



DESIGN & ACCESS STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT AT
LAND TO REAR OF MAES MEURIG, MELIDEN, DENBIGHSHIRE

CONTENTS

(i)	REVISION TABLE	3					
(ii)	LIST OF ABBREVIATIONS	4					
(iii)	PROJECT DIRECTORY	5					
1.00	BACKGROUND TO THE PROPOSAL	6	5.00	CHARACTER	25	8.00	COMMUNITY SAFETY 39
	1.01 Introduction			5.01 Layout & Orientation			8.01 Community
	1.02 Vision Statement			5.02 Scale & Quantity			8.02 Safer Places
				5.03 Landscaping			8.03 Secured by Design
				5.04 Appearance			8.04 Community Safety Summary
				5.05 Character Summary			
2.00	CONTEXT	7	6.00	ACCESS & MOVEMENT	33	9.00	PLANNING POLICY FRAMEWORK 41
	2.01 Culture & Community			6.01 Integration & Connectivity			9.01 Planning Policy Wales
	2.02 Landscape			6.02 Transport Access			9.02 Technical Advice Notes
	2.03 Infrastructure			6.03 Services Access			9.03 Local Development Plan
	2.04 Urbanscape			6.04 Parking Access			9.04 Supplementary Planning Guidance
	2.05 The Site			6.05 Pedestrian Access		10.00	CONSULTATION 42
				6.06 Inclusive Design			10.01 Community Consultation
3.00	DESIGN OBJECTIVES	20	7.00	ENVIRONMENTAL SUSTAINABILITY	36		10.02 Specialist Consultation
	3.01 Design Brief			7.01 Landscape / Townscape			10.03 Additional Consultation
	3.02 Design Principles			7.02 Biodiversity & Ecology		11.00	APPENDICES 43
	3.03 Design Concept			7.03 Energy Efficiency & Carbon Reduction			11.01 Guidance Documents
4.00	FACTORS AFFECTING DEVELOPMENT	22		7.04 Sustainable Materials			11.02 Supporting Documents
	4.01 Flooding			7.05 Water Management			11.03 Notes
	4.02 Archaeology & Heritage			7.06 Waste Management			11.04 References
	4.03 Existing Ground Conditions			7.07 Climate Resilience			
	4.04 Existing Services						

CONTENTS

PROPOSED RESIDENTIAL DEVELOPMENT AT
LAND TO REAR OF MAES MEURIG, MELIDEN, DENBIGHSHIRE

(i) REVISION TABLE

REV	DESCRIPTION	DATE	INITIAL
-	First Issue	19.05.23	AU
A	Amendments in text & curtilage lines	22.05.23	AU
B	Amendments to annotation	24.05.23	AU

(i) REVISION TABLE

PROPOSED RESIDENTIAL DEVELOPMENT AT
LAND TO REAR OF MAES MEURIG, MELIDEN, DENBIGHSHIRE

(ii) LIST OF ABBREVIATIONS

AGA	Ainsley Gommon Architects Ltd	POS	Public Open Space
AOD	Above Ordnance Datum	PPW	Planning Policy Wales
AONB	Area of Outstanding Natural Beauty	RHPG	Registered Historic Parks & Gardens
BGS	British Geological Survey	RIGs	Regionally Important Geodiversity Sites
CEMP	Construction Environment Management Plan	RoFRaS	Risk of flooding from Rivers and the Sea
DAM	Development Advice Map	SAB	SuDs Approval Body
DAS	Design & Access Statement	SAC	Special Area of Conservation
DCC	Denbighshire County Council	SbD	Secured By Design
DEFRA	Department of Environment, Food & Rural Affairs	SPG	Supplementary Planning Guidance
FCA	Flood Consequence Assessment	SSSI	Site of Special Scientific Interest
GIA	Gross Internal Area	SQM	Square Metres
HEF	Historic Environmental Features	SuDS	Sustainable Urban Drainage System
INNS	Invasive Non-Native Species	TAN	Technical Advice Notes
LA	Local Authority	TPO	Tree Protection Order
LDP	Local Development Plan	UPVC	Unplasticised Polyvinyl Chloride
NRW	Natural Resources Wales	WDQR	Welsh Design Quality Requirements
OS	Ordnance Survey	WwTW	Wastewater Treatment Works
PAS 24	Product Assessment Specification	WHS	World Heritage Site

(ii) LIST OF ABBREVIATIONS

PROPOSED RESIDENTIAL DEVELOPMENT AT
LAND TO REAR OF MAES MEURIG, MELIDEN, DENBIGHSHIRE

(iii) PROJECT DIRECTORY

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(iii) PROJECT DIRECTORY

PROPOSED RESIDENTIAL DEVELOPMENT AT
 LAND TO REAR OF MAES MEURIG, MELIDEN, DENBIGHSHIRE

AINSLEY GOMMON **ARCHITECTS** **AG** | 

1.00 BACKGROUND TO THE PROPOSAL

1.01 INTRODUCTION

This Design & Access Statement (DAS), in conjunction with the planning application drawings prepared by Ainsley Gommon Architects (AGA) and other consultants, will accompany the full planning application for the proposed residential development on a 2 acre parcel of greenfield land at:

The Land to the Rear of Maes Meurig,
Meliden,
Denbighshire,
Wales

The proposed development comprises of 38 new built dwellings of various sizes, intended to provide affordable, social and intermediate homes for the local community within Denbighshire County. The proposal has been prepared on the basis of a collaborative planning process carried out by AGA and Kingscrown Land & Commercial Ltd. Please note that this DAS should be read in conjunction with Kingscrown's Planning Statement and associated supporting material.

1.02 VISION STATEMENT

Design Aim

The design aims to provide attractive, modern dwellings that raise the standard for affordable housing developments in the area. The proposal aims to create energy efficient spaces, using materials sympathetic to the natural and cultural surroundings.

Design Considerations

The layout intends to respond effectively to the site's particular topographical constraints and incorporate landscaping that is considerate of the local ecology. The building format intends to be considerate of the neighbourhood fabric and identity, with both social and environmental consideration being paramount in the design proposal.



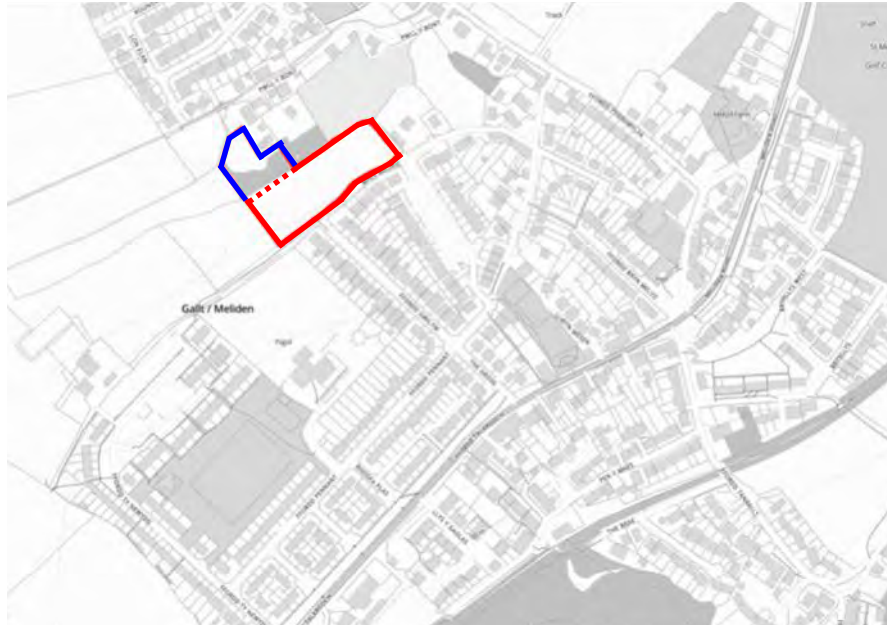
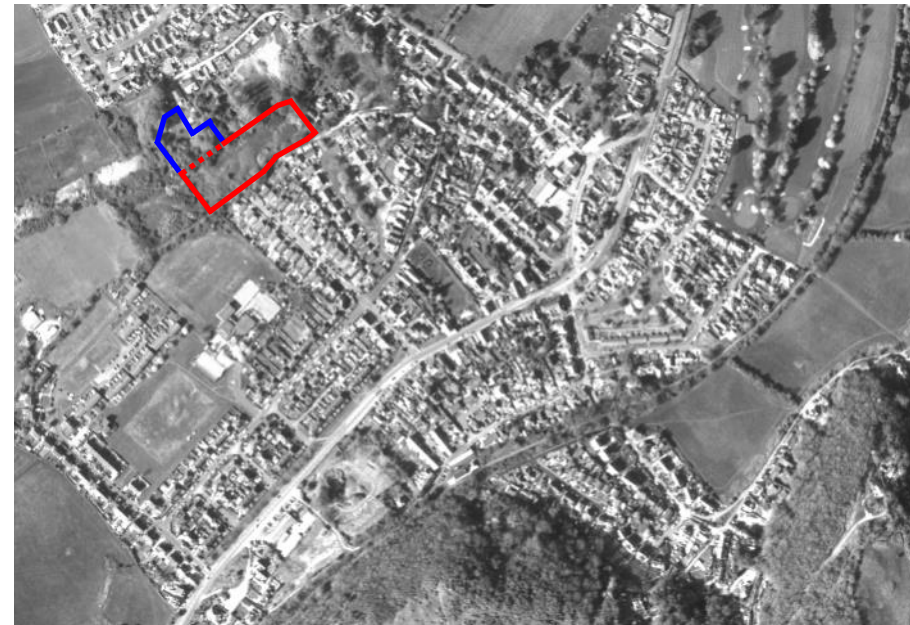
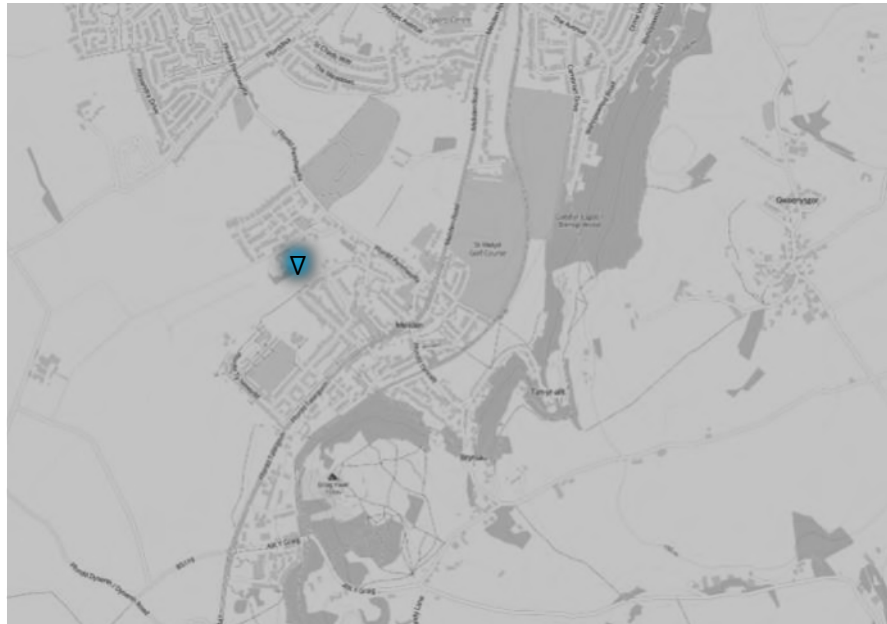
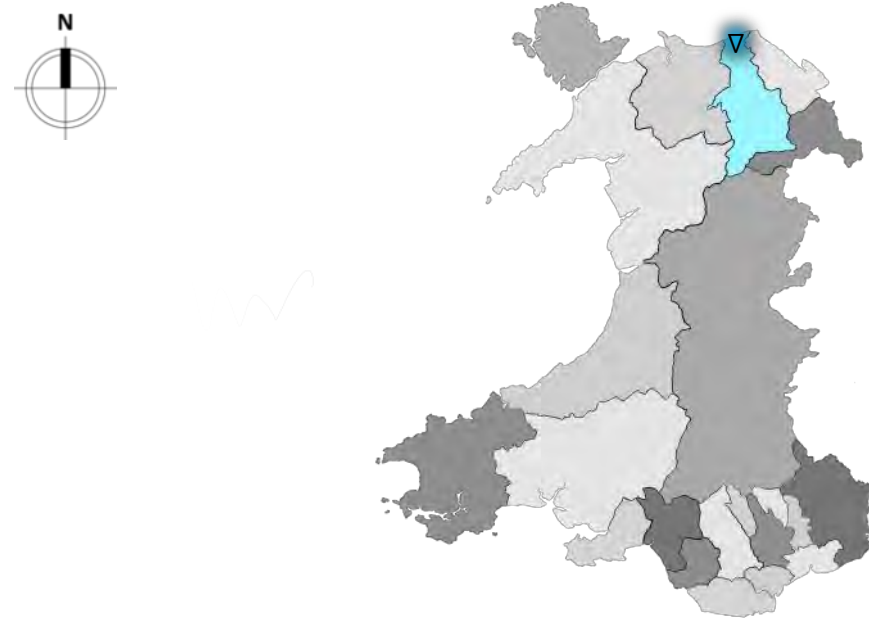
1.00 BACKGROUND TO THE PROPOSAL

PROPOSED RESIDENTIAL DEVELOPMENT AT
LAND TO REAR OF MAES MEURIG, MELIDEN, DENBIGHSHIRE

AG|A AINSLEY GOMMON ARCHITECTS

Masterplan Proposal for the Land Adjacent to Maes Meurig. Not to scale

01



2.00 CONTEXT

2.01 CULTURE & COMMUNITY

Location

The site is located in the village of Meliden, in the county of Denbighshire, North Wales. The site is currently classed as greenfield and used as paddocks, partially overgrown with scrub. Lying within the development boundary of Meliden, it is designated for new housing development.

Surrounding Area

Denbighshire has a varied geography, with mountainous chains to the east and coastland to the north. The county borders Powys to the south, Flintshire and Wrexham to the east, and Conwy and Gwynedd to the west, with the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty (AONB), running along its easterly flank.

The 2021 UK census totalled Denbighshire's population at around 95,800, with a footprint of 323 square miles, that equates to roughly 1 person per 10 square metres. The largest towns near Meliden are Rhyl, with a population circa 25,000, and Prestatyn, with a population of around 18,000.

01	02
03	04

Figure 01 Map of Wales (Denbighshire County Highlighted) Source: researchgate.net. Not to scale.

Figure 02 Map of Meliden Area Showing Approx. location of site Source: open street map. Not to scale.

Figure 03 Ariel Map of Meliden Area Showing Approx. Location of Site Source: Google Earth . Not to scale.

Figure 04 Map of Meliden Showing Site Boundary. Not to scale.

 Approximate Location of Site

 Site Boundary

 Site Curtilage

Neighbourhood & Building Usage

Meliden is a historic rural / suburban village between Rhyl and Prestatyn, overlooked by Graig Fawr resting south of the village, and sandwiched between parcels of farmland to the west, ancient woodland stretching to the east and the fringes of Prestatyn to the north.

Predominantly residential in nature, Meliden comprises of various homes built throughout the last century. The housing typography is board and varies in form and materiality, with render, stone and brick often utilized.

