

Proposed Residential Development to Land off
**New Brighton Road, Nr
Mold**



Contents

1.0 Introduction

2.0 Existing Site

- 2.1 Site Location
- 2.2 Site History
- 2.3 Site Photographs

3.0 Physical Context & Character

- 3.1 Local Context
- 3.2 Existing Site Photographs

4.0 Design Parameters

- 4.1 Opportunities and Constraints
- 4.2 Developing Parameters, the Master Plan
- 4.3 Character
- 4.4 Urban Design Compliance

5.0 Layout Evolution

6.0 Detailing the Development

- 6.1 Materials
- 6.2 Proposed Dwellings
- 6.3 Hard Landscaping
- 6.4 Soft Landscaping

7.0 Sustainability

- 7.1 Sustainability Checklist

8.0 Conclusions

9.0 Reference List

1.0 Introduction

The purpose of this design and access statement is to accompany a full planning submission to Flintshire County Council for the proposed residential development to land off New Brighton Road, Nr Mold. This Design and Access Statement has been completed in accordance with the guidance prepare by the Design Commission for Wales and complies with the requirements of Paragraph 7.3.7 of the Development Management Manual.

The application is for the addition of 84 new homes in a range of different sizes to suit the areas needs.

This design and access statement will demonstrate the design evolution of this particular part of the proposed development from Master Plan to the proposed design submitted.

The application seeks to deliver a residential development of 84 units. A range of house sizes are proposed including a range of 2 and 3 bed mews houses and a range of 3,4 and 5 bedroom detached family homes. All are in 2 storey form and include a 30% Affordable contribution in line with the Council's requirements. The proposals also include the creation of two new vehicular accesses and footpath links.

2.0 Existing Site

2.1 Site Location

The application site comprises a 3.6ha parcel of greenfield land off New Brighton Road, Nr Mold. Figure 01 indicates the sites geographical location in context to its surroundings.

The site is within close proximity to major transport connections including the A5119, Mold Bypass and North Wales Expressway. The location also benefits from strong public transport links.

2.2 Site History

The application site has largely been undeveloped; a building was present on the earliest map of 1892 in the west with a pond present in the north west corner. The building was no longer present by 1960 with the pond no longer shown by 1972. The area surrounding the site is largely characterised by agricultural fields and associated farm buildings, however the site itself is closely linked to the settlement to the south.



Fig:01

2.3 Site Photographs

From various site visits a range of photographs have been taken, highlighting current the features of the site, including a large area of existing trees that remains as a main feature to the proposed development and surrounding buildings highlighting the local vernacular of the area.



Fig:02



Fig:03



Fig:04



Fig:05

Figure 02 - A view of the site looking North.

Figure 03 - Existing Trees retained as a feature to the proposals.

Figure 04 - Example of Local Architecture.

Figure 05 - Recently completed development to the West of the proposed development.

3.0 Physical Context & Character



3.1 Local Context

The application site is located approximately 2 kilometres north-east (straight line distance) of Mold town centre and approximately 1 kilometre from Sychdyn.

Access to the site by public transport is good. The nearest bus stops are located along Bryn Lane and Argoed View, within a 200m walk of the centre of the site. The number 4 bus operates an hourly service weekdays from Argoed View between Mold and Chester, calling at several surrounding towns and villages including Prenbrigog, Drury, Broughton Shopping Park and Chester. The journey by bus from the site into Mold town centre takes approximately 6 minutes.

The closest train station to the development site is Buckley Station which is located 5 Kilometres south-east (straight line distance) and this can be accessed by the Number 4 Bus route from Argoed View and Bryn Lane. From here, there are frequent services to Wrexham and Bidston running approximately every hour.

The site benefits from excellent access to the local and strategic road network. The A5119 lies a short distance to the south, providing local access to surrounding towns including Mold and Sychdyn. The A5119 is a key route linking to major road networks such as the North Wales expressway running from Holyhead and Chester.

The site is well served by local amenities including schools, shops and leisure/recreation facilities. Sychdyn Primary School is located approximately 1Km to the north. St Davids Primary School is located approximately 1.6Km south-west of the application site. With the closest Primary and Infant School being Ysgol Mynydd Isa approximately 1Km south of the application site. Argoed High School is the nearest secondary school, located approximately 1Km south. Coleg Cambria College on Holywell Road can be accessed via the North Wales Expressway or by train from Buckley Station. is also within a 5 minute walk of the site. There are also several large supermarket chains including Lidl, Aldi and Tesco, all located within the Mold Centre, approximately 2km south-west of the site.

The site is on the edge of a settlement boundary to the south but immediate context is largely open farmland and residential in character. Employment activity is mostly concentrated within Mold, and Deeside Town centre.

