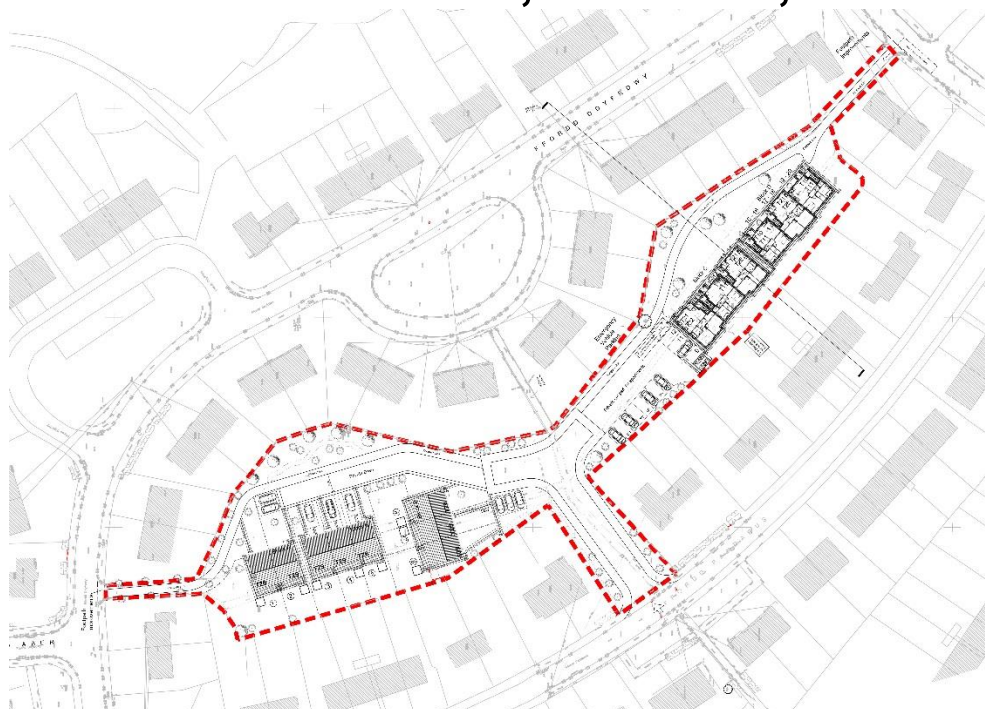


HALLIDAY CLARK  
ARCHITECTS

**DESIGN STATEMENT**  
FOR  
**RESIDENTIAL DEVELOPMENT**  
AT  
**FFORDD PANDARUS, MOSTYN, CH8 9PJ**



BY  
**Halliday Clark Ltd**  
FOR  
**WATES RESIDENTIAL**

**Wates**

**MARCH 2019**

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# DRAFT DESIGN STATEMENT FOR RESIDENTIAL DEVELOPMENT AT FFORDD PANDARUS, MOSTYN

This Design and Access Statement accompanies the submitted drawings, application forms and supplementary information for the development of the site identified as Ffordd Pandarus, Mostyn, for the development of 20 no. dwellings. Permission is being sought for the detailed planning approval for construction of these dwellings on behalf of the applicant, Wates Residential.