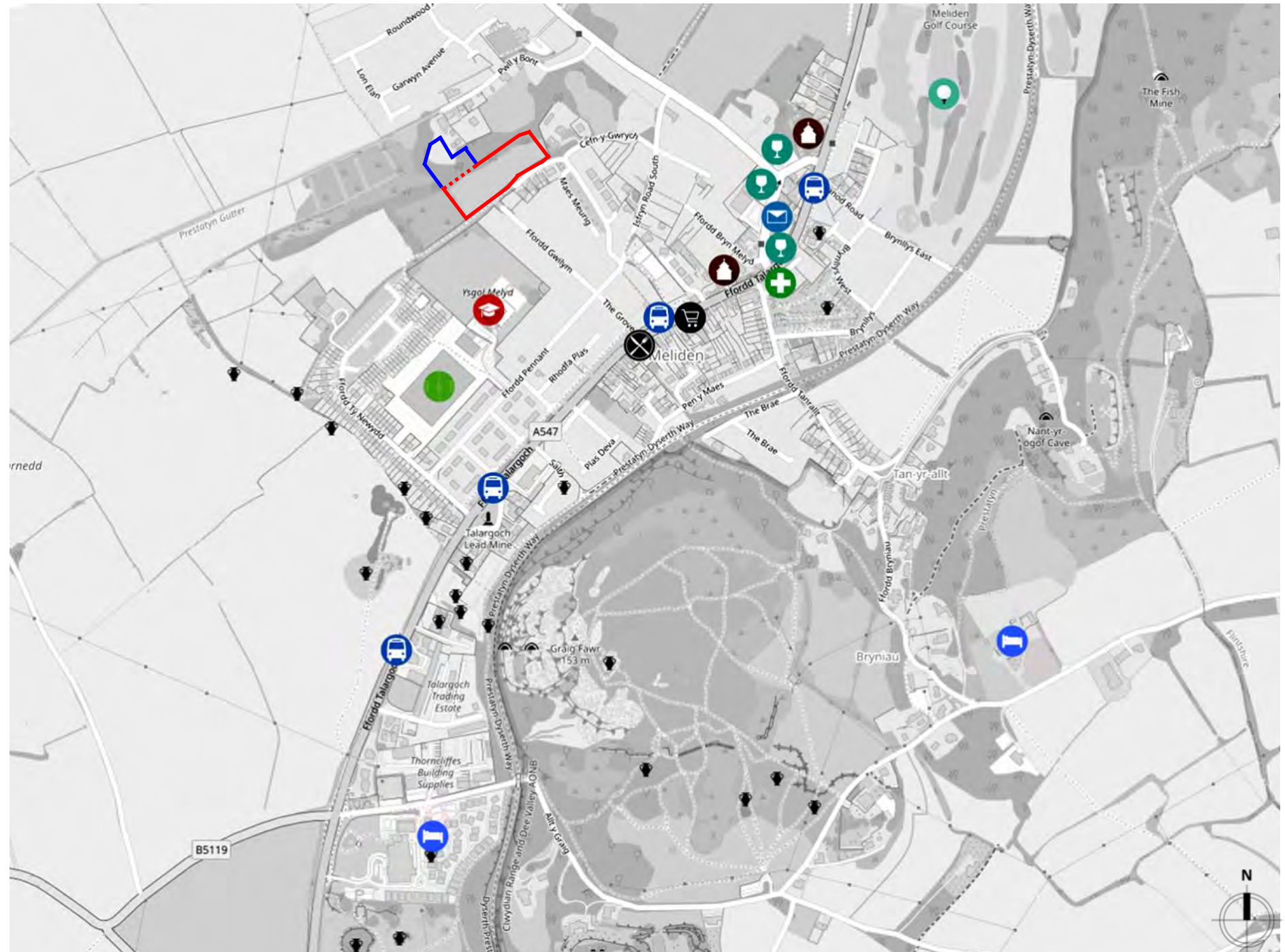
There are several pubs: The Miners Arms, and The Red Lion, as well as a community centre, a primary school, a gym, a couple of small shops, pharmacies, and ecclesiastic buildings, and a large golf course to the outer edge of the village.

Socio-Economics

Population

The average age in Meliden is 46 years old, with 25% of the population being over 65 years old and 17% being 15 years old or younger. Less than 10% are 15 to 24 year olds, and just over 10% are between 25 to 34 years old. With a total population just over 2,000 and a footprint of 0.75 square kilometres, Meliden has a population density of 2,675/km². Half of this population is either married or in a civil partnership.

The total population is relatively high for a small village, and the majority of people are adults in their 40s and 50s. The number of people over 65 is higher than those between 15 and 34 years old and the population has decreased by 0.3% since the 2011 census.

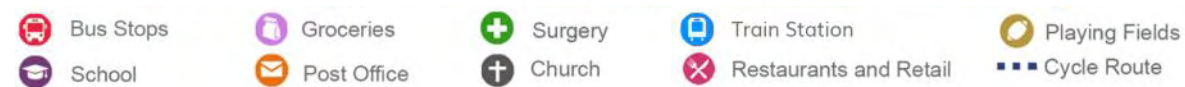


2.00 CONTEXT

PROPOSED RESIDENTIAL DEVELOPMENT AT
LAND TO REAR OF MAES MEURIG, MELIDEN, DENBIGHSHIRE

AG|A AINSLEY GOMMON ARCHITECTS

Map of Meliden showing local amenities, Source: www.datamap.gov.wales. Not to scale Figure 01



01



01	02	03
04	05	06

Figure 01 Photograph of Y Shed. Source: www.ysshed.org
Figure 02 Geographic view over Graig Fawr. Source: www.geography.co.uk
Figure 03 Photograph of The Miners Arms: Source: www.tripadvisor.co.uk
Figure 04 Photograph of St Melyd Golf Club. Source: www.tripadvisor.co.uk
Figure 05 Photograph of Salem Methodist Church. Source: www.meliden.org
Figure 06 Photograph of St Melyd Church. Source: www.parishofmeliden.org.uk

Identity

99% of households use English or English & Welsh as their main language, of which 8% can understand spoken Welsh only. 22% can speak, read or write Welsh, and an overwhelming 70% have no Welsh language skills at all.

Education

The majority of people in Meliden are not full-time students – 82% in fact. 16% of people aged 16 or over have no qualifications and only 6% have an apprenticeship. Three quarters of residents have qualifications equal to several A level qualifications or higher, meaning the population is generally highly educated.

Employment

Most of Meliden’s residents aged 16 or over are economically active – 58%, although this staggers and drops as you move outside the village centre. 7% of the population aged 16 or over have never worked or are long-term unemployed, which is almost double the UK average.

A third of the village population is in a managerial or professional role, and these roles are generally commuted to via private vehicle, outside of the village, albeit a quarter of residents over 16 years old work from home. Around two thirds of people aged 16 or over travel to work by car or van whilst a small 2% use public transport.

Housing

The majority of domestic buildings surrounding the site are detached bungalows, between 50 – 72%, the rest are either semi-detached houses, terraces or bungalows, with less than 4% of the housing stock being flats or apartments.

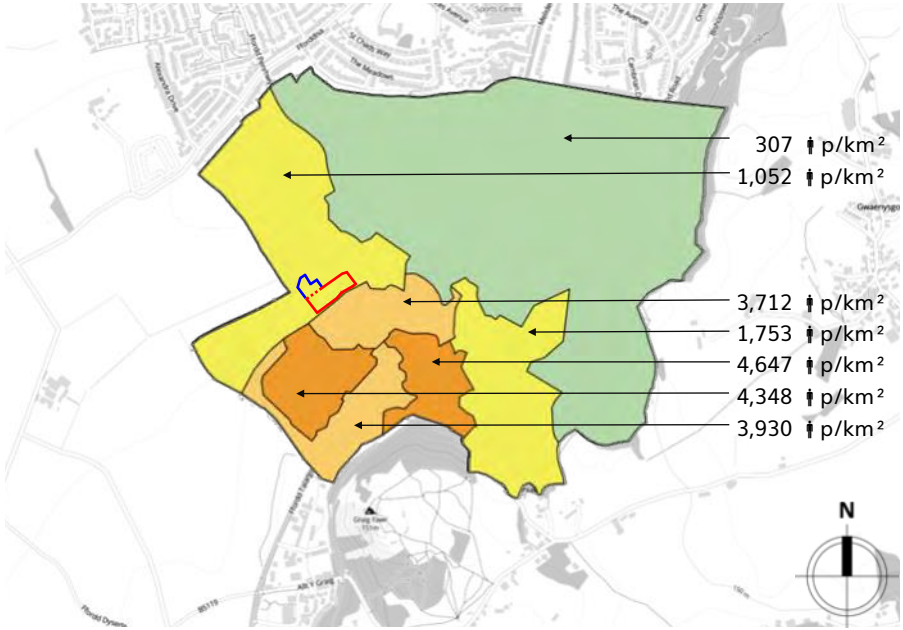
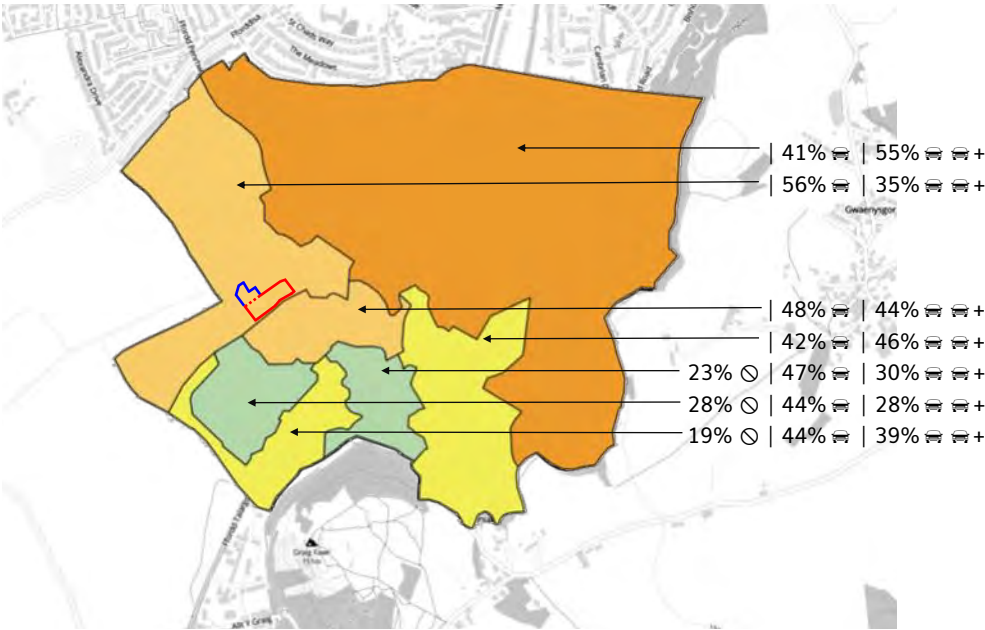
Of those households, around 28% are for one person only, 39% are two people households, 16% are three people households and the remainder are four or more people per household, although the last portion are located more so around the primary school than the designated site location. The properties neighbouring the site appear to be two to three person households.

41% of Meliden’s population are fortunate enough to own their home outright, with 31% owning their property with a mortgage or loan. 8% rent their home from a council or local authority and this ratio is significantly higher around the primary school area. 17% of residents rent privately from a landlord or letting agency.

Health

Half of the households in Meliden are classed as having no deprivation in any dimension, whilst one third have at least one form and 15% having two forms. The remaining 3% have three or more forms either in education, employment, health and / or housing. [1]

In conclusion, the majority of residents are well educated people in managerial or professional roles who are either married or in a civil partnership and own their own home. One in ten people, however, are significantly limited in their day-to-day activities due to disabilities, and just under 12% are limited a little by their disabilities, which does equate to a significant portion of residents.



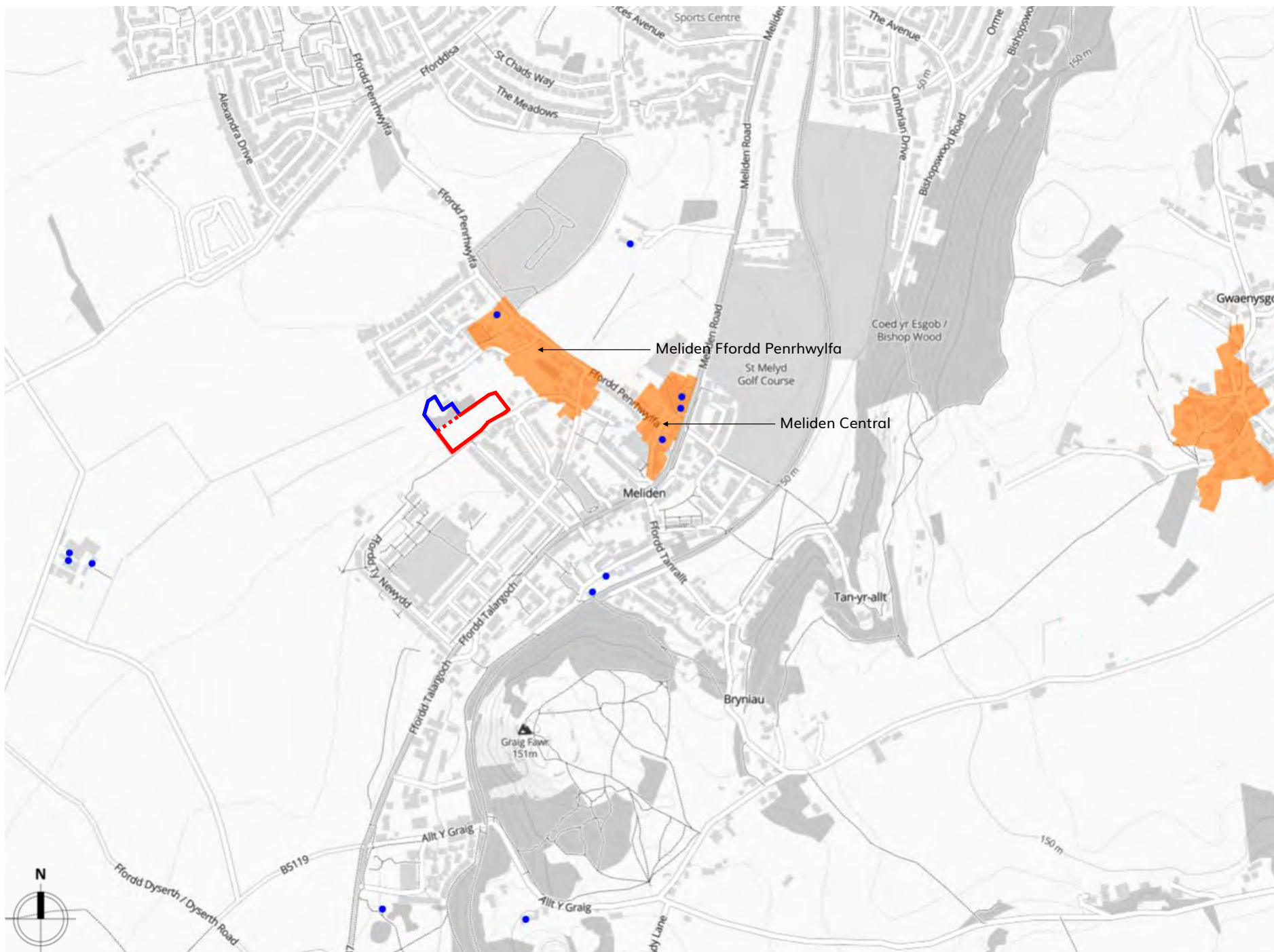
2.00 CONTEXT

PROPOSED RESIDENTIAL DEVELOPMENT AT
LAND TO REAR OF MAES MEURIG, MELIDEN, DENBIGHSHIRE

Map of Meliden showing percentage of car ownership, Source: ons.gov.uk. Not to scale Figure 01
Map of Meliden showing population density, Source: ons.gov.uk. Not to scale Figure 02

Site Boundary ———
Site Curtilage ———

01
02



Planning Context

The Neighbourhood

There are a couple of pending planning applications in Meliden (listed below) however there are none currently adjacent the site [2] There are also a handful of listed buildings as mentioned previously and detailed in 4.02 Archaeology & Heritage, although none adjacent the site.

Two conservation areas define neighbourhoods within the village – Meliden Central and Meliden Ffordd Penrhwyfya, albeit neither encapsulate the site itself. A handful of listed buildings sit within the village boundaries: The Church of St. Melyd and it’s churchyard, Mountain Ash (a small miners’ cottage), The Priory (an 18th century house previously owned by the Earl of Plymouth), and the Goods Shed and retaining wall at Meliden Railway Yard.

The Site

There have been no previous buildings or planning applications on the site, however the adjacent Mindale Farm proposed access from the site for a large residential development, which was refused each time (43/2016/0600/PF and 43/2018/0750/PF).

The Local Development Plan (LDP) Policy BSC1 – Growth Strategy for Denbighshire designates 30 houses on the Land Rear of Maes Meurig, which sits within the development boundary, outside of the conservation areas.

The site does sit within a Mineral Safeguarded Area for sand & gravel. [3] Aside from the LDP designating the site for residential development due to a need for new, affordable housing for local residents, the development is in close proximity to existing built up areas, and within the development boundary.

01

Figure 01 Map of Meliden showing Character areas and Listed Buildings. Source: datamap.gov.wales. Not to scale.