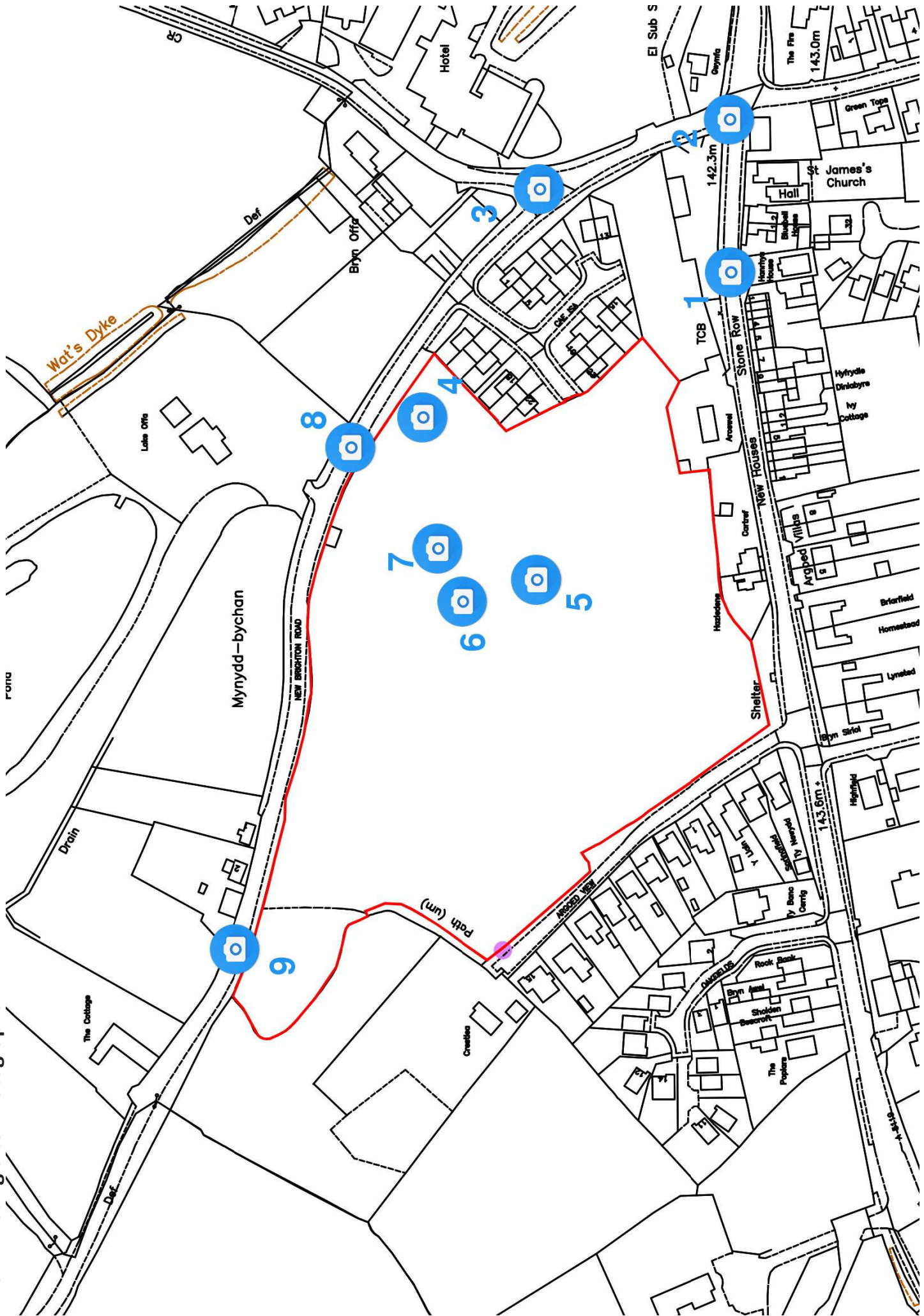
There are a number of opportunities for outdoor recreation in the local area. Wats Dyke Park is located a short distance to the south, on the opposite side of the site to the north you will find Northop Golf Course is less than 3km. There are also a number of recreation grounds nearby providing opportunities for informal play and recreation. New Brighton Community Centre provides opportunities for both indoor and outdoor activities, along with Mold Sports club to the south-west in the Mold Centre.

