

HALLIDAY CLARK
ARCHITECTS

DRAFT DESIGN STATEMENT
as part of the pre-application stage

FOR
RESIDENTIAL DEVELOPMENT

AT
LAND AT LLYS DEWI, PENYFFORDD



BY
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FOR
WATES RESIDENTIAL

Wates

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DRAFT DESIGN STATEMENT FOR RESIDENTIAL DEVELOPMENT AT LAND AT LLYS DEWI, PENYFFORDD

This document is a draft design statement for the pre-application stage pending a detailed planning application which is to be submitted in early August, with an anticipated start on site in November 2017, subject to an approval being received.

1 SITE

The site is located in the south east of the settlement known as Pen-Y-Ffordd. The site is currently agricultural land neighbouring residential properties to the north and east with 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 existing site, the subject of this pre-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.

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 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 Ffynngroyw. 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 three 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 0.91 acres and with 27 properties proposed on the site, gives a site density of approximately 30 properties per acre.

3 DESIGN LAYOUT AND CONCEPT

Three dwelling types are proposed;
17no. two bedroom houses
8no. three bedroom houses
2no. two bedroom bungalows

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

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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

The road layout has been designed in conjunction with the discussions with the 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, no rear unprotected access paths are provided.

4 SCALE

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

5 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.

6 OTHER

Details relating to appearance of the proposal and landscaping will be included as part of the full application in due course.