- Site Boundary
- Site Curtilage
- Listed Building
- Character Area

2.00 CONTEXT

PROPOSED RESIDENTIAL DEVELOPMENT AT
LAND TO REAR OF MAES MEURIG, MELIDEN, DENBIGHSHIRE

2.02 LANDSCAPE

Topography

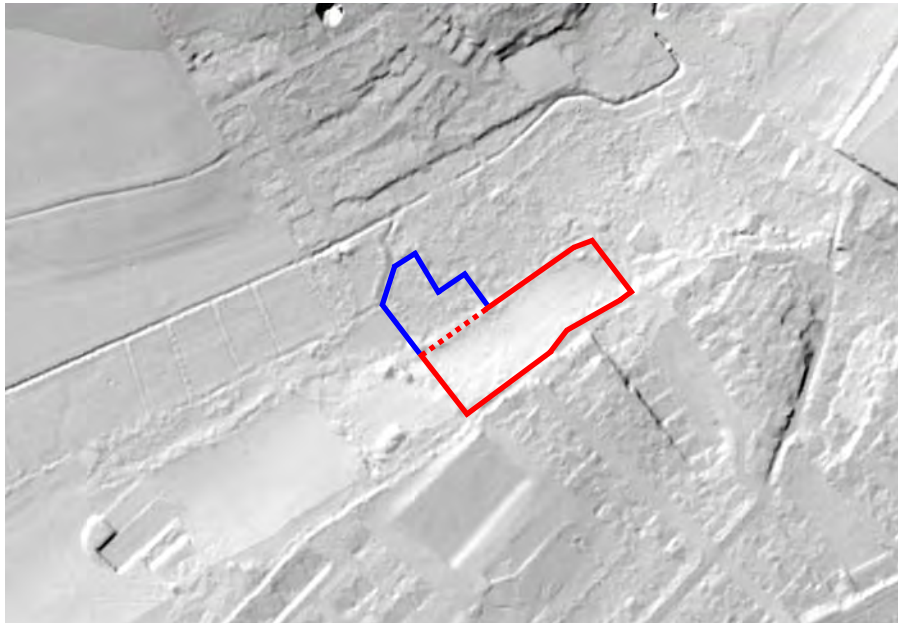
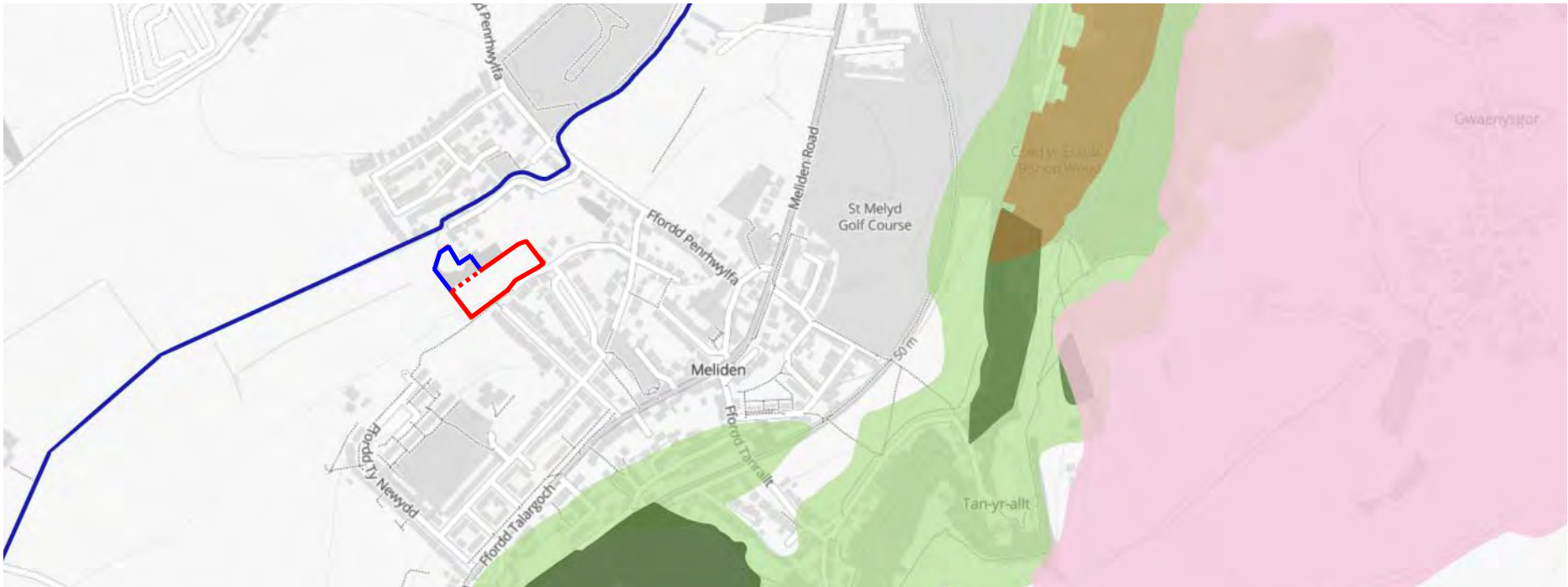
The land has a relatively undulant topography, falling from Maes Meurig towards Pwll-y-bont to the north-west. Meliden sits 77m above mean sea level, with the highest point on site 20.5m above OS Datum and the lowest area being 14.0m. With an overall width of 51 metres, that’s an overall relatively steep gradient of approximately 1:8 on average.

Green & Blue Infrastructure

Graig Fawr, a large hill dominating the landscape of Meliden, butts up to the village on it’s southern border. East of this mound is a national trail route running along the edge of broadleaved and yew tree woodland, of which part is designated as ancient woodland. This area is also home to wildflower meadows as it merges with the Clwydian Range.

The Prestatyn Gutter lies north-west of the site, maintained by Natural Resources Wales (NRW) and the Denbighshire County Council (DCC). Although the watercourse runs within 60 metres of the site’s north western boundary, the land is not riparian in nature, being designated as neutral grassland. The Meliden Mine Drain is designated as a main river by NRW and requires 7 metres of un-interrupted access along it’s banks for maintenance (please refer to the Planning Statement). Information regarding flood risk is detailed in section 4.00 Factors Affecting Development.

Meliden also has a handful of public open spaces, aside from St. Melyd golf course which borders Bishop Wood, there are the grounds of St. Melyd’s Church, a bowling green, three playing fields, and a sports facility.



2.00 CONTEXT

PROPOSED RESIDENTIAL DEVELOPMENT AT
LAND TO REAR OF MAES MEURIG, MELIDEN, DENBIGHSHIRE



Map of Meliden showing Natural Infrastructure. Source: www.openstreetmap.org & www.datamap.gov.wales. Not to scale. Figure 01

LiDAR Map of Site. Source: www.lindarfinder.com. Not to scale. Figure 02

Map of Meliden showing Wildflower Areas Source: www.openstreetmap.org & www.datamap.gov.wales. Not to scale. Figure 03



01	
02	03



Ecology

The site doesn't reside within the Clwydian Range and Dee Valley AONB, but it could be considered to sit within the setting of uninterrupted views from higher ground i.e. Graig Fawr. Due to the topographical nature of the area, the views from Graig Fawr are largely unobstructed, allowing for vistas of Llandudno, Snowdonia and Moel Hiraddug, a neighbouring iron age hill fort partly diminished by limestone quarrying.

The Pwll y Bont Wildlife Site sits within the north westerly perimeter of the site. The local hydrology is of particular importance in this grassland area, as the site may provide a suitable habitat for water voles – a protected species, alongside ducks and pheasants. The grassland consists of common nettle, reeds, hedgerow and various indigenous flora. There is a badger sett present in the north easterly corner of the site that must be taken into consideration also. Please refer to the Site Development Brief for further information.

There are also five individual Tree Protection Orders (TPO) on the boundary of the site:

- T8, Pendunculate Oak, reference: 4/2016
- T9, Common Ash, reference: 4/2016
- T10, Pendunculate Oak, reference: 4/2016
- T11, Pendunculate Oak, reference: 4/2016
- T12, Sycamore, reference: 4/2016

Microclimate

Rhyl is the nearest MET Office observation station to Meliden. Rainfall is relatively consistent each month, with an average of 69mm, highest in December at 97mm and lowest in April at 49mm. Temperatures vary between 2°C to 20°C, averaging 10°C annually, which is mild, whilst the humidity tends to be high at around 80%. Wind speeds can reach 8.5 knots in the winter months, but average 6.9 knots through the year. The prevailing wind is predominantly northwesterly with average speeds between 5 – 26 mph.

01

Figure 01 Location Plan of Site showing Ecological Constraints. Source: www.openstreetmap.org. Not to scale.

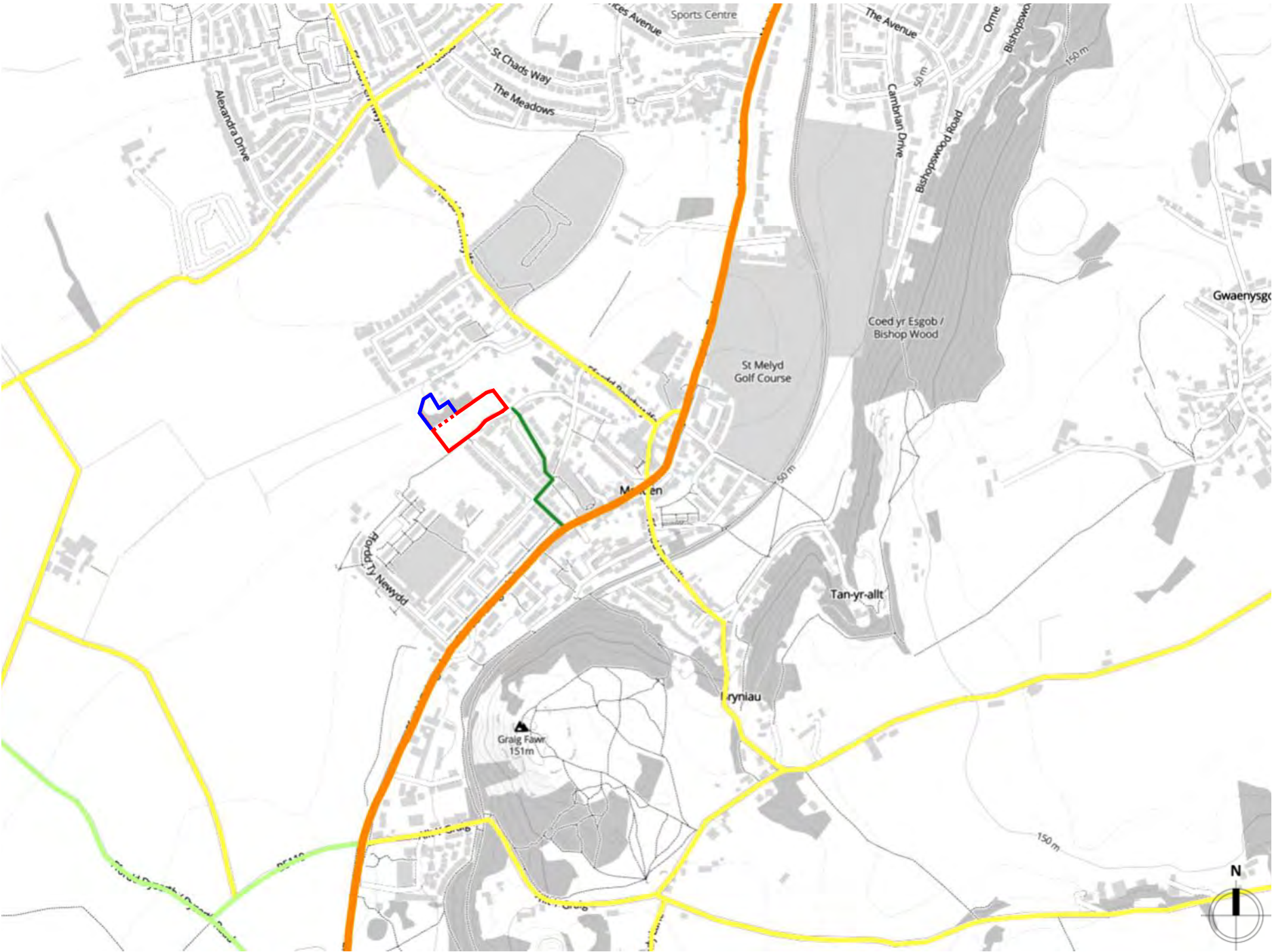
- Protected Existing Tree (TPO)
- Pwll y Bont Wildlife Site
- Badger Set Exclusion Zone
- Site Boundary
- Site Curtilage

2.03 INFRASTRUCTURE

Road Hierarchy

Meliden is situated approximately 6 kilometres from the A55 that snakes along the coast of North Wales, being the primary transport corridor between Chester to the east and Holyhead to the west on Holy Island. The A547 (Meliden Road) winds through the village, connecting it to Dyserth from the south towards Prestatyn in the north, with multiple bus stops staggered along it. Meliden Road, which connects to Ffordd Penrhwyflfa via Ffordd Talargoch within the village, are the only roads designated as winter gritting routes.

Pwll y Bont is the nearest minor road south of the site, however it does not feed into the site, and has no footway. Ffordd Gwilym is the adopted road closest to the site, providing road access for the neighbouring residential properties, however it does currently stop short of Maes Meurig. Unfortunately, due to its elevated position in relation to the site, it was not possible to provide site access from this existing adopted highway, with Maes Meurig being the favoured and most practical means of access. Maes Meurig is the closest adopted highway that runs adjacent to the site.



2.00 CONTEXT

PROPOSED RESIDENTIAL DEVELOPMENT AT
LAND TO REAR OF MAES MEURIG, MELIDEN, DENBIGHSHIRE

Neighbourhood Map of Meliden showing Road Hierarchy. Source: www.datamap.gov.wales. Not to Scale. Figure 01

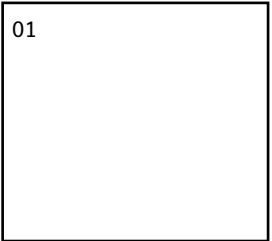
- Site Boundary

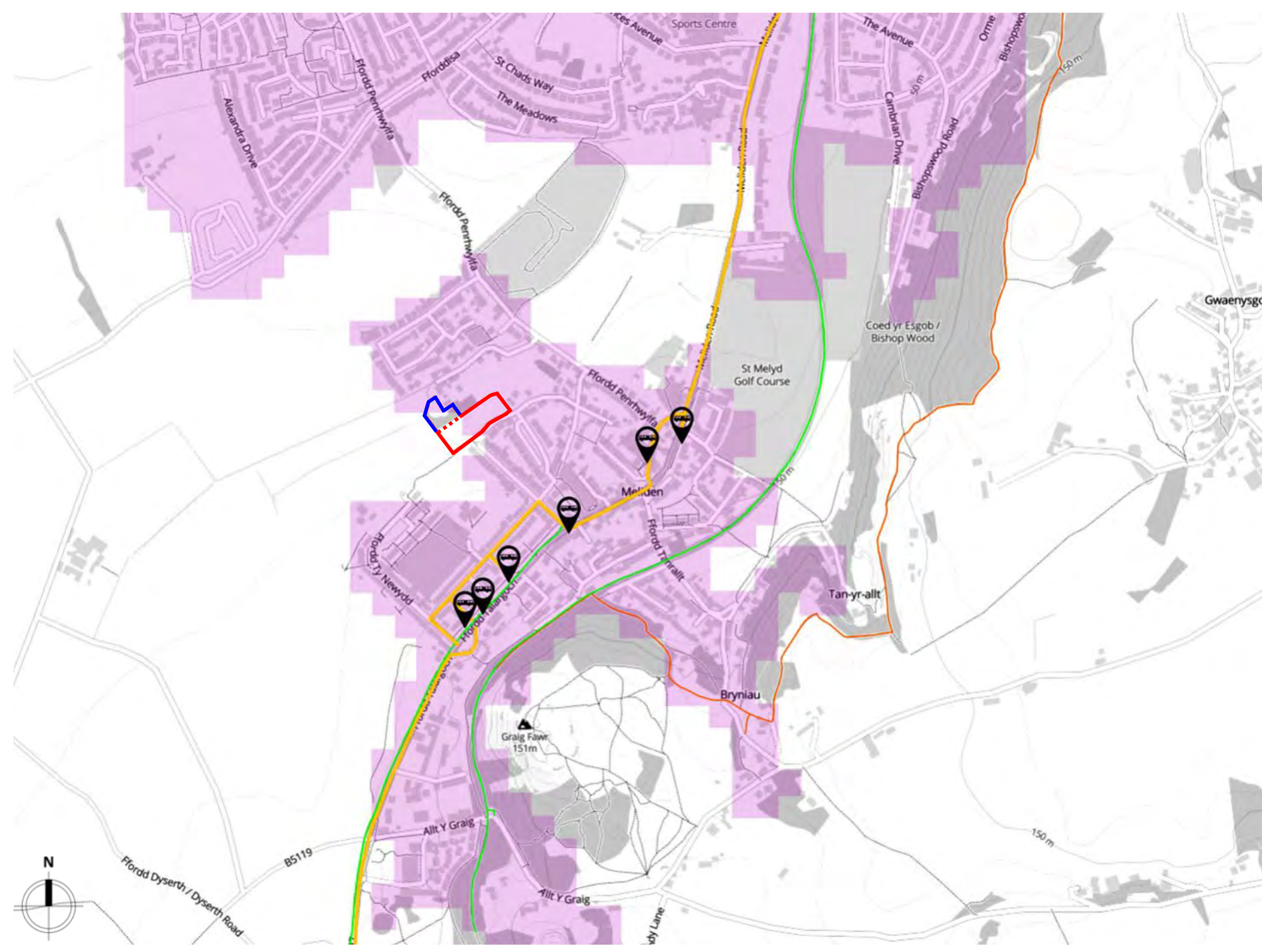
Site Curtilage
- A Road

B Road

Classified Unnumbered Road

Adopted Highway Leading to Site





Public Transport

The majority of Meliden, including a portion of the site, is designated as Active Travel Locality, derived from the Office for National Statistics (ONS) Built Up Areas map. Active Travel is described as a mode of transport that requires physical activity, meaning walking, cycling, wheelchair use and e-cycling. Promoting these areas should theoretically help reduce congestion, pollution and transport emissions, as well as provide the numerous health benefits associated with physical activity. Decreasing congestion not only alleviates carbon emissions, but also eases transport logistics and increases productivity.