3.2 Existing Site Photographs



3.0 Physical Context & Character

3.2 Existing Site Photographs



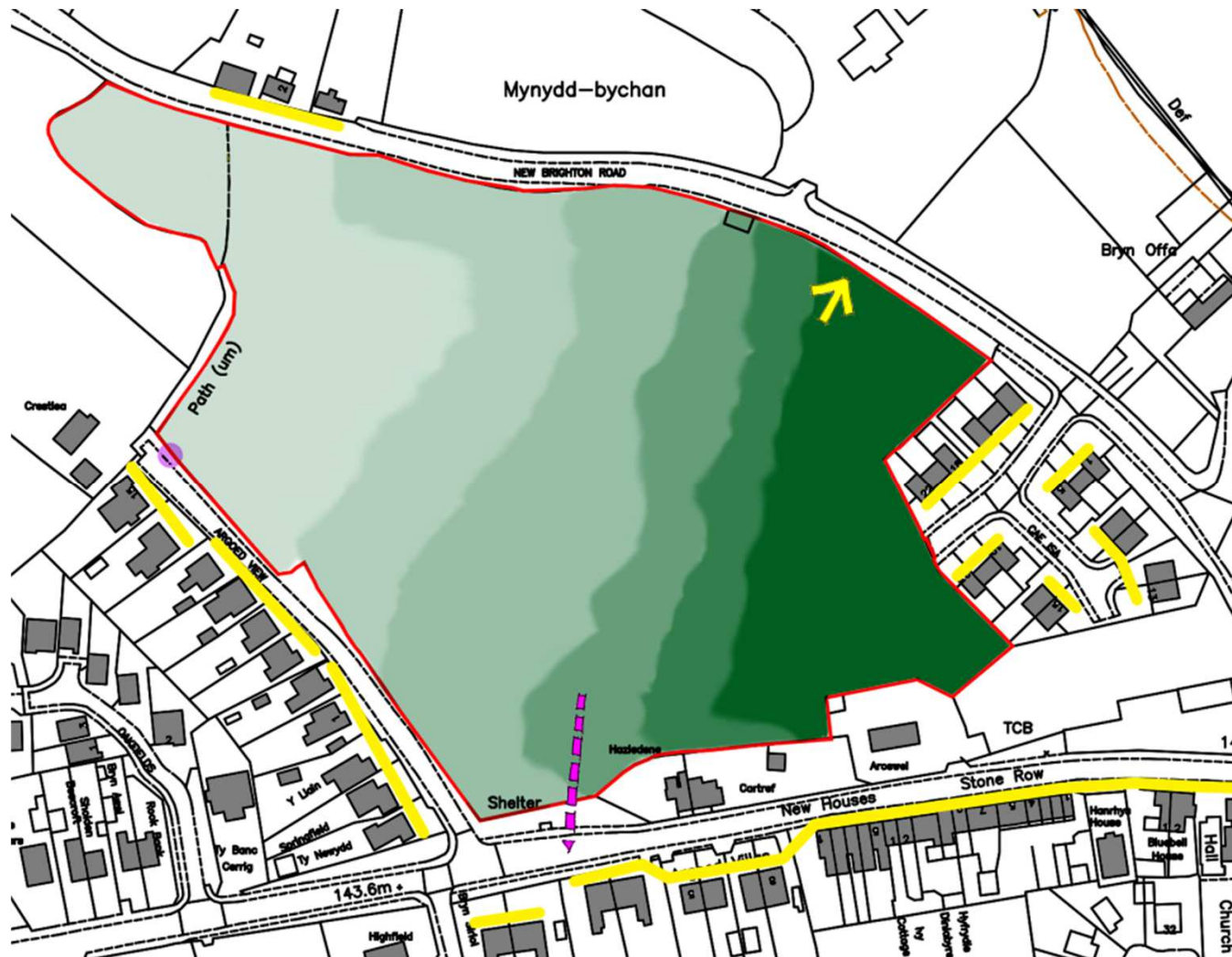
4.1 Constraints and Opportunities

Constraints

- Landscaping – existing street trees along Argoed View to be retained due to Bat Routes and Ecological Benefits
- Neighbouring uses – site bounded by existing residential development on three sides. New development must respect scale and character of existing houses.
- PROW – A public right of way runs across the site to the west.
- Easements – Two existing easements have been located within the site, One to the north and one south.

Opportunities

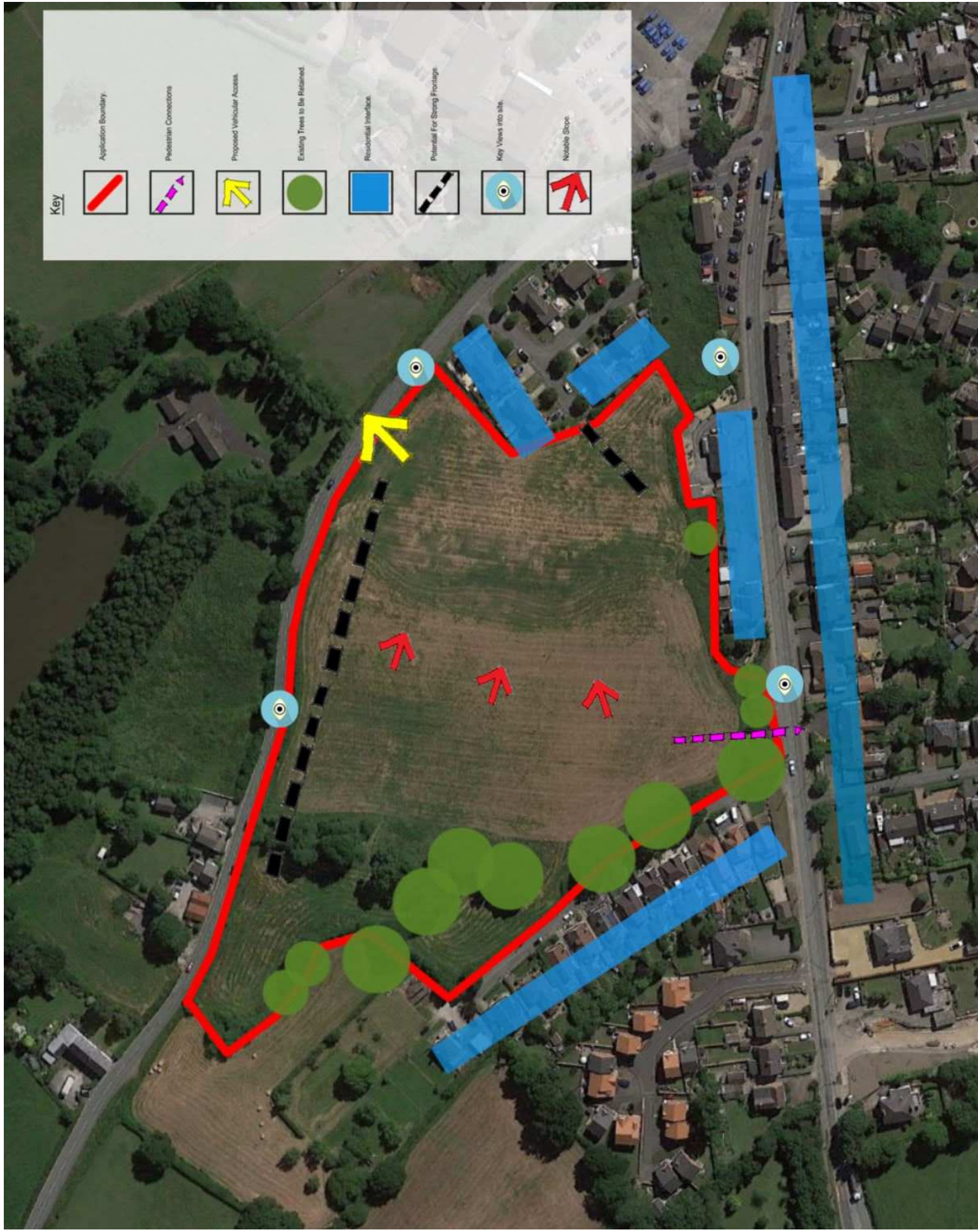
- Permeability – potential to improve permeability through the site.
- Access – connections to wider road network are of ease due to the site's location and proposed access.
- Road frontage – site bounded on three sides by existing streets creating potential for an outward-facing development with strong road frontage.
- Connections – opportunity to provide potential link to public transport links on the A5119.
- Vegetation – A mature hedge row along the entirety of the northern boundary to be retained to create a soft transition into the development along with Matured Trees to the West that could create a key feature to the development.
- Site- Large regular shaped site with few awkward corners
- Topography – relatively gentle gradients across the site falling south-east
- Access – potential for vehicular access into the site from New Brighton Road.
- Greenfield site – previously undeveloped site reducing risks of ground contamination and existing footing and services.
- Views- good views east onto New Brighton Road, with opportunities to create good views within the site.
- SUDs – A opportunity to in cooperate a SUDs basing within the development to deal with surface water drainage and also serve as a feature to the development.
- POS – Opportunity to include areas of public open space and LEAP utilising the existing and proposed feature of the site.



