximise the potential of local people	Have in place and adhere to Construction / Skills Charter (Developers and Contractors) Incorporation of Training and Educational facilities (Masterplanner , Local Authority) Provide Opportunities for Training and Skills Development - paid and voluntary (Developers, Contractors and Professional Advisors)	• Number of New Construction Phase Jobs Created & Existing Jobs Safeguarded • Number of Local Permanent Jobs Created & Existing Jobs Safeguarded • Number of Training Places Provided

SOCIAL SUSTAINABILITY: PURSUING SOCIAL PROGRESS The aim of the social sustainability objectives is to improve the quality of life for local people through strengthening local communities, encouraging the participation of all residents and reaffirming the strong cultural identity of Ebbw Vale and the wider Heads of the Valleys area.		
Objectives	Masterplan & Delivery Team Responses Examples of how the Masterplan and project delivery can deliver upon this, include:	Key Performance Indicators
To Strengthen the Local Community of Ebbw Vale and those of the Wider HoV Area through: Cohesion • Strengthen community relationships; ensure sensitive integration of the new development into the existing community Participation • Increase participation of the community in issues which affect them; increase Ebbw Vale's role in the wider HOV Local Identity • Strengthen local image/confidence in their own identity ; reaffirm the importance of the Welsh language and Building Vernacular	Cohesion Provide information pack for the community of the community facilities being provided and how to access them (Environmental Consultant) Cater information to specific users/uses, such as Schools and Users Sport & Leisure facilities (Environmental Consultant) Evidence of understanding and response to integrating with neighbouring developments (Masterplanner) Participation Evidence of stakeholder consultation informing planning & design (Environmental Consultant) Provide evidence of having responded to community expectations through engagement, information etc (Developer, Contractors and Professional Advisors) Operate visitor centre at site (Local Authority and/or Developer) Local Identity Provide preliminary concept designs which illustrate appropriate respect given to local branding and character; Demonstrate respect for local area & identity (Developers and Professional Advisors) Evidence of research and addressing salient issues arising from local character etc (Masterplanner)	• Number of positive responses to attitudinal surveys among Ebbw Vale residents in relation to community issues • Number of community events and press coverage • Number of visits to on site amenities/facilities and delegations hosted • Number of local residents attending courses at the learning Campus • Numbers of volunteers working at the site
Improving the Quality of Life for Local People Health • Create a healthy environment for all people to enjoy; integrate design out crime into the development to increase wellbeing Accessibility • Increase access for all residents to open spaces/facilities and landscapes/ greenscapes; maximise the benefit which people can get from such spaces Social Assets • Invest in valuable social assets and key infrastructure such as housing; ensure an appropriate mix of high quality housing	Healthy Environment Involvement of Police in Masterplan consultation process; to 'design out' crime and maximise safety (Masterplanner) Accessibility Produce Buyers Pack which informs residents/occupants about health facilities, sport & leisure opportunities, accessibility etc (Developer and Professional Advisors) Design in green transport plans and enhance accessibility through clear signage, provision of safe footpath network and cycling lanes (Environmental Consultant, Engineering Consultant and Masterplanner) Social Assets & Housing Production of development briefs and design Codes (Masterplanner, Property Consultant) Incorporation of social assets and infrastructure into scheme (Masterplanner) Specification of housing mixes based on a needs assessment (Masterplanner)	• Production of Green Transport Plans • Number of local people (HoV) occupying housing on site