A public right of way follows the southern boundary of the site – Maes Meurig, which provides access to the neighbouring bungalow properties and merges with Cefn Y Gwrych which lies within the conservation area. A national trail winds through the AONB behind Bishop Wood, and joining the community ward area in front of Graig Fawr.

A shared cycle and footpath runs along the edge of Graig Fawr, dividing the golf course from Bishop Wood, and Meliden Road has footways along the road, as does Ffordd Pennant, which is part of the bus route. There are no bus routes adjacent the site, however several are located within a short walk to Meliden Road which provide frequent bus services to Rhyl, Prestatyn, Dyserth, Trelawnyd and Holywell.

Utilities

Please see 4.03 Existing Ground Conditions.

01

Figure 01 Neighbourhood Map of Meliden showing Main Public Transport Routes. Source: www.datamap.gov.wales. Not to scale.

- Active Travel Zone
- Bus Route
- Cycle Route
- National Trail
- Bus Stop
- Site Boundary
- Site Curtilage

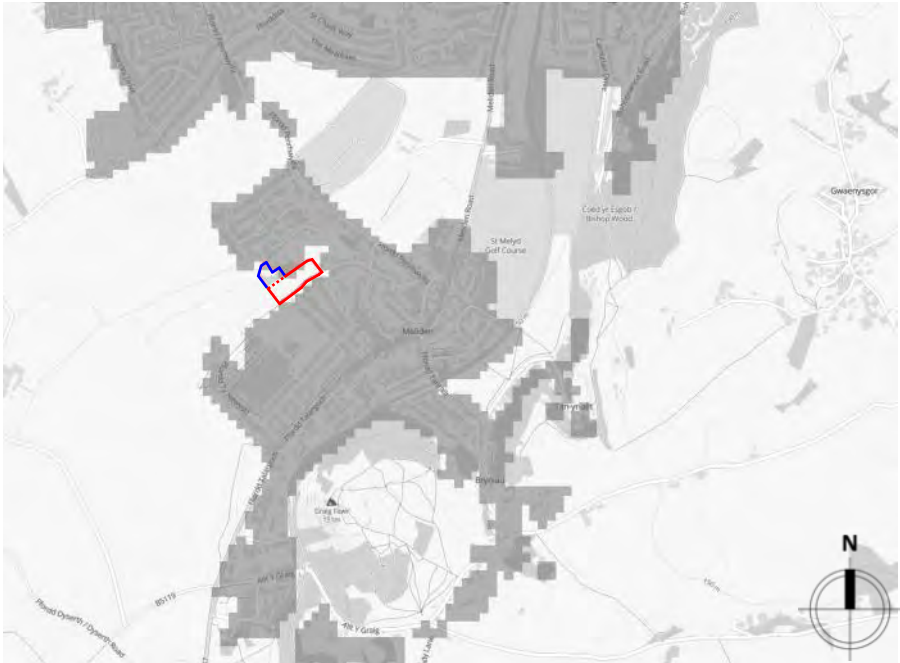
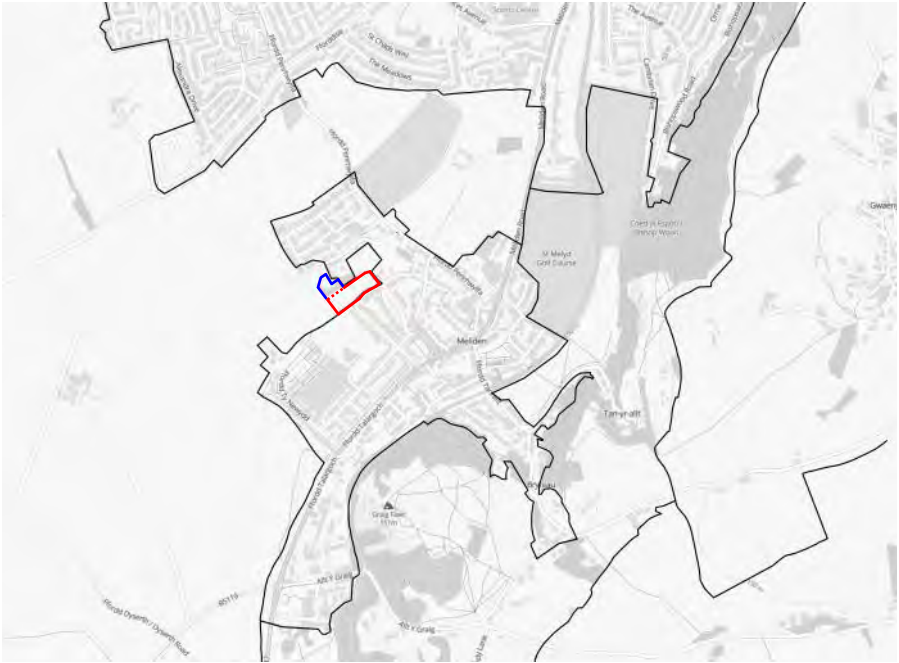
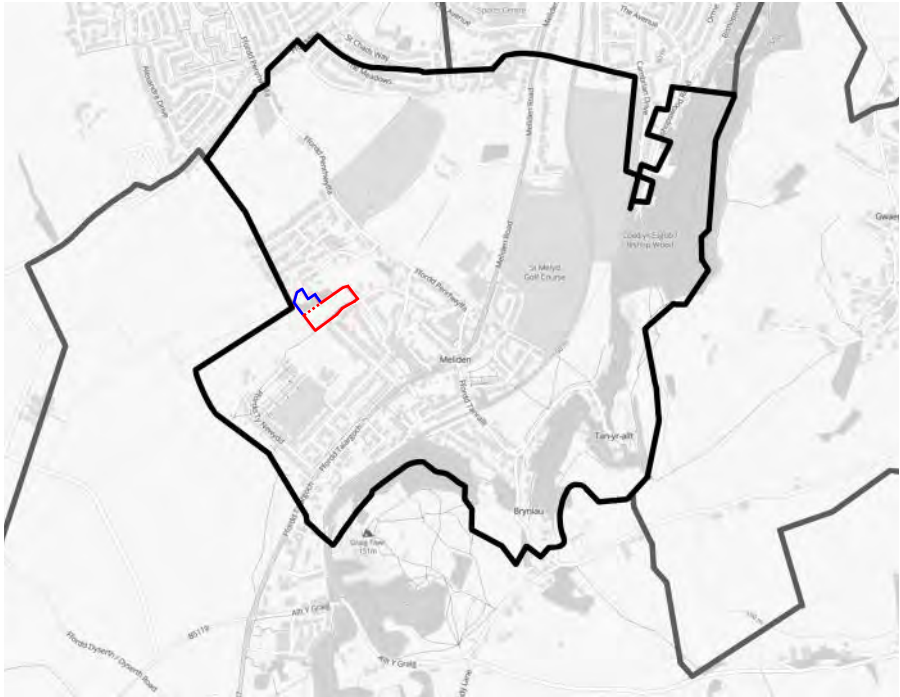
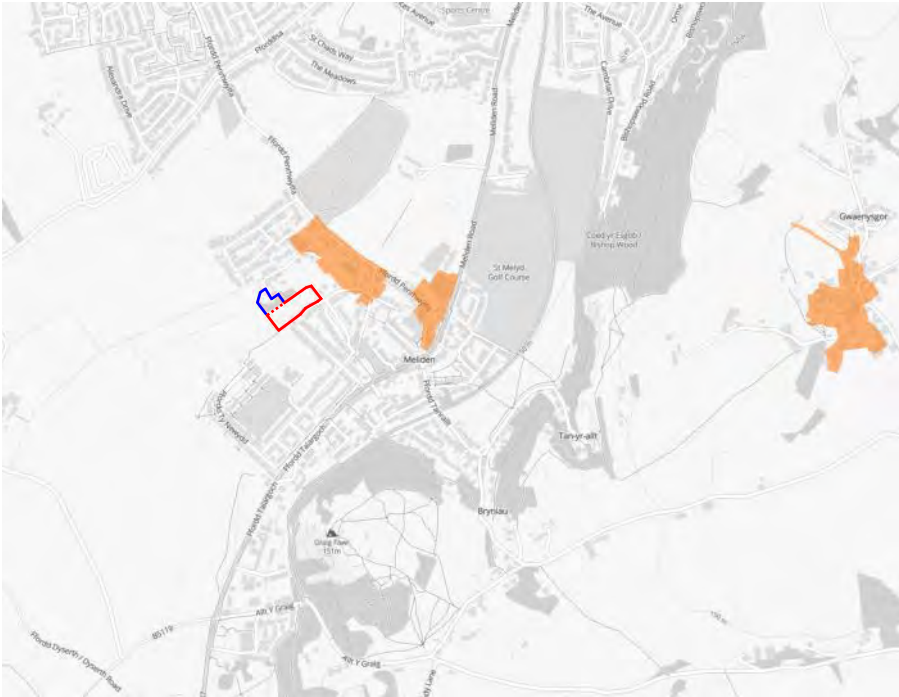
2.05 URBANSCAPE

Urban Form

The site lies within Prestatyn Meliden Council Ward, the Meliden Community Ward, the Meliden Local Development Plan boundary, and a portion lies within the designated Built Up Areas boundary, however it abuts Meliden’s cultural landscape boundary. It does not sit within the two Conservation Areas allocated in Meliden although could be classed as residing within their setting.

The settlement has formed along the main road, which has been geographically dictated by the topography of the area – Graig Fawr and nearby woodland influences the landscape and consequently the settlement layout. From this main vein the village has sprawled outward, capped at the Prestatyn Gutter, and following Fford Penrhwylyfa northwards to connect to Prestatyn.

Between these two roads and the river sits the grounds of the primary school which takes a large portion of landscape from the centre of the village. Surrounding this green area is a more structured road network and post war housing, compared to the Character Areas, which have properties dating pre 1900.



2.00 CONTEXT

PROPOSED RESIDENTIAL DEVELOPMENT AT
LAND TO REAR OF MAES MEURIG, MELIDEN, DENBIGHSHIRE



Map of Meliden showing Character Areas. Source: www.openstreetmap.co.uk & www.datamap.gov.wales Figure 01
Map of Meliden showing Community Ward Boundaries. Source: www.openstreetmap.co.uk & www.datamap.gov.wales Figure 02
Map of Meliden showing Cultural Landscape Boundaries. Source: www.openstreetmap.co.uk & www.datamap.gov.wales Figure 03
Map of Meliden showing Designated Built Up Areas. Source: www.openstreetmap.co.uk & www.datamap.gov.wales Figure 04

All Maps are not to scale

Site Boundary ————
Site Curtilage ————

01	02
03	04



Building Proportion & Character

Generally, the buildings within Meliden are limited to two storeys high, with one storey bungalows sat directly opposite the site, at a higher level. There is an assortment of architectural styles throughout the village, each typical for certain periods of the twentieth century.

Ffordd Penrhwylyfa Character Area buildings often have gabled, grey slate/composite roofs with red brick chimneys and white rendered facades. Semi-detached properties or cottages are common. The semi-detached houses are two storeys, with red brick construction often left untreated to the side elevations, and white render or pebble dash to the frontage. Older buildings tend to have limestone walls and boundaries, and sash windows in the Georgian style (16 panes) or Victorian style (4 panes). The area typifies a “village” fabric; buildings sit tightly together, with many showing signs of extensions and modernization over the decades.

Meliden Character Area buildings often have semi-coursed facing stone facades and boundary walls, with pale render and grey slate, gabled roofs. Most of the properties are two storeys high, with gable end chimneys and white uPVC windows being prevalent, although there are detached bungalows with vertical timber cladding to their gables, and red brick is not uncommon. The sports centre, community centre and two pubs are located within this area, each set back from the road and significantly larger in proportion than the neighbouring residential properties.

Surrounding the primary school, buildings are mostly post war terraces and semi-detached properties placed in a grid-like pattern. Their roofs are terracotta or composite, sitting heavy over small, second storey uPVC windows. The frontages are often set back with a small garden and rendered white or pebble dashed.

Figure 01 Photograph of Detached Bungalows on Maes Meurig Source: www.google.co.uk/maps
Figure 02 Photograph of Detached House on Cefn Y Gwrych. Source: www.google.co.uk/maps
Figure 03 Photograph of Detached & Semi-detached Houses on Ffordd Penrhwylyfa. Source: www.google.co.uk/maps
Figure 04 Photograph of Semi-detached Cottages on Ffordd Penrhwylyfa. Source: www.google.co.uk/maps
Figure 05 Photograph of Semi-detached Cottages on Meliden Road. Source: www.google.co.uk/maps
Figure 06 Photograph of Terraces on Ffordd Ty Newydd. Source: www.google.co.uk/maps

01	02
03	04
05	06

Building Materiality

The properties on Maes Meurig, those nearest the site, are detached dormer bungalows with parking and gardens to the front, and small gardens or patios to the rear. Built of red brick and grey interlocking tiles circa 1970, the properties are finished with the addition of pebbledash or white render to the brick facades, and white or brown uPVC windows, doors, and rainwater goods.

Although the architectural styles and materiality do vary, there are several recurring features, namely:

- Gable or hipped roofs
- Set-back frontages with gardens
- Slate or composite roofing
- White uPVC windows with heads set close to the eaves
- Red brick
- White render
- Pebble dash
- Defined physical boundaries
- Random or semi-coursed facing stone
- Cock and Hen stone walls



2.00 CONTEXT

PROPOSED RESIDENTIAL DEVELOPMENT AT
LAND TO REAR OF MAES MEURIG, MELIDEN, DENBIGHSHIRE

Photograph of Semi-detached Bungalows on Maes Meurig. Source: www.google.co.uk/maps Figure 01
Photograph of Semi-detached Bungalows on Maes Meurig. Source: www.google.co.uk/maps Figure 02
Photograph of Detached Bungalow on Maes Meurig. Source: www.google.co.uk/maps Figure 03
Photograph of Semi-detached Bungalows on Maes Meurig. Source: www.google.co.uk/maps Figure 04

01	02
03	04



2.05 THE SITE

The site is a long, rectangular plot with an L shaped appendage in the undevelopable part of the northwest corner contained within the overall site. The developable area is approximately 8,900 square metres / 2.2 acres of greenfield land north of Maes Meurig, previously used as paddocks, although the full size within the site’s curtilage is approximately 12,140 square metres / 3.0 acres. A large portion of the site is covered by scrub, with the remainder being grassland and hedges with mature trees lining the boundary. The landscape falls steadily from Maes Meurig towards Pwll-y-bont to the north-west. A number of the mature trees are protected with Tree Preservation Orders and these are marked on the plans.

