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ARCHITECTS

DESIGN & ACCESS STATEMENT

RESIDENTIAL DEVELOPMENT AT LAND AT LLYS DEWI, PENYFFORDD



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FOR
WATES RESIDENTIAL



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DESIGN & ACCESS STATEMENT FOR RESIDENTIAL DEVELOPMENT AT LAND AT LLYS DEWI, PENYFFORDD

INTRODUCTION

This Design and Access Statement accompanies the submitted drawings, application forms and supplementary information for the development of the site identified as Land off Llys Dewi, Pen-Y-ffordd, Holywell, for the development of 27 no. dwellings. Permission is being sought for the detailed planning approval for construction of these dwellings on behalf of the applicant, Wates Residential.

This document follows the general guidance and principles outlined by Flintshire County Council housing design standards and the Planning Portal for the creation of Design and Access Statements. The report has been prepared using the supplied site information, copies of emails and weekly consultation with Flintshire County Council Planning & Highways team in conjunction with the Flintshire County Council nominated client group.

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1 SITE

The site is located in the south east of the settlement known as Pen-Y-Ffordd. The site is currently agricultural land with neighbouring residential properties to the north and east and a school to the south east.

The northern field of the application site was identified as a potential housing development site "HSG1(41)" in the Flintshire Unitary Development Plan 2000-2015.

The site subject of this detailed planning application is currently agricultural land for mixed use farming with an emphasis on pastoral. The site slopes gently down from the south west to north east. Running east to west within the site is a mature tree line and sections of hedgerow which are to be retained. Proposed units to the east of the site back on to existing property boundaries and gardens. These boundaries are a mix of timber, close board fences, chain link fences and hedges. The existing boundaries to the north and north-east have an existing watercourse, which is also to be retained.

There is a bus stop located less than 100m away from the site giving access to a wider public transport network. Apart from a primary school which neighbours the site and a Post Office there are no other facilities within a short walking distance of the site, however, there are some minor facilities including places of worship, public houses and a health centre within a kilometre in Ffynnongroyw. Facilities such as shops, petrol stations, secondary schools, supermarkets and large health centres are situated between 5 and 15km of the site.



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2 USE, AMOUNT & DENSITY

The proposal is to construct 27 no. new residential dwellings of four types within the development. All properties are deemed to be designated as affordable homes. Properties will be designed to comply with Secured by Design guidelines as well as Flintshire County Council housing standards.

The site is 2.3 acres and with 27 properties proposed on the site, gives a site density of approximately 11.7 properties per acre.

3 DESIGN LAYOUT AND CONCEPT

Four dwelling types are proposed;

16no. two bedroom houses

7no. three bedroom houses

2no. two bedroom apartments

2no. one bedroom apartments

The proposed properties will be arranged as short terrace units, see application Dwg. No. 671.26 (--) 002 LD - Proposed Site Layout.

See application detailed drawings for internal layouts, room arrangements and block elevations, refer to the following drawings.

Dwg. No. 671.26 (--) 031 – 038LD - Proposed Elevations & Plans

The site will be accessible via a single vehicular / pedestrian entrance at the junction of Maes Emlyn and Llys Dewi [Figure 1], utilising the existing turning head and field access arrangement at the south eastern corner of the proposed site. An additional pedestrian access [Figure 2] is proposed in the north east corner of the site, connecting into an existing access footpath.



Figure 1 - Proposed Vehicular Access



Figure 2 – Additional Pedestrian Access

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The road layout has been designed in conjunction with Flintshire County Council Planning & Highways team. Where possible existing trees and hedgerows which form field lines will be retained. The layout has been designed to the principles of Secured by Design including ensuring that for example all parked vehicles are fully overlooked by residents.

4 SCALE

The proposed scale of 2 storeys is in keeping with the existing surrounding properties.

5 LANDSCAPING

The landscaping will consist of 3 elements; Planting Schedule, Hard Surfaces and Fencing / Walling. The Planting Schedule will be submitted at a later date and will propose a planting mixture of trees, hedgerows, specimen shrubs, amenity grass and ornamental shrubs. The paving access and patios for the properties will be provided by 450x450 concrete paving. Private parking and private driveways will be surfaced in Bitmac. Fencing to the rear of the properties will be 1800mm high timber close boarded fence.

6 APPEARANCE

Materials that have been proposed within the schedule will respect the predominant materials within the surrounding area, which are facing brick and fibre cement slate (in terms of this proposal red facing brickwork and Marley Modern fibre cement slate). Windows will be uPVC. Other key features include black uPVC rainwater goods.

7 ACCESS

A traditional estate road leading to a Mews Court will provide the vehicular circulation within the site (shown on Dwg. No. 671.26 (--) 002 LD - Proposed Site Layout). All properties will feature level access.

8 PRE-APPLICATION CONSULTATION (PAC)

There has been significant council and community consultation regarding the proposed scheme prior to this application. Initial meetings were held with Councillor Glyn Banks (local elected member) on 09.08.2017 to review our first draft of the scheme proposals. Councillor Banks was very supportive of the scheme. As part of the PAC process hard copies of the site layout, house types and design and access statement were on display at Holywell library from 02.10.2017 until 30.10.2017.

The same information was available to view on-line through the Flintshire County Councils website. Laminated site notices were displayed at the site fixed to the fencing at the end of Maes Emlyn and at the end of Llys Dewi. A copy of this document will be submitted along-side the planning application.

A letter drop was carried out which also included an A4 copy of the site layout proposals for the benefit of anyone who could not visit the library or has no access to the internet.

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Further community consultation was carried out during an attended event at the local Bryn Garth primary school on 25.10.2017 between 4.00pm and 6.00pm which was well attended. The event was attended by Wates Residential and Councillor Glyn Banks. There was an attendance of 19 people at the consultation. Consultation comments and registers have been submitted along with the presentation as part of this application.

Following the attended event the layout has been amended to move plots 1-3 and plots 13-16 further away from the boundaries of existing properties.

Photographs taken at the consultation event.



9 PRE-APPLICATION CHECKS

As part of this planning application due consideration has been given to information submitted with the planning application deemed usual for a major planning application, and is as follows.

Desk Study: See Sutcliffe Consulting Engineers Reports [Phase 1 Preliminary Risk Assessment]

Flood Risk: See Sutcliffe Consulting Engineers Reports

Drainage Assessment: N/A

Transport Statement: N/A

Landscape proposals: To be conditioned

Ecological report: See Ecology report

Tree survey: See Arboricultural report

Boundary conditions: Refer to Proposed Site Layout

Acoustic report: N/A