ENVIRONMENTAL SUSTAINABILITY: DELIVERING ENVIRONMENTAL PROTECTION AND ENHANCEMENT The aim of the environmental sustainability objectives is to provide strong stewardship of the natural, built & historic environment for the benefit of this and future generations of future residents and visitors to Ebbw Vale.		
Objectives	Masterplan & Team Response Examples of how the Masterplan and project delivery can deliver upon this, include:	Key Performance Indicators
Create and Implement a Best Practice Environmental Management System	Establish and implement EMS (Contractors and Professional Advisors) Develop Code of Acceptable Constructor Practice (Developer, Contractors and Professional Advisors) incorporating initiatives to monitor behaviour and reduce the visual impact of the site during construction (Contractor) Membership of Considerate Builder Scheme	• Establish an EMS • Successful establishment of management company with framework for ongoing maintenance and monitoring
Protect and Enhance Local Biodiversity • Protect and enhance existing habitats and create new habitats • Deliver integrated habitat management which allows for connectivity between sites	Define specific areas/type of habitat creation (public and private) and show relationship with strategies/plans/ targets such as LBAPs (Masterplanner & Landscape Architects) Ensure the EMS adequately addresses biodiversity objectives (Contractor and Developer). Information and guidance on habitat/species within "New Owners Pack" provide information and guidance on habitat/species (Developer).	• LBAP habitats and species successfully created or managed
Protect and Enhance the Local Landscape • Integration into wider countryside and townscape	Incorporate "green linkages" between the site and the surrounding landscape and townscape, and demonstrate the design rationale (Masterplanner & Landscape Architects) Embed landscape and planting considerations into the Masterplan and design codes - paying due regard to local provenance, visual impact, "views out" and the aesthetic of the site in its surrounding environment (Masterplanner & Landscape Architects) Planting strategy and landscape response – which includes sourcing and protection of growing mediums and pre-landscaping through early planting (Developer and Contractor).	• % of plants/trees of local provenance used for landscaping
Enhance the Local Built Environment • Create a high quality urban environment which looks and feels 'right'/appropriate to local people • Respecting surrounding historic and archaeological environment & character; incorporating local historic buildings & features (such as the Office and Basements)	Ensure that design codes include a suitable palette of materials and demonstrate an appropriate design response to aesthetics, local heritage and archaeology, character and massing/density issues (Masterplanner) Undertake a conservation study of the Listed Building on site and undertake a heritage and archaeological impact assessment for proposed uses (Masterplanner, Architect and property Consultant). Detailed response to Masterplan and Design Codes to include concept scheme designs and evidence based response to local archaeology, heritage and character (Developer, Contractor and professional Advisors) Membership of accredited historic/crafts builders association, where appropriate (Contractor) Evidence of engagement with CADW, where appropriate (Developer and Contractor)	• Level /% of positive results from surveys of local residents in relation to local environment • Undertake Heritage/Archaeology Assessment (s)

RESOURCE SUSTAINABILITY: PRUDENT USE OF RESOURCES 1.1 The aim of the resource objectives is to reduce the ecological footprint of Ebbw Vale through implementing ambitious initiatives aimed at encouraging more sustainable use of resources, lowering emissions levels and promoting recycling.		
Objectives	Masterplan & Delivery Team Responses Examples of how the Masterplan and project delivery can deliver upon this, include:	Key Performance Indicators
Promote More Efficient Energy Use & Reduce Emissions through: • Establish an ambitious carbon target for development • Increase access to public transport for residents and visitors	Emissions Develop a sustainable energy strategy for the site and specify energy efficiency, BREEAM and NEAT standards as appropriate in design briefs (Energy advisor and Masterplanner) Use only energy efficient devices in new buildings and include advice on energy efficiency in New Owners Packs (Developer) Illustrate level of compliance with Ecohomes standard for private dwellings (Developer, Contractor and Professional Advisors) Public Transport Develop a movement strategy that minimises the need for travel, and incorporates easily accessible public transport provision (Masterplanner and Environmental Consultant)	• Number of public buildings achieving BREEAM/ NEAT 'excellent' rating • Number of dwellings conforming to Ecohomes / BREEAM standards • % provision of renewable energy • Modal splits incorporating comparison to comparable developments • 60% reduction on emissions from business as usual scenario, as of baseline 2006
Protect Water Resources • Reduce potential risks to water quality • Prevent flooding impacts • Utilise SUDS	Develop a flood mitigation strategy and incorporate appropriate mitigation measures (Engineering Consultant) Develop a drainage strategy that maximises the use of SUDS (Engineering Consultant) Illustrate adherence to best practice in building water efficiency standards (Developer Contractor)	• Develop a SUDS for the site
Restore Local Land Resources • Remediate and develop Brownfield land	Develop a remediation and reclamation programme that cleans the site to a standard that is suitable for use (Engineering Consultant)	• Develop and implement an EMS
Reduce Materials Use & Minimise Waste Production • Build in green procurement code for contractor/developer • Encourage greater reduction, reuse and recycling of materials • Build in travel plans for construction	Green Procurement Include a requirement for recycled and local materials in the reclamation strategy and the development briefs - inc. green procurement code) Reduction/Reuse and Recycling of Materials Ensure EMS adequately address energy, water resources, land and waste/recycling issues (Contractor, Developer) Designing in recycling facilities and ensuring these will be located in easily accessed sites across area (Environmental Consultant); including data on these within the Buyers Pack (Developer) Creation of a specific Recycling Plan (Developer) Green Construction Travel Produce travel plans for all key developments and construction activities (Environmental Consultant)	• % of locally sourced construction materials, fittings and furniture • % of local labour used • % of recycled materials used on site