01	02
03	04
05	06

Figure 01 Photograph of Site Boundary along Maes Meurig.
Figure 02 Photograph of Site facing East.
Figure 03 Photograph of Overgrown Scrub on Site.
Figure 04 Photograph of Site facing West.
Figure 05 Photograph of Site facing towards Maes Meurig.
Figure 06 Photograph of Site facing West Near Boundary

3.00 DESIGN OBJECTIVES

3.01 DESIGN BRIEF

The Intention

The intention of the development is to meet the housing needs of the local populus by providing a variety of accommodation types and tenures on a site allocated for residential development.

The Aim

The aim is to create a modern, well equipped housing scheme that is sensitive to the local context whilst meeting a range of differing housing needs.

The Objective

The proposal can achieve its aim by responding to the policies and guidance set out by Denbighshire County Council (DCC) alongside a sensitive consideration of the existing site conditions and context.

The scheme intends to meet the Welsh Governments Design Quality Requirements (WDQR 2021) for affordable homes, alongside Beautiful Homes & Spaces guidance, combined with Lifetime Homes Standards for future adaptability. This will allow the development to meet the housing needs outlined by the DCC with energy efficient, beautiful buildings sat within a safe, accessible landscape.

3.02 DESIGN PRINCIPLES

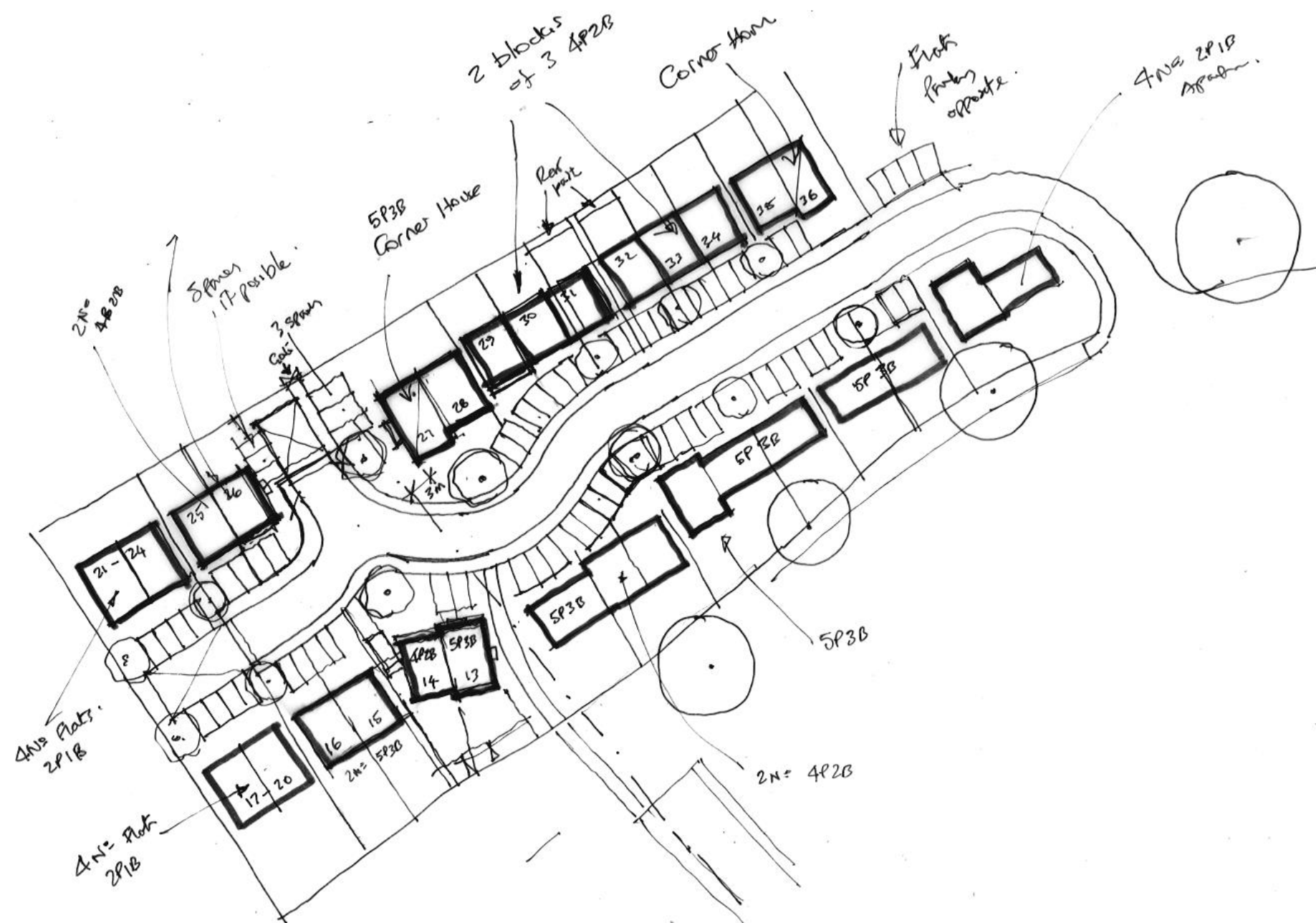
AGA are part of the Placemaking Wales Charter, which supports placemaking for Welsh communities in planning, design, and management of new and existing places all across Wales. The Charter focusses on six principles:

- People & Community
- Movement
- Public Realm
- Location
- Mix of Uses
- Identity

These principles consider the socio-economic, environmental, ergonomic, and aesthetic principles of design. Implementing these principles into the design proposal, enables the creation of places and spaces that have a positive, long-term impact.

3.00 DESIGN OBJECTIVES

PROPOSED RESIDENTIAL DEVELOPMENT AT
LAND TO REAR OF MAES MEURIG, MELIDEN, DENBIGHSHIRE



3.03 DESIGN CONCEPT

Layout & Orientation

The new homes are arranged along a linear thoroughfare, both for practical purposes and in recognition of the format of surrounding residential properties. A variation in building proportion is a rational response to the geography of the site, whilst echoing the composition of the neighbourhood.

Scale & Quantity

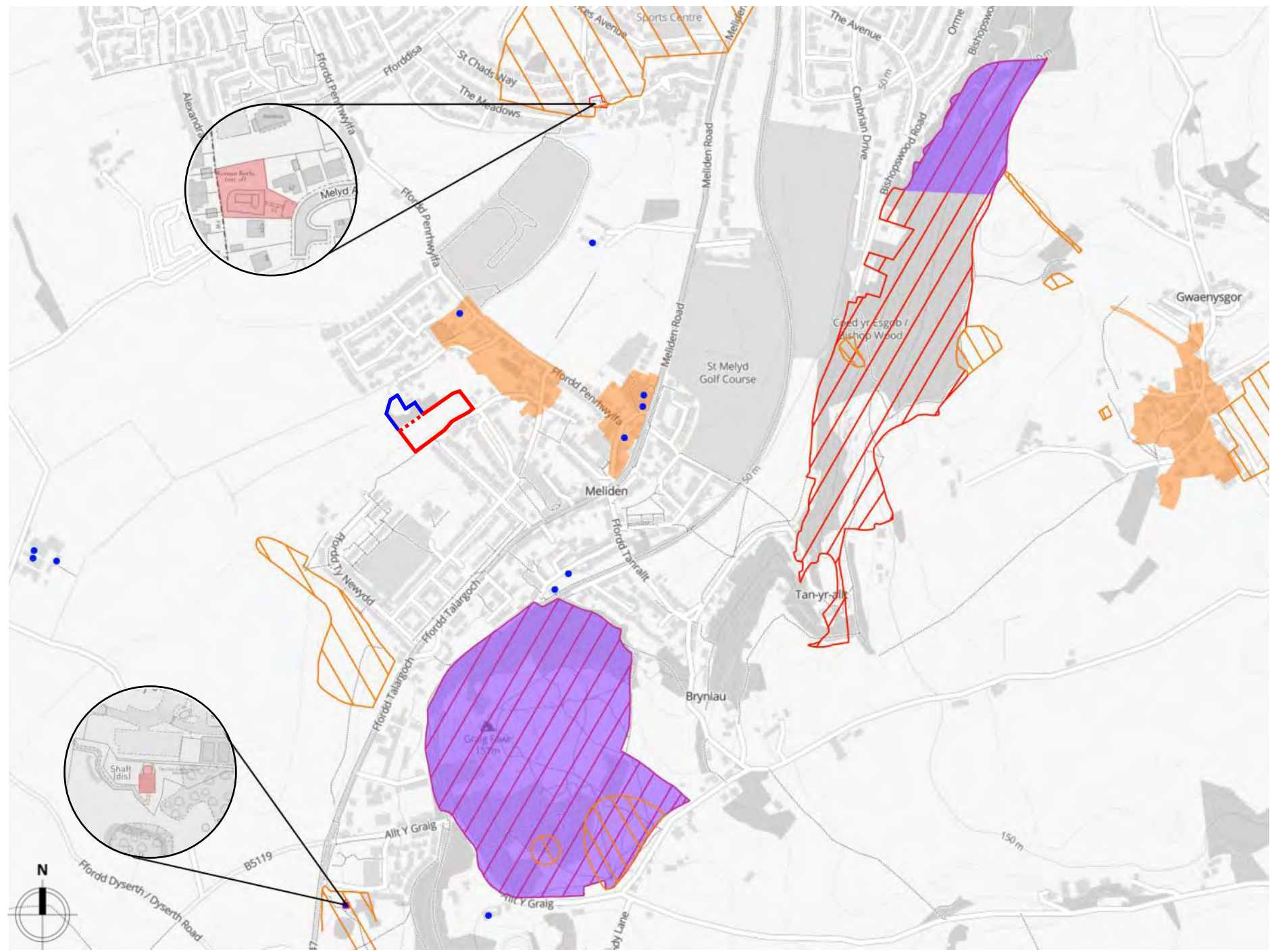
The proposal is for 35 new build homes, domestic in scale and appearance as befitting of their usage. The homes will sit either on or within the landscape to accommodate the topography of the site and prevent any obstruction of views from the AONB.

Landscaping

The dwellings are intended to sit comfortably on the site, with both public, semi public and private external spaces providing natural breaks between for the residents to enjoy. Large portions of the site have been allocated for ecological purposes, either for badger setts or the Pwll y Bont Wildlife Area. Protected trees are staggered along the boundary, providing a natural screen between the site and neighbouring properties. These elements all work collectively to create a balance between natural and manmade features.

Appearance

The scheme will respond to the local built form and use a palette of building materials compatible with local vernacular and character. House types that vary in size and layout will still maintain similar proportions and style, so that although each building is individual, they sit collectively to create a calm, coherent neighbourhood.



Heritage

Based on CADW maps, the following can be ascertained:

- Registered Historic Parks and Gardens (RHPGs): The closest RHPG is Golden Grove, over 3 km north east of the site. Bodrhyddan lies west of Dyserth.
- Conservation Areas: Meliden Ffordd Penrhylfa Conservation Area is the closest at approximately 65m north-east of the site. Meliden Central Conservation Area is also within the village.
- Scheduled Monuments: Dyserth Castle lies behind Graig Fawr, Tan Yr Allt is a hill fort east of Graig Fawr.
- Traditional Orchards: The nearest is part of Maes Garnedd, west of Meliden along the Prestatyn Gutter.
- Sites of Special Scientific Interest (SSSIs): Bishop Wood and Graig Fawr are SSSIs.
- Ancient Woodland: Bishop Wood, near St. Melyd golf course.
- Historic Environment Features (HEF): On the peripheries of Meliden's eastern development boundary there are a cluster of abandoned mine shafts within a HEF.
- Regionally Important Geodiversity Sites (RIGs): Graig Fawr and Woodland Park north-north-east of Meliden are RIGs.
- There are no World Heritage Sites (WHS) nor Special Areas of Conservation (SAC) nearby.

There are a handful of listed building within Meliden, although none are in the immediate vicinity of the site. The closest listed building is The Priory, a grade II listed building approximately 140 metres north of the site. There is also:

- The Church of St. Melyd and it's churchyard
- Mountain Ash (a small miners' cottage)
- The Priory (an 18th century house previously owned by the Earl of Plymouth)
- The Goods Shed and retaining wall at Meliden Railway Yard. The railway between Prestatyn and Dyserth is abandoned and now used as a public walkway and nature area.

01

Figure 01 Map of Meliden showing Heritage Locations. Source: www.cadw.gov.wales. Not to scale.



4.00 FACTORS AFFECTING DEVELOPMENT

PROPOSED RESIDENTIAL DEVELOPMENT AT
LAND TO REAR OF MAES MEURIG, MELIDEN, DENBIGHSHIRE

4.03 EXISTING GROUND CONDITIONS

A Ground Investigation Report will be required, however based on a desktop survey by AGA, the following has been ascertained:

- **Geology:** The site resides on arable grassland or moderate fertility, with slowly permeable, seasonally wet, slightly acidic but base-rich loamy and clayey soils (DEFRA Soilscales)
- **Minerals:** The site is designated as a Safeguarding Minerals Site for Sand & Gravel.
- **Landfill & Waste:** As the site is greenfield, there has been no landfill, infilled land, disposal, nor waste treatment on the site.
- **Mining:** There are several abandoned lead mine shafts located around Meliden—none are within 250 metres of the site.
- **Radon:** The site is in a radon affected area; Data Map Wales stipulates the maximum radon potential between 10 – 30%.

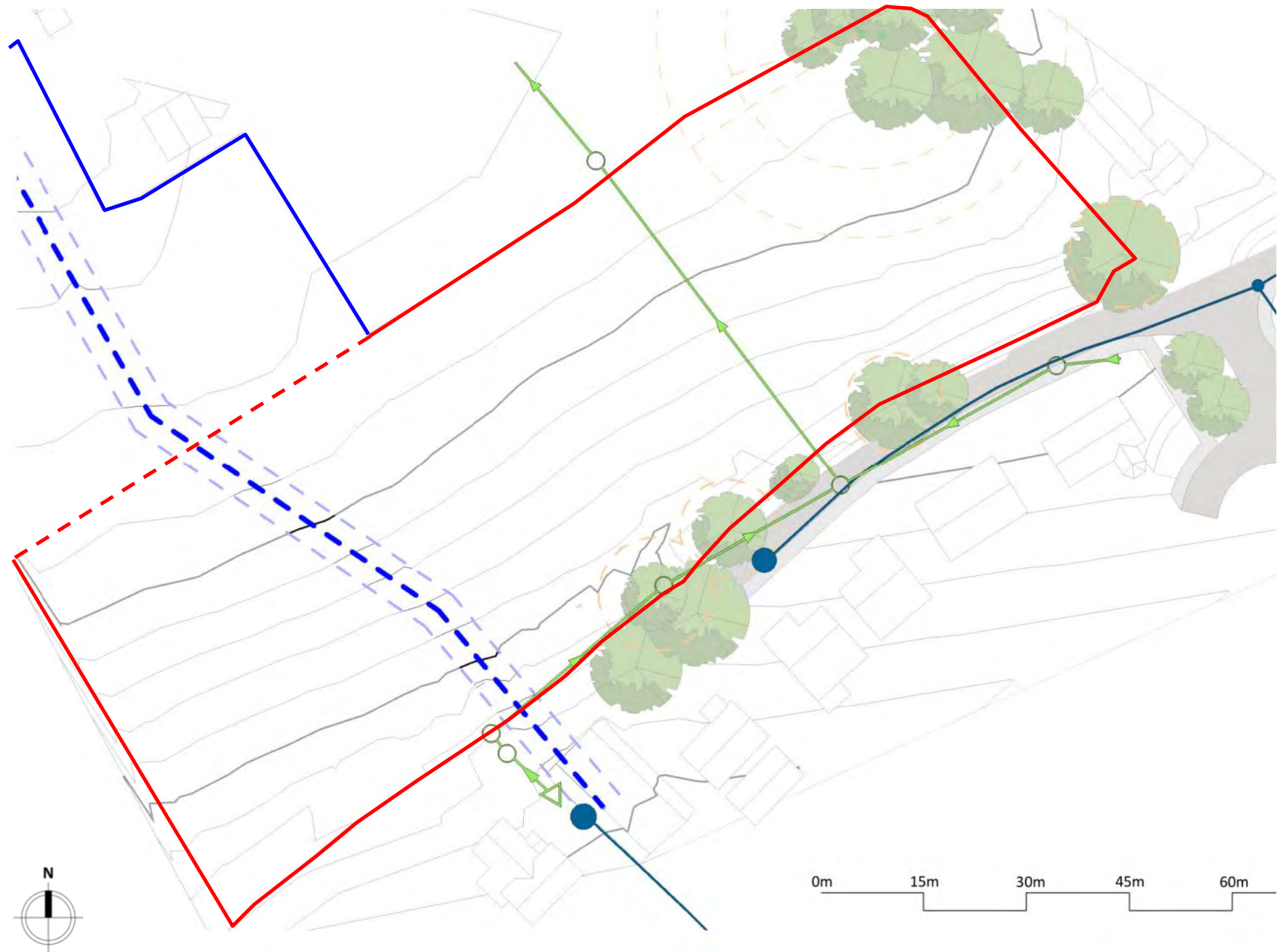
4.04 EXISTING SERVICES

All service utility searches have been sought for the scheme including, electricity, gas, BT telecommunications and mains water & waste.