4.0 Design Parameters

Key

- Application Boundary
- Pedestrian Connections
- Proposed Vehicular Access
- Existing Trees to Be Retained
- Residential Interface
- Potential For Strong Frontage
- Key Views into site
- Notable Stop



4.0 Design Parameters



4.2 Developing the Parameters, Masterplan

The parameters drawing builds on the analysis of site constraints and opportunities and illustrates the proposed site layout at a conceptual level. It illustrates the proposed street pattern, access arrangements, location and orientation of built form, the movement hierarchy, and green space strategy for the site.

Access

Vehicular access to the site is provided off New Brighton Road, to the east. There is no direct vehicular access onto the A5119. Dedicated pedestrian access points are proposed in several locations including one off New Brighton Road and one off the A5119 to the south east of the site. The existing PROW running across the development from New Brighton Road to Argoed View will be maintained, no change to the route is proposed.

The Movement Hierarchy

The parameters masterplan shows a simple movement hierarchy based on an inter-connected network of streets, lanes, shared drives and footpaths. The arrangement of streets and other routes within the site is designed to create appropriately sized development parcels, ensure connectivity with the surrounding street network, provide logical and efficient routes through the development and ensure a layout which is clear and legible.

The main street and primary route through the development runs north to south across the site linking in to New Brighton Road. Secondary access streets connect to the primary route through the development serving individual parcels. A series of shared driveways will provide private access to a small number of properties located to the southern boundary of the site, around the 'Village Green' and also plots fronting New Brighton Road. Pedestrian movement through the site is provided for along the streets and lanes, either on pavements or along a shared surface. An existing PROW runs through the site to the North and a dedicated footpath link is provided to the south linking to the A5119.

The Green Infrastructure Network

The main area of greenspace takes the form 'Village Green' utilising the existing matured trees framed with development, this is to the north-west of the site. Its location ensures convenient access by residents as well as a good level of natural surveillance from surrounding properties and streets, promoting safety and security. To the site access we have another section of green space in the form of a SUDs pond overlooked by properties. Strategic landscaping will provide a welcoming insight to the development, with further green spaces along New Brighton Road and to the South of the development.

A number of existing trees around the edges of the site are to be retained. Additional planting is proposed throughout the development but particularly along the southern boundary to provide a buffer between properties. The existing hedge row along the eastern boundary will help to soften the transition between the built form and the open fields beyond whilst maintaining views and a positive outlook for new dwellings. Matured trees within the 'village square' will provide contrast to the hard landscape elements and help to define the space as a focal point and a distinct character area within the development.

Development parcels are large enough to allow for generously-sized front and rear gardens to properties, creating additional opportunities for tree and shrub planting.

Use and Quantum

The application site is 3.6ha (gross) in total, of which approximately 2.56ha is developable land for new housing. Approximately 0.8ha of the site is either undevelopable land or green infrastructure. It is proposed that 84 homes can be accommodated on this site at a net average density of around 36 homes per hectare. Density is spread relatively evenly across the development the site. Most of the properties will be semi-detached although a few short terraces and detached dwellings are also proposed within the mix.

Layout and Built Form

The parameters masterplan shows a series of indicative development parcels defined by the hierarchy of streets and open spaces and shows the orientation of buildings.

A perimeter block structure has been adopted for most parcels with houses facing either onto internal streets or existing adjoining streets, providing natural surveillance and active frontages. In this arrangement, private gardens are located to the rear providing security, privacy, and good separation between units. Properties along the southern boundary are set back to allow a landscaped buffer to be provided. The blocks are large enough to accommodate parking and gardens to the front of properties and have good sized rear gardens which provide opportunities for property extensions, alterations and conservatories. The layout also ensures good overlooking of the open spaces and proposed, providing good natural outlooking surveillance.

Focal Buildings

Several locations have been identified for focal buildings. These buildings function as landmarks, aid way-finding and provide enclosure/containment to key public spaces. Focal buildings also help to provide a strong sense of identity and character to the development. In this instance, a semi detached unit to the access road into the development acts as a vista stop reducing vehicular speeds. Corner-turning units are proposed in strategic places to provide definition and containment to the space which articulates the corner and mark the transitions into the shared space.