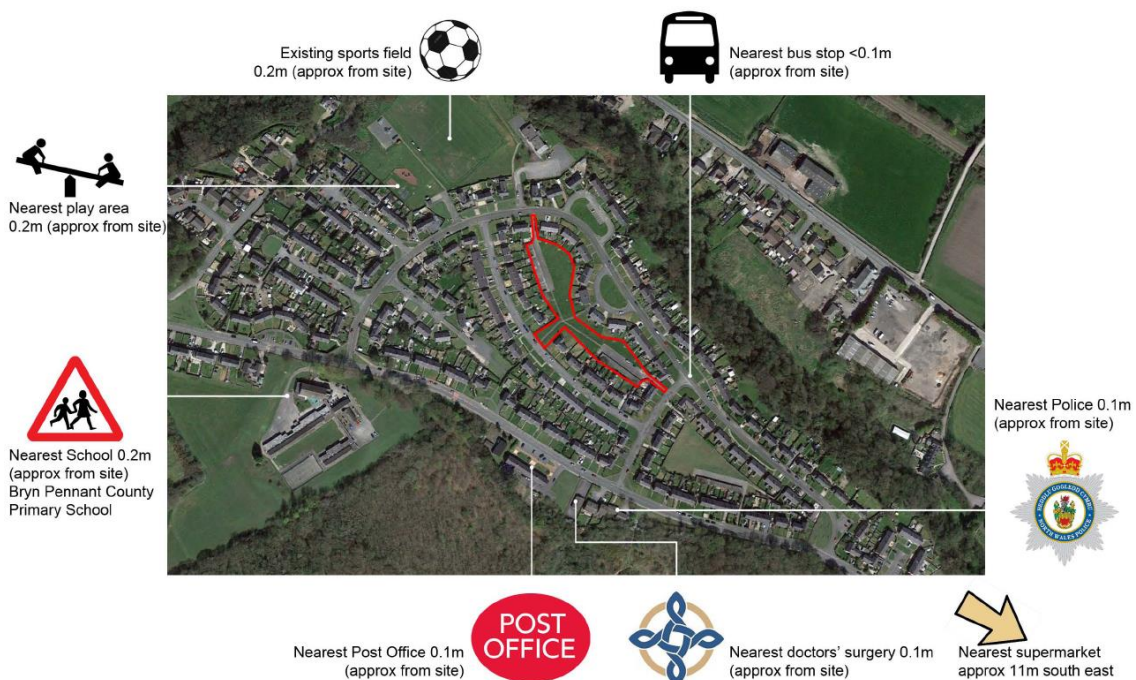
This document follows the general guidance and principles outlined by Flintshire County Council housing design standards and the Planning Portal for the creation of Design and Access Statements. The report has been prepared using the supplied site information, copies of emails and weekly consultation 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 grassed areas, garages and hard standing undesignated informal parking accessed from roads known as Ygerddi / Ffordd Ddyfrdwy. The site slopes down from the north to south east with a level change of approximately 3m height difference. 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 and church there are very few facilities within walking distance of the site. Facilities such as shops, petrol stations, public houses, secondary schools and supermarkets are situated between 5 and 15km of the site.



**DRAFT DESIGN STATEMENT FOR RESIDENTIAL DEVELOPMENT  
AT FFORDD PANDARUS, MOSTYN**



**2 USE, AMOUNT & DENSITY**

The proposal is to construct 20 no. new residential dwellings as apartments (4 types) and houses (1 type) 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 and WDQR.

The site is 1.34 acres and with 20 properties proposed on the site, produces a site density of approximately 15 properties per acre.

**3 DESIGN LAYOUT AND CONCEPT**

The following properties are proposed;

- 8no. two bedroom houses (Type 29) – 79.5m<sup>2</sup>
- 3no. two bedroom apartments (Type 21) – 62m<sup>2</sup>
- 3no. one bedroom apartments (Type 10) – 55m<sup>2</sup>
- 3no. two bedroom apartments (Type 22) – 67m<sup>2</sup>
- 3no. one bedroom apartments (Type 11) – 52m<sup>2</sup>

Please see Dwg. No. 671.34 (-- ) 001 FP Rev L for the Proposed Site Layout.

# DRAFT DESIGN STATEMENT FOR RESIDENTIAL DEVELOPMENT AT FFORDD PANDARUS, MOSTYN

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The site will be accessible via a new single vehicular access road, from Ffordd Pandarus. Pedestrian access will be provided from Ffordd Ddyfrdwy (northern access) and Ygerddi (south-eastern access).

The road layout has been designed in conjunction with the discussions 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 Pandarus along the western boundary of the site. To the east properties along Ffordd Ddyfrdwy are bungalows, however, the proposal has been designed to utilise the site topography and in addition sets the building towards the west to maintain aspect distances as required.

## **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 car park for the apartments and private drive access to the houses is proposed as part of the submitted scheme. (Shown on Dwg. No. 671.34 (--) 001 FP - Proposed Site Layout).

## **7 PRE-APPLICATION CONSULTATION (PAC)**

See separate Pre-Application Report

**8 OTHER**

The appearance of the houses and the apartments are a mixture of brick and render reflecting the local vernacular. Further details relating to appearance of the proposal and landscaping will be included as part of the full planning application.