Welsh Water have confirmed the following:

- No water supply issues
- No Wastewater Treatment Works nearby
- A sewer crosses the site, and there have been sewer flooding incidents previously

A public sewer line runs from Ffordd Gwilyn and crosses the site, and another line from the adjacent land meets at a combined chamber on the site. There are two main drains located on Ffordd Gwilym which provide surface water drainage. Numbers 37 and 39 on Maes Meurig have unadopted sewers (please refer to the planning Statement) which need to be protected during construction. The combined gravity sewer has been plotted and has a 6 metre easement which has been accommodated in the new layout.



4.00 FACTORS AFFECTING DEVELOPMENT

PROPOSED RESIDENTIAL DEVELOPMENT AT
LAND TO REAR OF MAES MEURIG, MELIDEN, DENBIGHSHIRE

Site Plan showing Existing Drainage. Not to scale. Figure 01

- Mains Water ———
- Mains Water Chamber ●
- Surface Water Gravity Sewer ———
- Surface Water Chamber ○
- Combined gravity sewer with 3 metre easement - - -

5.00 CHARACTER

5.01 LAYOUT & ORIENTATION

Layout

The layout of the site is dictated in part by it's naturally sloping topography and longitudinal character. Homes are situated on either side of a winding road that connects with Maes Meurig at one end, to provide safe vehicular access, and branches out at the other end, for maneuverability. This creates a small neighbourhood of new properties, facing each other convivially. The road flows centrally through the site to mitigate the topography, allowing level access to each dwelling, and steering clear of designated biodiversity zones. The new homes are set at reduced levels to a linear arrangement to reduce visual impact, both for practical purposes and in recognition of the format of residential properties to the south east. The scheme carefully considers the relationship between the new homes and their surroundings; the living rooms in many properties benefit from passive solar gain as a result of their orientation, and ensure good levels of natural light within the primary living spaces.

Orientation

Orientation has been carefully considered, with living spaces positioned to maximise views and benefit from passive solar gain via microgeneration. A variation in building proportion is a rational response to the geography of the site, whilst echoing the composition of the neighbourhood. Buildings are orientated inwards and set back from the footpaths and highway to create landscape buffer zones between road and home. Rear gardens create another natural buffer zone between neighbouring properties, so that the buildings do not encroach on their neighbours, nor obstruct their views, and do not dominate the landscape. The tree and hedge line along the southern boundary will be maintained to provide a visual break. In addition, most living rooms or kitchen dining rooms open out into private gardens, allowing the residents to enjoy the outdoor space and access to external drying areas.



01

Figure 01 Proposed Masterplan with Sun Path. Not to scale.

5.00 CHARACTER

PROPOSED RESIDENTIAL DEVELOPMENT AT
LAND TO REAR OF MAES MEURIG, MELIDEN, DENBIGHSHIRE

5.02 SCALE & QUANTITY

Code	House Type	Description	Size m²	Plot No.	Qty
	4P2B	Semi-detached	83.0	27, 28, 30, 31, 33, 34	6
	4P2B	Mid-Terrace	83.0	26, 29, 32	3
	4P3B	Split-level Semi-Detached	85.9	7-12	6
	5P3B	Side Entry Semi-Detached	93.0	25, 35	2
	5P3B	Split-level Wide Semi-Detached	92.0	3-6	4
	5P3B	Split-level Semi-Detached	102.5	13-16	4
	2P1B	Walk Up Flat – Ground Floor	47.5	1, 17, 19, 21, 23	5
	2P1B	Walk Up Flat – First Floor	50.5	2, 18, 20, 22, 24	5
Total Units					35

The new homes will be domestic in scale and appearance, as befitting of their usage, and will sit comfortably within the landscape to accommodate the topography of the site and reduce interruption of views from the AONB, and neighbouring properties on Maes Meurig.

The housing mix responds to the housing need data provided by the DCC [4]. The Local Housing Market Assessment stipulates the housing requirements, which the housing mix responds to and the above table reflects. The proposed site is 0.89 hectares and has 35 proposed dwellings, meeting the desired ratio allocated by the DCC. When assessing the socio-economic information provided by ONS, the need for more bedrooms per household and a lack of available apartments within the area were two concerns. The proposed development provides 10 cottage flats and 25 dwellings of varied format with two and three bedrooms.

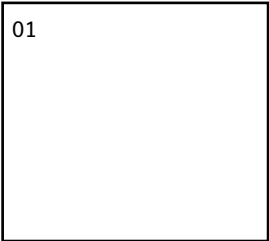
To mirror the neighbourhood fabric, there is a variety of proposed house types – from semi-detached houses to terraces, apartments, and bespoke, split-level properties provided to negotiate the steep topography of the site and ensure the rear elevations of these properties have a minimal impact on neighbours.



5.00 CHARACTER

PROPOSED RESIDENTIAL DEVELOPMENT AT
LAND TO REAR OF MAES MEURIG, MELIDEN, DENBIGHSHIRE

Site Plan depicting House Types & Quantity. Not to scale. Figure 01





Building Proportion

The quantity of each house type has been determined by the housing needs of the area, whilst the scale of each is dependent on their size and usage as stipulated by the WDQR. The proposal has taken these requirements and incorporated them onto the site in a manner that maximises their aspect, providing level access, while ensuring a safe, functional, coherent composition. The density of the site layout is part of this consideration; the new homes are spaced comfortably apart, and placed methodically along the road, maximising views of the local landscape and amenity spaces.

The majority of proposed homes are limited to two storeys high, largely reflecting the scale of residential properties within Meliden. This ensures the buildings do not overshadow neighbouring properties, nor appear disproportionate to the site footprint.

Dormer windows, bay windows and porches have been introduced to reflect the local vernacular. Split brick and render finishes have been applied to reflect the proportion and character of the area also.

01	02	03
04	05	06
07	08	09

2P1B Walk-Up Flat, Front Elevation Figure 01
2P1B Walk-Up Flat, Side Elevation Figure 02
2P1B Walk-Up Flat, Rear Elevation Figure 03
5P3B Side Entry Semi-Detached, Front Elevation Figure 04
5P3B Side Entry Semi-Detached, Side Elevation Figure 05
5P3B Side Entry Semi-Detached, Rear Elevation Figure 06

4P2B Semi-Detached, Front Elevation Figure 07
4P2B Semi-Detached, Rear Elevation Figure 08
4P2B Semi-Detached, Side Elevation Figure 09

5.00 CHARACTER

PROPOSED RESIDENTIAL DEVELOPMENT AT
LAND TO REAR OF MAES MEURIG, MELIDEN, DENBIGHSHIRE



5.00 CHARACTER

PROPOSED RESIDENTIAL DEVELOPMENT AT
LAND TO REAR OF MAES MEURIG, MELIDEN, DENBIGHSHIRE

4P2B Semi-Detached, Front Elevation Figure 01
4P2B Semi-Detached, Rear Elevation Figure 02
4P2B Semi-Detached, Side Elevation Figure 03
4P2B Wide Split Level Semi-Detached, Front Elevation Figure 04
4P2B Wide Split Level Semi-Detached, Rear Elevation Figure 05
4P2B Wide Split Level Semi-Detached, Side Elevation Figure 06

4P2B Split Level Semi-Detached, Front Elevation Figure 07
4P2B Split Level Semi-Detached, Rear Elevation Figure 08
4P2B Split Level Semi-Detached, Side Elevation Figure 09

01	04	07
02	05	08
03	06	19



5.03 LANDSCAPING

Soft Landscaping

The dwellings are intended to sit comfortably on the site, with both public and private external spaces lying in between to create a well defined, safe and inclusive place to live. Each new home has direct access to a private outdoor garden space which is enclosed by boundary treatments to ensure families have safe outdoor space for children to play. Pockets of Public Open Spaces (POS) create natural dwelling and playing spaces that reflect the rural / suburban context. These spaces are robust and adaptable, with green infrastructure and well integrated sustainable drainage. Please refer to the Open Space Assessment and Landscape Proposal Plan.

Due to the topographical nature of the area, the site could be seen from Graig Fawr, however the TPOs on the boundary of the site are retained, providing shelter and privacy for both neighbours and residents. This affords the opportunity for buildings to remain secluded behind hedgerow and trees. Additionally, adopting a split level slope prevents the new properties from dominating and overshadowing neighbours as their ridge lines lie below the those of the adjacent bungalows. The combination of a split level design at the higher end of the site, and the retention and enhancement of existing mature trees and vegetation means the development is largely sheltered from view.

The mixture of wildlife areas, semi-private front gardens, private back gardens, POS, hedgerow and existing mature trees provide a variety of biodiversity. The proposal endeavours to be respectful of it's natural context not only in retention, designation, and maintenance of biodiversity, but in consideration of building footprints. The properties provide much needed accommodation by building upwards instead of outwards. Allocating space between properties helps define public/private space and encourage residents to have a sense of ownership, but it also defines a sense of place, and prevents the buildings from dominating the landscape.

01

Figure 01 Soft Landscape Plan. Not to Scale.

- Proposed New Ornamental Tree
- Existing Retained Tree
- Existing Tree with Root Protection Order
- Proposed Removed Tree
- Amenity Shrubs & Perennials
- Private Gardens &
- Native Trees & Shrub
- Grassland with Native Perennials & Wildflowers

5.00 CHARACTER

PROPOSED RESIDENTIAL DEVELOPMENT AT
LAND TO REAR OF MAES MEURIG, MELIDEN, DENBIGHSHIRE

Hard Landscaping

A variety of design measures will be implemented to ensure accessibility throughout hard landscaped areas, with ramps, tactile paving, level access and upstand kerbs or low rails incorporated as necessary. Properties are demarcated by metal railings or timber fencing, in line with Secured by Design (SbD) requirements, and footpaths run on either side of the road, providing pedestrian access to and from the site. The road winds gently, to encourage a slower vehicular approach through the site, with a turning circle at the end for maneuverability. Parking spaces are provided for each property along the road in clearly defined locations.

The site does not sit within a NRW dark skies area, as the village does have a degree of light pollution defined as radiance between 2-4 on the NRW Dark Skies and Light Pollution scale. This is less than the light pollution emanating from Prestatyn but double the radiance from the rural land surrounding the village. Nevertheless, the proposal does not wish to exacerbate light pollution levels, particularly as the site lies within the AONB setting. An External Lighting Design Scheme will be provided with consideration of street lighting and possibly affected fauna.

Please refer to the Landscape Proposal Plan for proposed finishes.

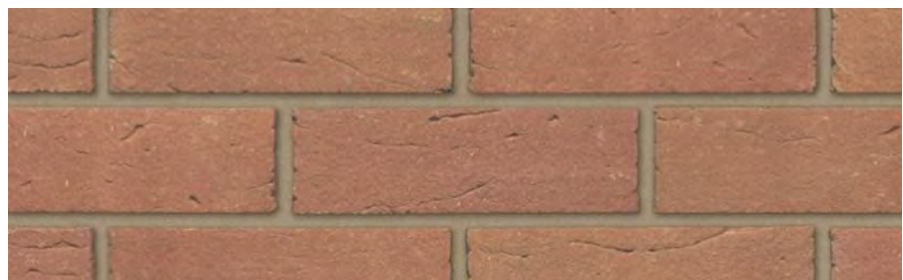
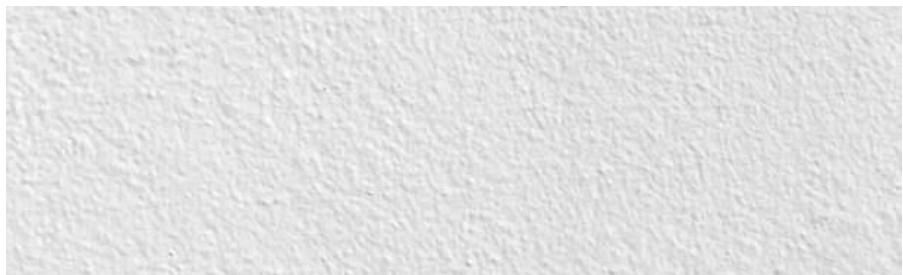


5.00 CHARACTER

PROPOSED RESIDENTIAL DEVELOPMENT AT
LAND TO REAR OF MAES MEURIG, MELIDEN, DENBIGHSHIRE

Site Elevation to Rear of Property, Plots 17 to 35 Figure 01
Streetscape of the Proposed View facing North towards Pwll Y Bont Figure 02
Streetscape of the Proposed View facing North from Maes Meurig Figure 03
Streetscape of the Proposed View facing South towards Maes Meurig Figure 04

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Building Form

Elevation treatments have been sympathetically designed to the rural context while maintaining some architectural interest and variety to create an uplifting scheme within the area. The built forms have been designed with traditional pitched roofs, rendered external walls and domestic fenestration, reflecting the themes of the neighbouring village. The design avoids “blank” walls and building facades. Instead, each frontage is active and integrated into the streetscape, creating a distinct sense of place.

Building Character

The proposal considers the neighbourhood context, in particular the Meliden Ffordd Penrhwyfya Character Area, in several ways:

- The buildings are limited to two storeys, with split-level properties appearing as bungalows at the higher level.
- External materials combine modern interventions of render and timber with traditional slate roofing.
- Red brick is a consistent material found throughout the village in buildings of various ages, and is incorporated into the proposal as an unassuming, tactile material tying the new properties into the contextual fabric.
- Gabled, pitched roofs with a grey composite finish mirror the majority of properties, including those directly opposite the site.
- A mix of detached, semi-detached & terrace properties provide variety & choice, reflecting the assortment within Meliden.
- uPVC windows sit on stone sills in proportions similar to Victorian sash windows, only without mullions, to provide more natural light internally and retain a modern aesthetic.
- Properties are set back from the road, giving “breathing room” between public and private spaces.
- Building are orientated along a winding road, typical of a village settlement that has established over time.

5.04 APPEARANCE

Building Materiality

The scheme will respond the local built form and use a pallet of building materials compatible with local vernacular and character. A handful of environmentally considered materials will connect each building in visual style, creating an uncluttered aesthetic that joins the properties into a neighbourhood. Balancing the use of traditional and modern materials creates beautiful homes that are both in keeping with their location and considerate of the environment. The materials considered are listed below:

- External Walls: Off white render, for a clean and modern aesthetic with contrasting red brick, reflecting the Character Area of Guilsfield. The combination of brick and render give the impression of existing, characterful buildings that have been modernised. The addition of timber cladding in places improves proportion, variation in identity, and provides visual texture.
- Roofing: Natural, grey tiles with Photovoltaic panels. These blend in seamlessly with the local context, whilst the panels improve the units’ energy efficiency.
- Rainwater Goods: Black, plastic rainwater goods introduce clean, modern definition.
- Windows: Energy efficient grey UPVC, double glazed windows perforate the white render walls, giving a contemporary, environmentally considered aesthetic.
- External doors: Built to PAS24 standards, external doors are composite, with matching frames to compliment the windows.
- Boundary Treatments: Timber hit & miss fencing, black metal railings.
- Outbuildings: Timber sheds for garden and bike storage.

01
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Figure 01 Proposed roof finishes: grey tiles
Figure 02 Proposed external wall material: render
Figure 03 Proposed bay window frontages
Figure 04 Proposed external wall material: red brick

5.05 CHARACTER SUMMARY

The site lies within the setting of an AONB and Conservation Area, so the scheme has considered the character of these areas, in order to protect and endeavour to enhance, the architectural fabric of Meliden.

The surrounding context has been carefully considered so that the scheme reinforces the existing pattern and form of the area. By providing a variety of house types, the design can provide homes for a broader cross-section of people. By creating variation in scale the design is mindful of the village context. By blending natural and manmade features on site, the design respects its rural/suburban context and geographical setting.

The scheme will respond the local built form and use a pallet of building materials compatible with local vernacular and character. Carefully selected materials echo the materiality of Meliden’s Character Areas, whilst simultaneously providing an environmentally conscious, modern aesthetic.