4.3 Character

The development proposals sit as a infill site within existing housing stock, so character was difficult to replicate. The existing housing surrounding the site is of semi detached nature with heavy use of red brick, grey roof material and a touch of render and stone in places.

With this in mind the vernacular of the proposals needed to respect the existing whilst creating a new extension to this urban area. So the character areas were key for informing the design principles.

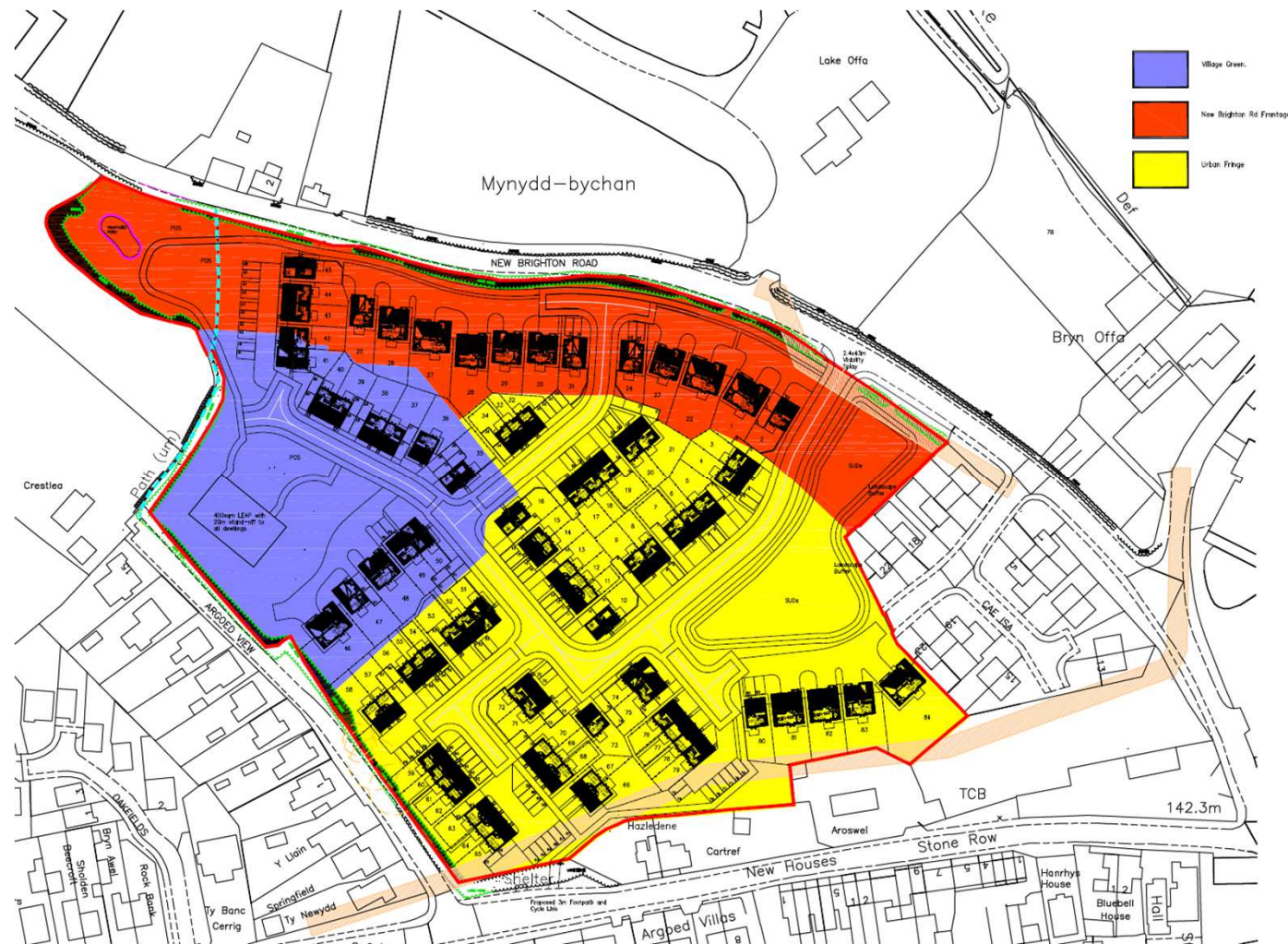
We chose to promote 3 separate areas forming the different styles which will give the scheme its own identity, and feel that these areas will enhance this development whilst retaining the local vernacular already present.

New Brighton Road Frontage

The main focus of the scheme is the arterial route of New Brighton Road which accesses the site from the A5119.

This character was key as this is the first impressions of the scheme. The use of buildings set back from the road utilising the existing hedge row with additional landscaped buffer zones will create a softer edge to this character whilst replicating the housing on the other side of Argoed View. Natural front boundaries to New Brighton Road will protect the development whilst the open space area will make the edge feel open in parts. Pedestrian access points will eventually lead to the public areas and beyond allowing for good permeability throughout.

The use of red brick, grey roof tiles and key building in stone will match the vernacular and the clean lines within the elevational treatments and differing roofscapes will enforce the design ethos. Sporadic buildings along this character will be picked out in render to allow for an interesting design.





Computer generated image of how the Urban Fringe could look.

The Urban Fringe

Making up the rest of the scheme, the Urban Fringe looks to replicate the character of the wider vernacular by bringing the design ethos into the development. It sits adjacent to the existing plots off the A5119 and Argoed view to the west. The main entrance for the site is from New Brighton Road with key views from the A5119 so it was important not to have something that differed dramatically.

