

HALLIDAY CLARK
ARCHITECTS

DESIGN STATEMENT
FOR
RESIDENTIAL DEVELOPMENT
AT
FFORDD HIRAETHOG, MOSTYN, CH8 9PE



BY
Halliday Clark Ltd

FOR
WATES RESIDENTIAL

Wates

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Rev A – omitted PAC section

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DRAFT DESIGN STATEMENT FOR RESIDENTIAL DEVELOPMENT AT Ffordd HIRAETHOG, MOSTYN

This Design and Access Statement accompanies the submitted drawings, application forms and supplementary information for the development of the site identified as Ffordd Hiraethog, Mostyn, , for the development of 10 no. dwellings. Permission is being sought for the detailed planning approval for construction of these dwellings on behalf of the applicant, Wates Residential.

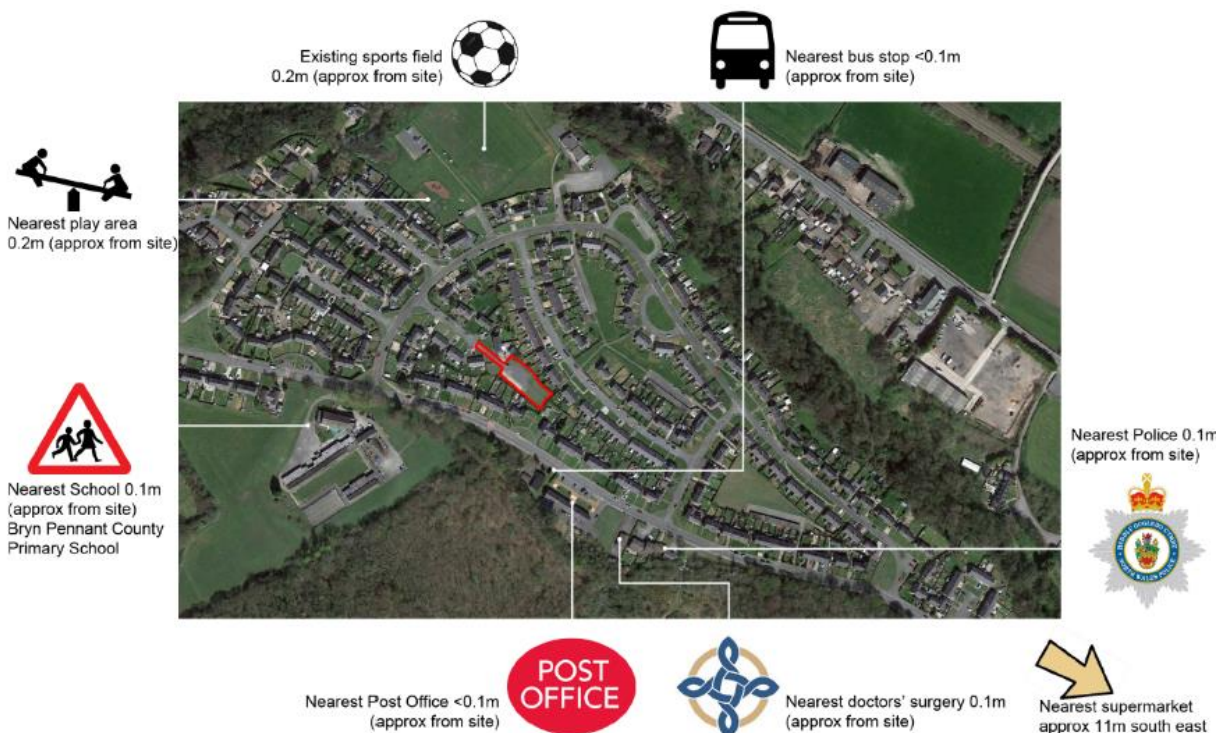
This document follows the general guidance and principles outlined by Flintshire County Council housing design standards and the Planning Portal for the creation of Design and Access Statements. The report has been prepared using the supplied site information, copies of emails and weekly consultation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

1 SITE

The site is located in the centre of a small settlement south east of Mostyn. The site is within a residential area. The application site has not been identified in any way in the Flintshire Unitary Development Plan 2000-2015.

The existing site, the subject of this pre-application, is currently occupied by hard standing undesignated informal parking at the end of an access road known as Ffordd Hiraethog. The site is mostly flat with a minimal slope down from the north west to east.

There is a bus stops located less than 100m away from the site giving access to a wider public transport network. Apart from a primary school and church there are very few facilities within walking distance of the site. Facilities such as shops, petrol stations, public houses, secondary schools, supermarkets and health centres are situated between 5 and 15km of the site.



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2 USE, AMOUNT & DENSITY

The proposal is to construct 10 no. new residential dwellings as apartments of two types within the development. All properties are deemed to be designated as affordable homes. Properties will be designed to comply with the Welsh Development Quality Requirements (WDQR), Secured by Design guidelines as well as Flintshire County Council housing standards.

The site is 0.37 acres and with 10 properties proposed on the site, gives a site density of approximately 27 properties per acre.

3 DESIGN LAYOUT AND CONCEPT

Six apartment types are proposed which are a variation of 1 or 2 bedroom apartments. There are 6no two bed apartments (ranging between 62.5m², 67.3m² and 70m²) and 4no. one bed apartments (ranging between 52.5m² & 55.2 m²). Each building floor comprises of 3 two beds and 2 two beds. Access to the first floor apartments will be provided by an individual private stair from a ground floor private entrance door.

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See application detailed drawings for internal layouts and room arrangements. Refer to the following drawing Dwg. No. 671.15 (--) 001 FH Rev G- Proposed Site Layout, for how the apartments sits on the proposed site.

The site will be accessible via a single vehicular entrance along Ffordd Hiraethog as per the existing arrangement. The pedestrian access along Ffordd Hiraethog will be maintained along with the pedestrian access on the south east site boundary.

The road layout has been designed in conjunction with the Flintshire County Council Planning & Highways team.

Considerations and accommodations have been made to the existing rights of way and rights of vehicular access on and across the site.

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, no rear unprotected access paths are provided.

4 SCALE

The proposed scale of 2 storeys is in keeping with the existing properties along Ffordd Hiraethog and Ffordd Pennant to the south and west of the site. To the north east properties along Ffordd Pandarus are bungalows, however, the proposal has been designed to set the building towards the south west to maintain aspect distances as required. The properties on Ffordd Pandarus are also at a lower level and therefore have less of a relationship with the site and the proposed apartments.

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. On the whole fencing to the rear of the properties will be 1800mm high timber close boarded fences. Boundaries adjacent the public realm will be 2100mm in accordance with secured by design guidance. Rear boundary to the larger retained green field at the rear of the development site will be a living barrier – 2100mm high mesh which is planted with climbers forming a more natural barrier when viewed from the retained open space.

6 ACCESS

A shared private drive access using the existing site access from Ffordd Hiraethog is proposed as part of the submitted scheme (shown on Dwg. No. 671.15 (--) 001 FH - Proposed Site Layout).

7 PRE-APPLICATION CONSULTATION (PAC)

Separate PAC report within the submission.

8 OTHER

The appearance of the apartments are a mixture of brick and render reflecting the local vernacular. The use of projecting bays and recess certain areas break down the mass of the building. Further details relating to the appearance of the proposal and the landscaping will be included as part of the full planning application.