The mixture of wildlife areas, semi-private front gardens, private back gardens, POS, hedgerow and existing mature trees provide a variety of biodiversity. The retention of existing foliage, alongside building into the sites topography prevents the two storey properties from overshadowing neighbouring properties. This innovative and contextually considerate design also allows for level access to properties via the footpaths and road as the new homes are arranged along a linear thoroughfare, in recognition of the format of surrounding residential properties.



5.00 CHARACTER

PROPOSED RESIDENTIAL DEVELOPMENT AT
LAND TO REAR OF MAES MEURIG, MELIDEN, DENBIGHSHIRE

Proposed Development Perspective Render Figure 01

01

6.00 ACCESS & MOVEMENT

6.01 INTEGRATION & CONNECTIVITY

Integration

The positive, distinctive qualities of existing places have been valued and recognized in the form and materiality of proposed buildings. The natural physical attributes of the site have been responded to sensitively by allocating public open space to maximize healthy living and enhance the existing landscape features and vegetation. The combination of a dropped ground floor level at the higher end of the site and the retention and enhancement of vegetation means the development is largely sheltered from view, in consideration of its historic and ecological setting.

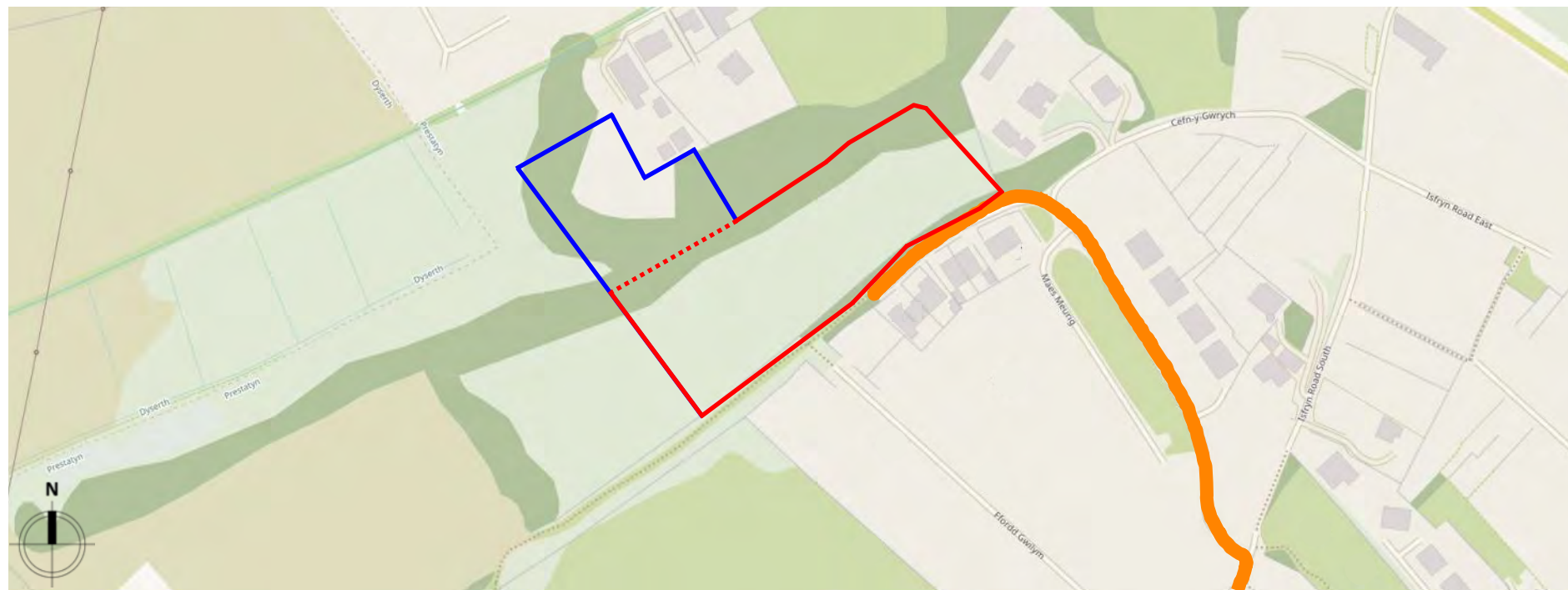
The new site entrance allows safe site access for both pedestrian and vehicular movement. Close proximity of the site to existing, well established, public transport networks and national cycle and trail routes offers car free travel within the local area and beyond.

The development density, mix of affordable homes and proximity to local amenities provide stimulus for further community development and local business growth.

Accessibility is a continuing theme throughout the design proposal, with consideration of maneuvering and parking for vehicles, level access for safety and convenience, and hard landscaping that provides circulation for pedestrians, cyclists and vehicles.

6.02 TRANSPORT ACCESS

A new site access and estate road is proposed to merge safely with Maes Meurig in a coherent way, providing safe pedestrian and vehicular access when leaving and entering the site, with contrasting paving to parking areas along the new adopted road serving the site. The gently curving road will slow traffic speeds and signal to both vehicle drivers and pedestrians to be cautious of each other as they will both share the space.



01	
02	03
04	05

Figure 01 Location Plan showing Access to the Site. Source: www.openstreetmaps.co.uk. Not to Scale.
Figure 02 Image of Footpath leading Westbound off Maes Meurig. Source: www.google.co.uk/maps.
Figure 03 Image of Maes Meurig facing West. Source: www.google.co.uk/maps.
Figure 04 Image of Proposed Access Junction off Maes Meurig. Source: www.google.co.uk/maps.
Figure 05 Image of Road leading Eastbound off Maes Meurig. Source: www.google.co.uk/maps.

Adopted Highway Site Boundary Site Curtilage

6.00 ACCESS & MOVEMENT

PROPOSED RESIDENTIAL DEVELOPMENT AT
LAND TO REAR OF MAES MEURIG, MELIDEN, DENBIGHSHIRE

6.03 SERVICES ACCESS

Emergency Services

All properties will be served from an adopted highway that allows full access for emergency vehicles and large recycling vehicles as well as furniture removal vans. A full sized turning head accommodates maneuvering for streets

Refuse Collection

All properties have designated areas to store refuse and recycling containers, within a reasonable distance between each dwelling and the main road, to assist refuse collection by DCC.

6.04 PARKING ACCESS

The scheme provides for each dwelling with closely related within curtilage parking and off-street parking in a convenient location for level access. The parking spaces are accessed directly from the road and are overlooked by their own property and neighbouring properties to enhance security. Parking spaces will be clearly allocated and laid out in contrasting materials as per the Landscape Proposal Plan.

Code	House Type	Plot No.	Qty
	4P2B	26, 27, 28, 29, 30, 31, 32, 33, 34	18
	4P3B	7, 8, 9, 10, 11, 12	12
	5P3B	25, 35	4
	5P3B	3, 4, 5, 6	8
	5P3B	13, 14, 15, 16	8
	2P1B	1, 2, 17, 18, 19, 20, 21, 22, 23, 24	10
Total Visitor Spaces (v)			3
Overall Total Spaces			63

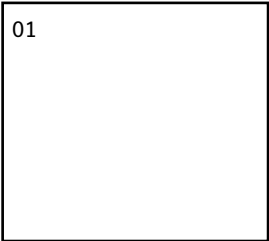


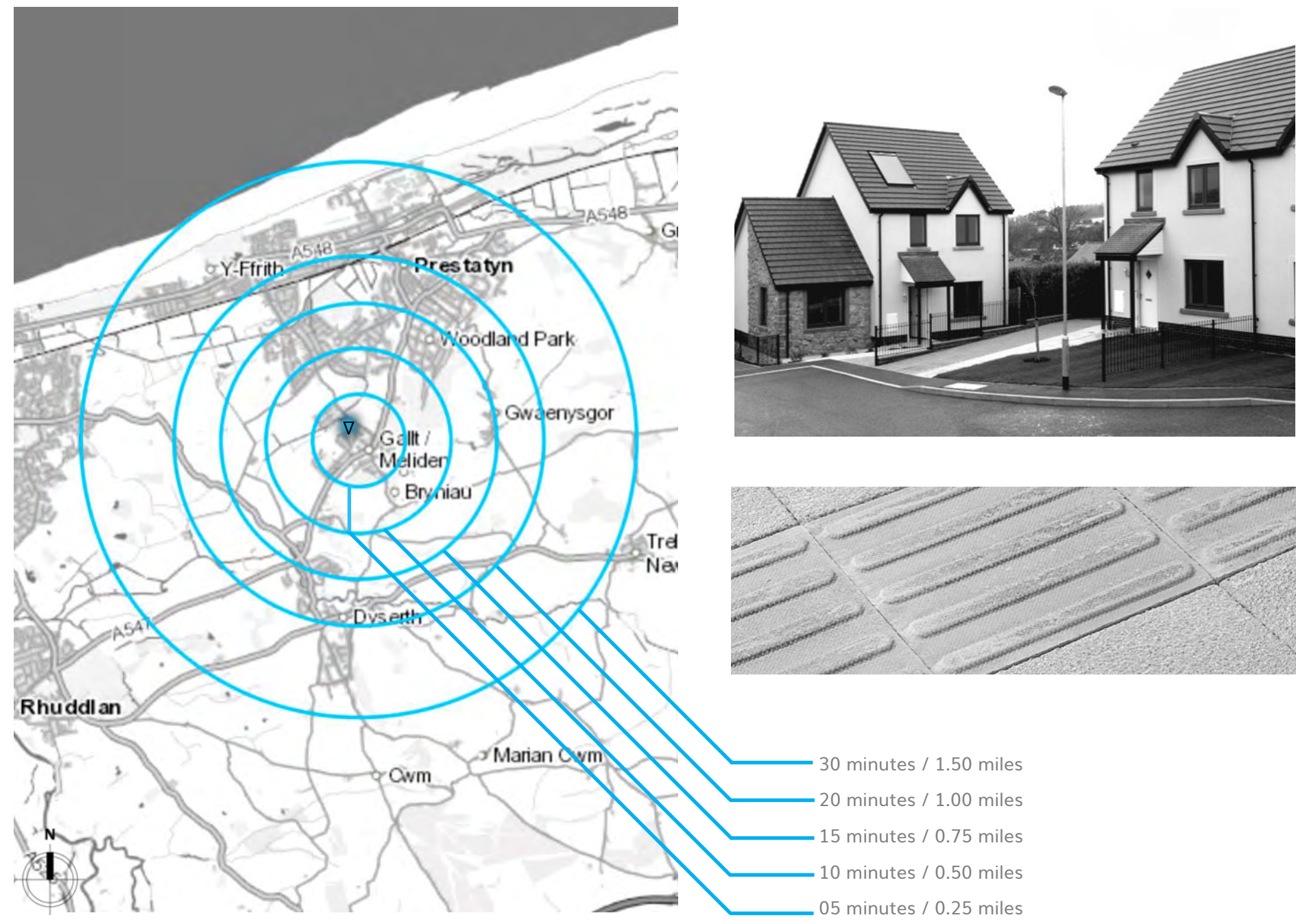
6.00 ACCESS & MOVEMENT

PROPOSED RESIDENTIAL DEVELOPMENT AT
LAND TO REAR OF MAES MEURIG, MELIDEN, DENBIGHSHIRE

Proposed Site Plan depicting Parking on Site. Not to Scale. Figure 01

- Main Access Route ↔
- Parking Space ■
- Parking Court (P)
- Visitor Parking Space V





6.05 PEDESTRIAN ACCESS

Within the site, pedestrian access is proportionate to vehicular access, flanking the main road and parking areas, and extending on to provide level access to each dwelling. The site is well situated within an Active Transport Area, which promotes physical forms of travel; there are plenty on cycle routes, national trails and footpaths connecting to the site, with several bus stops within a short distance.

6.05 INCLUSIVE DESIGN

The primary aim of the scheme is to create a place that is easily accessible to everyone living or visiting the development, irrespective of gender, sexuality, ethnicity, disability, or age. In order to realise this, the development implements several design considerations:

- All external surfaces on the site will have minimum undulation, be non-slip and well laid.
- Any joints between changes of material will be no more than 10mm wide
- Any utility access covers featuring within the hard landscaping will protrude no more than 5mm above the paving level.
- Changes in height or direction on surfaces will be clearly marked by a change of texture and a contrasting colour. Where appropriate, up stand kerbs or low rails will be used.
- All paths will be a minimum width of 900mm and will be continuous with no obstructions.
- It is anticipated that paths around the buildings will be a minimum of 1000mm for wheelchair access
- Ramped approaches to entrances will be a minimum of 1200mm wide with a maximum gradient of 1:12.
- All doors will have a minimum effective clear width of 800mm.
- Building entrances will be highly visible
- House types will have varying identifying factors for easier distinguishment.
- Public and private areas are clearly demarcated
- All properties will be built to Lifetime Homes standards to ensure future adaptability.

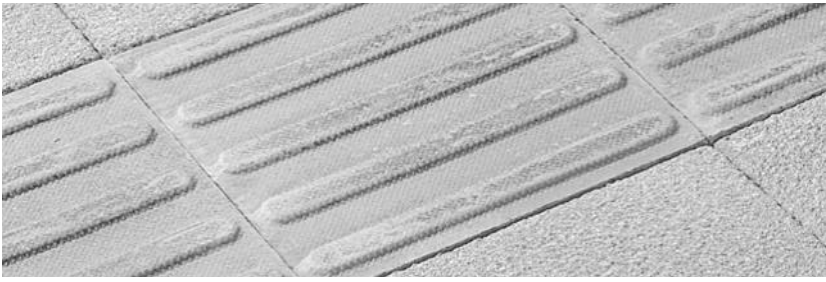


Figure 01 Area Map showing Average Walking Distances. Not to scale.

- ▽ Approximate Site Location
- Walking Distance Perimeter, based upon 3mph average walking pace.

Figure 02 Photograph of previous AGA project showing highly visible building frontages

Figure 03 Image of tactile paving, source: www.marshalls.co.uk

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7.00 ENVIRONMENTAL SUSTAINABILITY

7.01 LANDSCAPE / TOWNSCAPE

Landscape

As regards to the natural landscape of the area, the design prioritises the context of the site and quality of its living spaces. Hedgerows, public open spaces and trees all help to merge the development into the landscape, providing biodiversity and visual interest, as well as shelter by screening properties from view. Sustainable Urban Drainage Areas (SuDS) help to minimise flooding caused by surface runoff of rainwater.

Townscape

In relation to settlement structure, the proposed plan is a linear development (akin to Meliden), organised around a meandering residential road. This encourages a slower pace for vehicles and pedestrians, and mimics the natural evolution of thoroughfares in rural settings. Properties are positioned with both front and rear gardens, so the ratio of landscape to buildings reflects a village format, intentionally hindering any visual encroachment onto the rural setting. There is a variety of building types, providing more character and diversity, as apposed to regimented uniformity, reflecting the community the development is intended for.

7.02 BIODIVERSITY & ECOLOGY

Where necessary, in-fill and replacement hedgerows of native species are proposed to reinforce the site boundaries, providing shelter and privacy for homes, while encouraging wildlife and biodiversity throughout the year. The Pwll Y Bont Wildlife Site encroaches on the north-westerly boundary of the site, so this area will remain undeveloped. At the opposite side of the site, a large portion of the land is designated as a protected green space for a badger sett. These areas create an ecological buffer zone between the buildings and the river, which help not only in retaining biodiversity, but also surface water drainage as the proposal avoids construction in any potential flood zones.



7.00 ENVIRONMENTAL SUSTAINABILITY

PROPOSED RESIDENTIAL DEVELOPMENT AT
LAND TO REAR OF MAES MEURIG, MELIDEN, DENBIGHSHIRE

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Proposed Site Plan depicting Soft & Hard Landscaping. Not to scale. Figure 01

01



7.03 ENERGY EFFICIENCY & CARBON REDUCTION

The aim of the sustainability strategy is to minimise the energy demand and carbon emissions associated with the proposed development, and therefore limit the environmental impact. Considering the orientation, micro-climate and built form allows the development to benefit from passive solar gain, natural light and wind protection, which will all contribute towards reducing energy demand. The following strategies will be used to reduce energy usage:

- Energy efficient heating and hot water systems will be specified within the units
- External materials will have high thermal insulation properties
- External drying areas to help reduce energy usage
- Low energy light fittings
- Photovoltaic panels are considered for south facing roofs, helping to meet energy and hot water demands
- By maximising natural light within each home, the need for artificial lighting is reduced.
- Double glazing for insulation
- Air source heat pumps for energy efficient heating
- Use local, sustainably sourced materials and much as possible
- Implement Modern Methods of Construction, including pre-fabricated timber frames
- Employ local workmanship
- Enable easy access to public transport, and connecting neighbouring villages with pedestrian footpaths

7.04 SUSTAINABLE MATERIALS

Taking the approach of environmentally responsible methods of construction, locally sourced materials will be chosen wherever possible, alongside sustainably conscious products and finishes. Locally sourced materials help to simultaneously minimise the overall carbon footprint of the project and help sustain the local economy.