The elevational styles will utilise rustic lines to allow a rural feel whilst the use of red brick and grey roof will bring the existing houses back into play. Smaller pockets of private roads with softer road materials will make up this area and make it stand out as a character in its own right whilst maintaining the ethos of the overall design.

The use of hedge boundaries will enforce defensible space with all dwellings articulating their curtilage and vehicle parking where possible.

Village Green

Throughout the design evolution this area was always key to the developments legibility.

The dwellings around this area are to be predominantly 2 storey detached dwellings with open front boundaries to allow the green space to be a prominent feature. Its location ensures convenient access by residents as well as a good level of natural surveillance from surrounding properties and streets, promoting safety and security. Quality hard landscaping and the use of stone facing materials in key locations will give this area its own distinct character while at the same time respecting the existing buildings surrounding the site.

Being centralised to the site the village green acts as an extension to the play space, utilising the existing matured trees makes the area safe as it will be well overlooked by all articulated buildings, and the use of private drives will ensure slower vehicle speeds.

Grey roof material will be introduced here to again, add legibility to the schemes dynamics with render and stone playing an important part in the focal headers and vista stops.



Computer generated image of how the Village Green could look.

4.4 Urban Design Compliance

Stewart Milne Homes, have for some time, been designing their schemes with key urban design principles in mind. Using our own Design Standards of Excellence design model which identifies 6 key aspects to be considered, analysed and implemented for any proposed development. These include; Structure and Layout, Built Form, Materials, Movement, Landscaping and Boundaries, Landmarks and Features. The guide ensures that all designs are adhering to the good urban design principles. The Design standards of Excellence document was originally introduced to the Stewart Milne Group in January 2016 and has recently (as of September 2018) been updated and streamlined into a more user friendly document and comprehensive guide.

introduction

Foreword

Now more than ever, we need to ensure our developments are designed in the best way possible, to meet our customers' expectations, whilst setting us apart from our competition. Good development design is at the heart of our business.

Some of the benefits are...

- Customers will respond positively to our scheme designs, with potential repeat sales and positive testimonials
- We will be better placed to achieve planning consents, supported by local people, planners and councillors
- We will be better positioned when bidding for land, through a proven approach to scheme design and delivery
- It will foster internal consistency and assessment within our business, sharing good practices
- Our reputation and brand values will be enhanced, aiding business competitiveness, profitability and reinvestment

Our health and safety values are an integral part of the design process, good development design will ensure we create safe places for our customers to work, live and play in.

This manual builds on the knowledge we have and helps to raise our awareness of good design. The manual will be used by the divisions to assist them develop scheme designs, through a structured approach and positive critique, sharing knowledge and learning across the business. The manual will be regularly reviewed and updated providing a clear reference point that will encourage consideration of good design principles, throughout the development cycle.

I would encourage everyone to use the manual in a positive way. I'm confident it will yield significant benefits, setting us apart from our competition, leaving a legacy we can all be proud of.



John Slater
Group Managing Director - Homes



Design Standards of Excellence - Design Considerations & Criteria - Introduction

Design Standards of Excellence

Appendix 2



Delivering Successful Streetscapes

STEWART
Milne
HOMES

02.02 THE PLAZA AT RIVERSIDE QUARTER URBAN CASE STUDY



5.1 Design Ideas



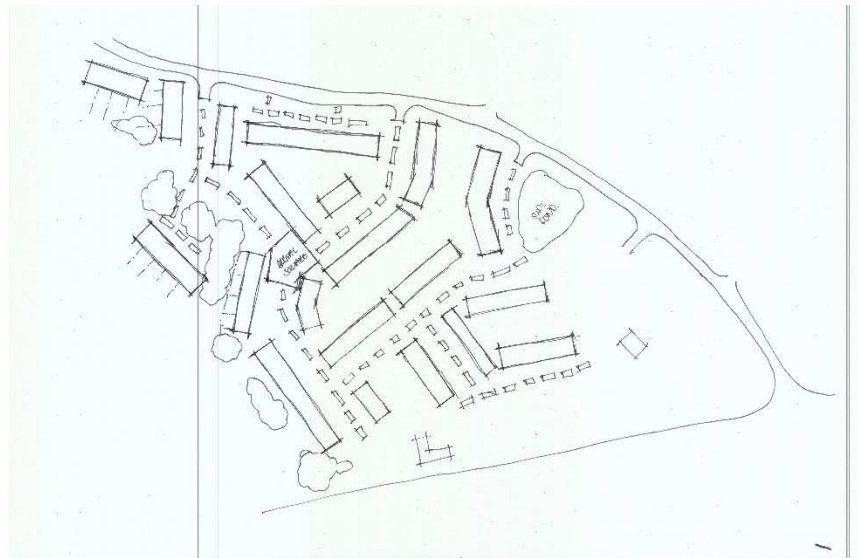
1 - Initial Structure Plan

Initial feasibility sketch proposal to see how the built form could work with the existing levels and site constraints.



2 - First Sketch Response

Starting to work up the proposed built form in detail, working with simple urban design principles to create a scheme which responds to the local area.



3 - Revised Structure Plan

Following an engineering appraisal, the structure was amended in line with the site constraints. The remainder of our design ethos was retained.



4 - Revised Sketch Response

Using the revised structure plan a more detailed design was produced. This was to become the basis of our layout design.