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Figure 01 Image of clothes hanging on a line, source: getty images
Figure 02 Image of eco friendly lightbulb, source: hearstapps
Figure 03 Image of previous AGA project showing double glazed windows.
Figure 04 Image of photovoltaic panels, source: techxplore

7.00 ENVIRONMENTAL SUSTAINABILITY

PROPOSED RESIDENTIAL DEVELOPMENT AT
LAND TO REAR OF MAES MEURIG, MELIDEN, DENBIGHSHIRE

7.05 WATER MANAGEMENT

Drainage will be linked to the existing infrastructure subject to dialogue with the Local Authority. The following strategies will be used to manage water usage:

- Energy efficient hot water systems
- Dual-flush cisterns to decrease water usage
- Water butts for rainwater collection
- Flow restrictors on taps
- Sustainable Urban Drainage Systems

7.06 WASTE MANAGEMENT

A post-construction domestic waste management and recycling scheme will be implemented. All kitchens will have internal recycling bins to encourage residents to recycle and minimise their own waste. Removal of recycled and garden waste will be dealt with by DCC.

7.07 CLIMATE RESILIENCE

Over the next 50 years the climate is expected to change. Although we cannot be certain what these changes will be, general trends have been predicted. The global mean temperature is expected to rise by between 1 and 3.5°C. In Britain this is expected to mean warmer summers and colder winters. We are also expected to have more extremes in weather, and consequently greater risks of floods and droughts.

To ensure the proposed development can cope with predicted future changes, buildings have been designed to be as energy efficient as possible so as not to contribute further to climate change. The aim is to meet the needs of the present, without compromising the future.

To achieve a reduction in carbon emissions, the design looks to implement the energy hierarchy by reducing energy demands and then increasing energy efficiency in the dwellings. All of the properties will incorporate measures to minimize residents’ fuel bills.



7.00 ENVIRONMENTAL SUSTAINABILITY

PROPOSED RESIDENTIAL DEVELOPMENT AT
LAND TO REAR OF MAES MEURIG, MELIDEN, DENBIGHSHIRE

Denbighshire recycling and waste bins. Source: www.dailypost.co.uk Figure 01
Image of person composting food waste. Source: istockphoto Figure 02
Image of smart meter in a kitchen. Source: istockphoto Figure 03
Image of water butt. Source: istockphoto Figure 04

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8.00 COMMUNITY SAFETY

8.01 COMMUNITY

The site accommodates 35 new dwellings of varying size, providing for a variety of people and families, and adding to the feeling of community. Introducing additional housing to the area will provide much needed affordable housing for local people, encouraging people to stay within the neighbourhood.

The development may help to support the sustainability of local facilities. Please refer to the Primary and Secondary Education Assessments for details of how the development will respond to this demand. Please note that the Planning Statement details the local high schools (Prestatyn and Rhyl) had surplus student places of 99 and 427 respectively in 2017, and the ONS census for 2021 shows a 0.3% decrease in population size since 2011.

8.02 SAFER PLACES

Following the governmental "Safer Places; The Planning System and Crime Prevention (2004)" guidance, the design implements the seven attributes of sustainable communities:

Access & Movement

"Places with well-defined routes, spaces and entrances that provide for convenient movement without compromising security"

One central, winding road connects each residence and open space. Rear gardens are orientated away from public open space to ensure they are not vulnerable and to improve security. Front gardens overlook well-defined, appropriately illuminated public spaces.



01

Figure 01 Site Plan depicting Public / Private Spaces

- Private Spaces
- Semi-Private Spaces
- Public Spaces
- Public Open Spaces
- Footpath links

8.00 COMMUNITY SAFETY

PROPOSED RESIDENTIAL DEVELOPMENT AT
LAND TO REAR OF MAES MEURIG, MELIDEN, DENBIGHSHIRE

Structure

"Places that are structured so that different uses do not cause conflict."

To enhance security, close-boarded fencing with trellis tops will be provided to the edge of each property, adjacent to the public footpath. 1800mm high close boarded timber fences are proposed generally to rear/side boundaries. To enclose front gardens and provide demarcation of public-private spaces, 1200mm high close boarded timber fence are proposed. This is also to offer surveillance of the pedestrian footpath.

Surveillance

"Places where all publicly accessible spaces are overlooked."

The new homes are arranged to maximize natural surveillance of the site and adjacent approaches. All properties overlook adopted highways and public spaces. All properties overlook their own private gardens and parking spaces. Windows overlook key open spaces, improving natural surveillance.

Ownership

"Places that promote a sense of ownership, respect, territorial responsibility and community."

The form and layout of housing provides a sense of place and safe enclosure. Hard landscaping and barrier planting provide demarcation, creating defined, personal spaces and by extension, a sense of ownership. Natural surveillance of open spaces and thoroughfares build territorial responsibility.

Physical Protection

"Places that include necessary, well-designed security features."

Secured by Design guidance has been adopted throughout the proposal, for example:

- Secure gardens have lockable gates and sheds.
- External doors, windows and hardware will be to PAS 24 design.
- Native, thorny hedgerow species situated at boundaries hinder intruders whilst also adding to the local biodiversity.

Activity

"Places where the level of human activity is appropriate to the location"

The development is residential in design, comprising of clearly demarcated private residential spaces, with well surveyed public areas.

Management & Maintenance

"Places that are designed... to discourage crime in the present and the future."

The development allows for sustainable management by ensuring spaces are overlooked and supervised communally.

8.03 SECURED BY DESIGN

Security is of paramount importance within the proposed development and methods to prevent crime have been considered from the outset of the design. SbD principles have been adopted throughout. SbD approval will be sought for the scheme.

8.04 COMMUNITY SAFETY SUMMARY

The needs, aspirations, health and well-being of people have been considered from the outset. The proposal has been shaped to help meet these needs with a scheme carefully designed to provide a sense of community.

The layout is designed to maximise natural surveillance across the site, with private areas clearly demarcated and overlooked by their own properties, and semi-private or public spaces overlooked by building frontages, to assuage crime and disorder.

Hard landscaping and barrier planting provide demarcation, creating defined, personal spaces and by extension, a sense of ownership. Natural surveillance of open spaces and thoroughfares build territorial responsibility. Frontages orientated inwards along the central road create a convivial neighbourhood.

8.00 COMMUNITY SAFETY

PROPOSED RESIDENTIAL DEVELOPMENT AT
LAND TO REAR OF MAES MEURIG, MELIDEN, DENBIGHSHIRE

9.00 PLANNING POLICY FRAMEWORK

9.01 PLANNING POLICY WALES

The planning policy framework and supplementary guidance provide important context for the proposed development and how it is assessed. This Design & Access Statement briefly explains the approach to creating a sustainable development through Good Design in accordance with Planning Policy Wales (PPW) and the Local Development Plan (LDP).

9.02 TECHNICAL ADVICE NOTES

The development has been designed in accordance with the principles of TAN guidance.

9.03 LOCAL DEVELOPMENT PLAN

The proposal will comply with the relevant sections of the Denbighshire LDP. This document sets out eleven key issues the county faces, several of which are pertinent to this proposal, namely:

- A lack of affordable housing for local needs
- A lack of growth in rural areas to provide homes and sustain facilities
- A need to protect and enhance high quality natural and built environments
- Flood risk
- A need to respond to climate change

The proposal responds to these issues by providing affordable housing for the local populus, which will stimulate the local economy through both its residents, and through contributions by the developer.

The development avoids building on potential flood risk areas, and designates significant portions of the site to biodiversity areas and public open spaces, to alleviate surface runoff and improve drainage via Sustainable Urban Drainage Systems (SuDS).

Finally, the proposal considers the need for environmentally conscious design, and incorporates energy efficient homes together with retained and enhanced existing ecological features.

The LDP also stipulates key objectives for each policy. The relevant policies and how the proposal intends to respond are detailed below:

- Policy RD1 – The proposal considers sustainable development and endeavours to meet or exceed good standards design Sustainable development and good standard design
- Policy RD5 – A community Linguistic Statement will be provided if necessary to detail the effect the development may have on Welsh language within Meliden
- Policy BSC1 – The development responds to the demand for new, affordable housing within Meliden's "Lower Growth Town" designation of up to 30 houses at the Land Rear of Maes Meurig.
- Policy BSC3 – Please refer to the Primary & Secondary Education Calculations, as well as the Open Space in New Developments Analysis and the Transport Statement, all referenced in the appendices.
- Policy BSC4 – Please refer to the Local Housing Market Assessment

- Policy BSC11 – Please refer to the Open Space in New Developments Analysis
- Policy PSE5 – The proposal responds to its context with appropriate scale and building usage, alongside enhancing the local natural and man-made environment with landscaping, building form and character.
- Policy PSE15 – Consideration of safeguarding minerals has been made, and further information is available in the conjunctive documents.
- Policy VOE2 – The site is not located within an AONB but can be classed as within the setting of one. Consideration of unobstructed views as well as the natural and historic landscape has been given throughout the design.
- Policy VOE5 – Conservation of existing ecology has been provided with allocation of unbuilt, protected areas on the site, as well as maintaining TPOs, and included Public Open Spaces.
- Policy VOE6 – Please refer to the Water Conservation Statement.
- Policy ASA3 –The development has allocated adequate parking within a reasonable distance of the properties, as well as being located withing a reasonable distance of public transport

9.04 SUPPLEMENTARY PLANNING GUIDANCE

The proposal will comply with the relevant Supplementary Planning Guidance (SPG) documents.

9.00 PLANNING POLICY FRAMEWORK

PROPOSED RESIDENTIAL DEVELOPMENT AT
LAND TO REAR OF MAES MEURIG, MELIDEN, DENBIGHSHIRE

AINSLEY GOMMON ARCHITECTS AG|A

10.00 CONSULTATION

10.01 COMMUNITY CONSULTATION

Please refer to the Planning Statement for further information.

Pre-Planning Application Advice

A Pre-Planning Application Advice Enquiry was sought on in July 2022 by Kingscrown Land & Commercial Ltd (re: 43/2022/0627) to determine the Local Authorities opinion of the proposed development. A written response was provided on 12/10/2022 by the Principal Planning Officer Sarah Stubbs, whose unprejudiced, informal opinion explained:

"The site is located within the development boundary of Meliden and is a housing allocation within the adopted LDP. The principle of housing development is therefore considered acceptable."

Pre-Application Consultation

A community consultation will be undertaken as a part of the Pre-Application Consultation (PAC). Full details of the PAC will be included in the planning application.

10.02 SPECIALIST CONSULTATION

Several specialist consultees have been consulted in relation to the above application, including:

- DCC Strategic Planning & Housing
- DCC Education & Children Services
- Dŵr Cymru – Welsh Water

10.03 ADDITIONAL CONSULTATION

Not applicable at this time.

10.00 CONSULTATION

PROPOSED RESIDENTIAL DEVELOPMENT AT
LAND TO REAR OF MAES MEURIG, MELIDEN, DENBIGHSHIRE

11.00 APPENDICES

11.01 GUIDANCE DOCUMENTS

This proposal has been designed inline with the inexhaustive list of policies and guidance below:

- Beautiful Homes & Spaces Guidance
- Lifetime Homes Standards
- Placemaking Wales Charter
- Planning Policy Wales (PPW)
- Safer Places: The Planning System and Crime Prevention
- Secured by Design Guidance (SbD)
- The Town & Country Planning Regulations 2017
- Welsh Government Design Quality Requirements (WDQR)

Technical Advice Notes

- TAN 1: Joint Housing Land Availability Studies
- TAN 2: Planning & Affordable Housing
- TAN 5: Nature Conservation & Planning
- TAN 6: Planning for Sustainable Rural Communities
- TAN 10: Tree Preservation Orders
- TAN 12: Design
- TAN 15: Development and Flood Risk
- TAN 16: Sport, Recreation, and Open Space
- TAN 18: Transport
- TAN 20: Planning and the Welsh Language

Local Development Plan Policies

- Policy RD1 – Sustainable development & good standard design
- Policy RD5 – The Welsh language and the social and cultural fabric of communities
- Policy BSC1 – Growth Strategy for Denbighshire
- Policy BSC3 – Securing infrastructure contributions from Development
- Policy BSC4 – Affordable Housing
- Policy BSC11 – Recreation and open space
- Policy PSE5 – Rural economy
- Policy PSE15 – Safeguarding minerals
- Policy VOE2 – Area of Outstanding Natural Beauty
- Policy VOE5 – Conservation of natural resources
- Policy VOE6 – Water management
- Policy ASA3 – Parking standards

Supplementary Planning Guidance (SPGs)

- SPG Note: Access For All
- SPG Note: Affordable Housing
- SPG Note: Clwydian Range and Dee Valley Area of Outstanding Natural Beauty
- SPG Note: Planning for Dark Night Skies:
- SPG Note: Conservation and Enhancement of Biodiversity
- SPG Note: Parking Requirements in New Developments
- SPG Note: Planning for Community Safety
- SPG Note: Planning Obligations
- SPG Note: Planning and the Welsh Language
- SPG Note: Recreational Public Open Space
- SPG Note: Residential Development
- SPG Note: Residential Development Design Guide
- SPG Note: Residential Space Standards
- SPG Note: Trees and Landscaping

11.00 APPENDICES

PROPOSED RESIDENTIAL DEVELOPMENT AT
LAND TO REAR OF MAES MEURIG, MELIDEN, DENBIGHSHIRE

AINSLEY GOMMON ARCHITECTS AG|A

11.02 SUPPORTING DOCUMENTS

This Design and Access Statement should be read in conjunction with other supporting documentation which comprises but are not limited to:

- Local Housing Market Assessment, dated August 2022 by the Housing Strategy & Development Officer at Denbighshire County Council
- Land to the North of Maes Meurig Meliden Planning Statement, dated February 2023 by Kingscrown Group
- Landscape Proposal Plan, dated May 2023 by RML
- Maes Meurig, Meliden, Drainage Layout, dated April 2023 by Invek Surveys
- PPA0007729 Public Sewer Record, dated March 2023, by Welsh Water
- PPA0007729 Water Main Plan, dated March 2023, by Welsh Water
- Primary Education Calculations, dated August 2022 by Education & Children Services at Denbighshire County Council
- Secondary Education Calculations, dated August 2022 by Education & Children Services at Denbighshire County Council
- Site Development Brief: Residential Development at Ffordd Hendre & Maes Meurig, Meliden, dated March 2016 by Denbighshire County Council
- Transport Statement, dated July 2022 by Focus Transport Planning
- Tree Constraints Plan, dated February 2023, by Godwins Arboricultural Ltd
- Tree Survey and related appendices, dated February 2023 by Godwins Arboricultural Ltd
- Open Space in New Developments 2016 Analysis, by Denbighshire County Council

11.03 NOTES

All mapping data in this report is subject to Crown copyright and database rights 2023 Ordnance Survey Limited, unless otherwise stated.

[1] A household is classified as being deprived of education if no occupiers have at least a level 2 education and any 16-18 year olds are not full-time students. If the occupiers are unemployed or economically inactive due to long term sickness or disability, the household is considered deprived of employment. Poor health or disability is another identifier, including if a person's day-to-day activities are affected by any long-term physical or mental health conditions. Finally, if the household's accommodation is overcrowded, has no central heating, or is a shared dwelling, it is classed as deprived in accommodation.

[2] 43/2023/0176 – Crown reduction of one sycamore tree within Meliden Conservation Area
43/2023/0059 – Demolition of existing single storey extensions and erection of two storey extension to dwelling

[3] Policy PSE15 – Safeguarding Minerals of the LDP explains *"development will only be permitted where:*
- *It can be demonstrated that the need for the development outweighs the need to protect the mineral resource; or*
- *Where such development would not have a significant impact on the viability of that mineral being worked; or*
- *Where the mineral is extracted prior to the development."*

[4] Policy RD1 of the LDP states: *"a minimum of 35 dwellings per hectare for residential development (unless there are local circumstances that dictate a lower density)."*

11.04 REFERENCES

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11.00 APPENDICES

PROPOSED RESIDENTIAL DEVELOPMENT AT
LAND TO REAR OF MAES MEURIG, MELIDEN, DENBIGHSHIRE