5.2 Proposed Layout Design

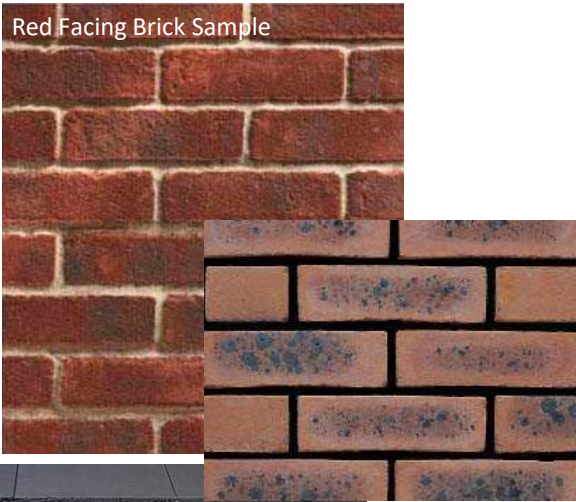
The current proposals follow a previous application that was refused and dismissed at appeal. The current layout has been amended to address the inspectors comments. By reducing the overall number of homes previously proposed from 92 to 84 dwellings and providing a single area of open space with a LEAP the comments raised about open space have now been addressed. This is discussed further in the Planning Statement by Hourigan Connolly



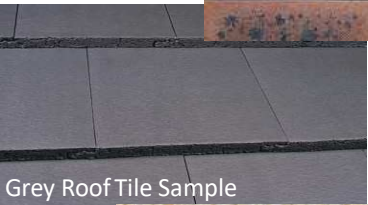
6.1 Materials

A strong identity and legibility will be created through the choice and positioning of materials and the high quality design. This will react positively to the constraints of the site and encourage people to take pride in their property. The buildings will be detailed according to their position and aspect on the site with features being added on key focal points and vistas.

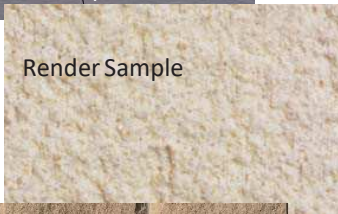
Red Facing Brick Sample



Grey Roof Tile Sample



Render Sample



Stone Sample



6.2 Proposed dwelling types

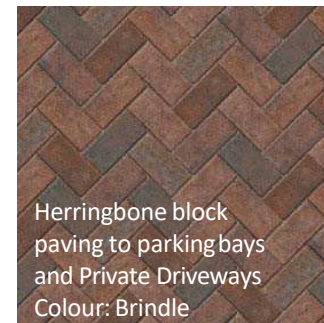
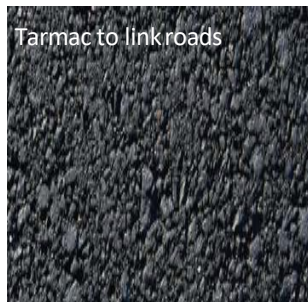


6.3 Hard Landscaping

We are proposing to utilise a mixture of hard landscaping materials throughout the development site, specifically around the Village Green area and Private Driveways helping the transition from green space to built form.

These materials will continue the strong precedent throughout the site. The materials will be used imaginatively in order to enhance the proposed development and add a sense of legibility to the scheme.

These are some of the proposed materials:



6.4 Soft Landscaping

To create a responsive and sustainable development, it is essential that new development integrates with and complements the existing landscape character and structure. The development must relate to the existing site features and landscape proposals should enhance these and positively contribute to the overall character.

Overall Landscape Design Objectives.

- Provide a robust and attractive setting for the benefit of residents and the wider community.
- Provide a readable and clear hierarchy of landscape treatment throughout the site.
- Create a scheme which improves the aesthetic quality of the site, whilst also being robust and manageable in the long-term.
- Clearly define individual private spaces where possible.
- Increase biodiversity, where possible, through the use of native species and promotion of appropriate management regimes.
- To soften the built form.

A full landscape plan will be issued as part of the planning application.

Appendix 8

General Checklist

Have you considered?

| | Yes | No |
|--|----------|----------|
| Location and Transport | | |
| Does the development involve the use of brownfield land or the re-use of buildings? | | X |
| Is the site in a town or village centre or at the edge of a settlement? | X | |
| Is the site away from areas at risk of flooding and not dependent on transport or energy links at risk of flooding? | X | |
| Is the site close to, or does it incorporate dwellings, places of work community facilities and services? | X | |
| In selecting the site have the following been considered: microclimate / exposure / gradients / landscape features? | X | |
| Is the site close to public transport facilities (existing & proposed)? | X | |
| Does the development include improvements to pedestrian / cyclist / public transport facilities | | X |
| Site Layout and Building Design | | |
| Does the proposed layout incorporate measures to maximise the use of passive solar gain? e.g. main glazed elevations within 30 degrees of south, taller buildings to the north of the site | X | |
| Is the landscaping and landform used to provide shelter and / or shade? | X | |
| Have buildings been designed to maximise the use of passive solar energy? | X | |
| Have measures been incorporated to prevent excess solar gain in summer? | | X |
| Is there an appropriate density of dwellings on the site / is maximum use made of the site? | X | |
| Are windows designed to maximise natural light? | X | |
| Is there a mix of house types? | X | |
| Does the proposal include employment, retail or community uses? | | X |
| Is passive ventilation and heat recovery incorporated? | X | |
| Are the principles of 'Secured by Design' incorporated into the layout and building designs? | X | |
| Are the materials used recycled, or from renewable sources? | X | |
| Are there facilities for recycling / the storage of recycling? | X | |

| | Yes | No |
|---|----------|----------|
| Are community and or / leisure facilities included in the scheme? | | X |
| Are you planning works to a traditional building which requires a different methods and materials? | | X |
| Energy | | |
| Have appropriate measures to generate renewable energy been incorporated – either for the whole site or on individual buildings? e.g. photovoltaics | | X |
| Is the specified boiler efficient? | X | |
| Are levels of insulation higher than those required by current buildings regulations? | X | |
| Sustainable Drainage Systems (SUDS) | | |
| Has a SUDS been incorporated either at an individual building level or for the whole site? | X | |
| Has a SUDS that will contribute to amenity or biodiversity been incorporated? | X | |
| Water Conservation and Recycling | | |
| Are water conserving fittings proposed? e.g. spray taps | X | |
| Can rainwater be collected for use outside? | | X |
| Has either a rainwater harvesting system or a grey water system been incorporated? | | X |
| Are hard surfaces kept to a minimum? | X | |
| Nature Conservation and Biodiversity | | |
| Does the scheme involve measures to improve biodiversity e.g. the use of native plant species, bird and bat boxes? | X | |
| Is there potential for the inclusion of wildlife corridors? | X | |

7.1 Sustainability Checklist

Above shows the sustainability checklist which has been filled in to identify how the development proposals will adhere to the councils specific sustainability requirements. Some of the issues are not feasible due to the nature of the scheme and its existing conditions, but on the whole most items have either been identified or reasoning as to why they are not feasible added to the notes overleaf.

7.1 Sustainability Checklist

The proposals for the site will provide a sustainable form of development. In our view, sustainability is derived from the provision of an inclusive, safe and well-managed environment, from a high-quality design that respects the built and natural environment that is well-connected to public transport facilities, employment opportunities and local services and that reduces the consumption of water and energy and reduces waste.

Flintshire Council's adopted SPGN No 20 document contains a simple checklist which outlines the developers response to the councils aspirations regarding sustainable design.

Layout

The development layout has been designed to maximise solar gain and the path of the sun. This assists in the private amenity areas being usable spaces.

All the proposed dwellings are constructed to the current building regulations having a fabric first approach to minimising heat loss and reduction in carbon footprint. All open spaces and private amenity spaces are well overlooked allowing good natural surveillance conforming with the Secured by design principles.

Noise Issues

A noise survey has been carried out which outlines the required measures to be taken to mitigate any potential noise source.

Energy Efficiency

The proposed development will be designed to reduce the consumption of water and energy by means of water-saving and energy-efficient appliances and fittings. Low energy light fittings will be used, together with dual flush toilets, and low flow bathroom fittings. Where provided, washing machines, dishwashers, fridge freezers, and cookers will be EU energy efficient labelling A or A+ rated, to improve the environmental performance.

Provision of Ariston A Rated boilers which are more energy-efficient. Provision of an internal/external space in each dwelling for drying clothes – thus minimising energy used.

Designing out Crime

The scheme proposals are designed to provide an inclusive, safe and well-managed environment. 'Design Out Crime' requirements have informed the proposals and all external windows and doors will meet relevant security standards.

Landscaping

Although the site is of low ecological value the introduction of new landscaping will enhance its value for wildlife.

Waste Management

A Site Waste Management Plan is to be prepared for the development as part of our Construction Phase Safety, Health and Environmental Plan. Currently, over 80% of construction waste from our sites is sorted at source and recycled.

Recycling Materials

A Site Waste Management Plan is to be prepared for the development as part of our Construction Phase Safety, Health and Environmental Plan. Currently, over 80% of construction waste from our sites is sorted at source and recycled.

Surface Water & Foul Drainage

All Surface Water sewers are designed to connect to main adopted sewers. The Surface water drainage network has been designed to incorporate SUDS, the purpose of which is to restrict surface water runoff to predevelopment discharge rates, as agreed with the EA and WW. This is achieved with a series of Flow Controls and Designated SUDs basin. All Surface Water sewers will be adopted by Welsh Water under a Section 104 agreement. The Drainage is designed to ensure that the site does not flood for extreme storm events upto the 1:100year storm event, including an additional allowance for climate change.

All foul sewers are designed to connect to main adopted sewers. All foul sewers will be adopted by United Utilities under a Section 104 agreement.

Potable Water

Stewart Milne undertake a number of measures to reduce the amount of potable water used on our developments, with examples including the use of flow restrictors on taps and showers and dual-flush toilets to reduce water usage to 125L/person/day.

A formal environmental management system is in place across the Group, aligned to ISO 14001:2004, and maintaining this will provide a solid platform to ensure that our environmental objectives are met across our house building, construction, manufacturing and commercial operations. Under this most materials are sourced from suppliers who are similarly accredited and are therefore committed to environmentally friendly production. The proposed house type range is designed to the Building Regulations Part L. Use of 'A' Rated appliances which are energy efficient and help reduce CO2 emissions from the dwelling.

8.0 Conclusions

The proposed development will provide 84 new homes in a range of types and sizes to meet the local area's needs.

The design of the site is in accordance with national, regional and local policy guidance and has been developed with best practice urban design principles along with Stewart Milne Homes Design Standards of Excellence guidance.

It has been designed to compliment the surrounding area and existing village character that is strongly identifiable in the immediate surroundings.

The well informed design and material choices will give the development longevity, contribute to the town scape and raise the aspirations of the area as well as respecting the existing features and vernacular.

Accordingly, planning permission should be granted for the proposed development.

9.0 Reference List

Some of the images and references have been referenced from third party sources.

Please see the following list of reference material sources.

- Google Images

STEWART
Milne
HOMES