



DESIGN AND ACCESS STATEMENT

RESIDENTIAL DEVELOPMENT AT

CEF N Y BEDD, FLINTSHIRE

AG |  **AINSLEY
GOMMON
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PROJECT DIRECTORY

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PROJECT DIRECTORY

PROPOSED RESIDENTIAL DEVELOPMENT AT

Wrexham Road, Cefn Y Bedd, Flintshire

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1.00 BACKGROUND TO THE PROPOSAL

1.01 INTRODUCTION

This Design and Access Statement, in conjunction with drawings and reports prepared by Ainsley Gommon Architects and other consultants, will accompany and support a full planning application for a proposed residential development at the site of the former Spectrum Garden Centre, Mold Road (A541), Cefn y Bedd.

The development proposals have been prepared on the basis of a collaborative planning briefing process carried out by the applicant, Kingscrown Land & Commercial Ltd.

The housing mix and design proposals reflect priorities outlined by Flintshire Council in their "Housing Strategy & Action plan 2019-24", to: provide the right type of homes in the right location, ensure people live and remain in the right type of home, and to improve the quality and sustainability of homes.

1.02 VISION STATEMENT

The intended development is driven by the desire to utilise a brownfield site to provide new homes for market and affordable sale, with the development comprising: 20No. 2p1b apartments, 3No. 4p2b houses, and 7No. 5p3b houses on a site left vacant by the closure of the former garden centre, on the outskirts of Cefn Y Bedd.

The design proposals aim to provide modern, attractive, energy efficient housing that raises the standard for housing developments in the area. Manageable private gardens will be provided to each house, with apartments enjoying shared outdoor spaces.

The design seeks to make best use of the most positive features of the site, its open and sunny aspect and accessible location, adjacent to established residential developments and amenities. All new homes are arranged to maximize natural surveillance of the public and semi public spaces and adjacent approaches while taking advantage of the site's topography and views.

It is proposed that the new homes will use a restrained material palette of render and brickwork, in keeping with neighbouring properties. Samples will be provided for approval.



1.00 - BACKGROUND TO THE PROPOSAL

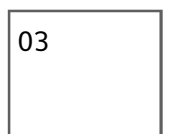
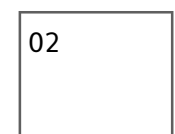
PROPOSED RESIDENTIAL DEVELOPMENT AT

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Images 01 - 3D view from the south east facing north west. The scheme will fit into its context and help create a place the residence can call their own.

Images 02 and 03 - The proposed scheme will provide a mix of housing for people seeking a good quality affordable home in Cefn Y Bedd. The scheme aims to promote a sense of community and a safe living environment that provides residents access to private gardens and shared spaces .





2.00 - CONTEXT

2.01 LOCATION

The scheme is located on the outskirts of Cefn Y Bedd, within half a mile of local amenities. The site is approximately 0.5 hectares in area, mostly flat but falling away steeply where the western site edge is bound by the banks of the River Cegidog. The site is largely covered in hardstanding (formerly the carpark serving the garden centre), with limited vegetation apart from that fringing the boundaries and abutting the River.

Mature trees provide a natural buffer from the small number of neighbouring dwellings to the immediate north and south. Within the wider context, Cefn Y Bedd village centre is to the north, residential housing is located to the south in a grouping containing the New Inn, with agricultural land to the east and west, beyond the river and woodland.

2.02 PLANNING POLICY WALES

This Design and Access Statement explains the approach to creating a sustainable development through good design in accordance with Planning Policy Wales. This goes beyond aesthetics to include the social, environmental, economic and other aspects of the development.

The Planning Statement, prepared by Kingscrown Land & Commercial Ltd, will explain how the principles of Inclusive Design referred to in Planning Policy Wales have been incorporated to create a development that will be safe, accessible, provide flexibility in use, and create an environment that is convenient and enjoyable to use for the residents while fitting in well to the natural topography.

2.03 TAN 12 - DESIGN

The development has been designed in accordance with the principles of Technical Advice Note (TAN) 12 - Design. The revised version of TAN 12 - Design was originally published in June 2009 and this Design and Access Statement has been formatted to reflect the revised content of TAN 12 (2016).

In particular, the scheme reflects the planning policy of Flintshire County Council and Planning Policy Wales as follows:

POLICY PC1 - Relationship of Development to Settlement Boundary. - As the site is situated outside of a settlement boundary the land is usually referred to as open countryside. Planning Policy Wales, paragraph 3.60, directs that 'new building in the open countryside away from existing settlements or areas allocated for development in development plans must continue to be strictly controlled'. However, policy PC1 also states that "outside settlement boundaries new development will be permitted for:

- a. the specific forms of housing development as set out in policy HN4-A/B/C/D.

01

Image 01 - Existing Aerial Photograph of the site outlined in red.
Image 02 - Map Extract showing site location outlined in red

02

2.00 - CONTEXT

PROPOSED RESIDENTIAL DEVELOPMENT AT

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POLICY HN4-D - Affordable Housing Exceptions Schemes. - "Sites must be located immediately adjacent to the edge of the settlement and represent a logical extension to the settlement. Proposals must respect the character and appearance of the site and its surroundings. It is not envisaged that the scale of provision on these sites will be large or out of balance with the character, form and function of the settlement "

POLICY STR7 - Economic Development, Enterprise, and Employment - The development will provide short term employment within the construction period and provide housing for local families and the elderly.

POLICY PC3 - Design - Proposal should be of a high quality, distinctive and inclusive design which respects and enhances the site and its surroundings in terms of its siting, layout, scale, height, design, density, use of materials and landscaping, and creates a sense of place

2.04 TAN-18 - Transport:

PPW (paragraph 3.49) suggests that wherever possible new housing should be promoted at locations that "support the objectives of minimising the need for travel... increasing walking, cycling and the use of public transport"

Due to its convenient location, the development will help facilitate access by providing close links to public transport, local shops and amenities for pedestrians and cyclists.

Ample parking is provided and can be managed within the site. The street layout mitigates against inappropriate parking and the obstruction of pedestrian and emergency access.

Please refer to the Transport Statement prepared by SCP for further information.

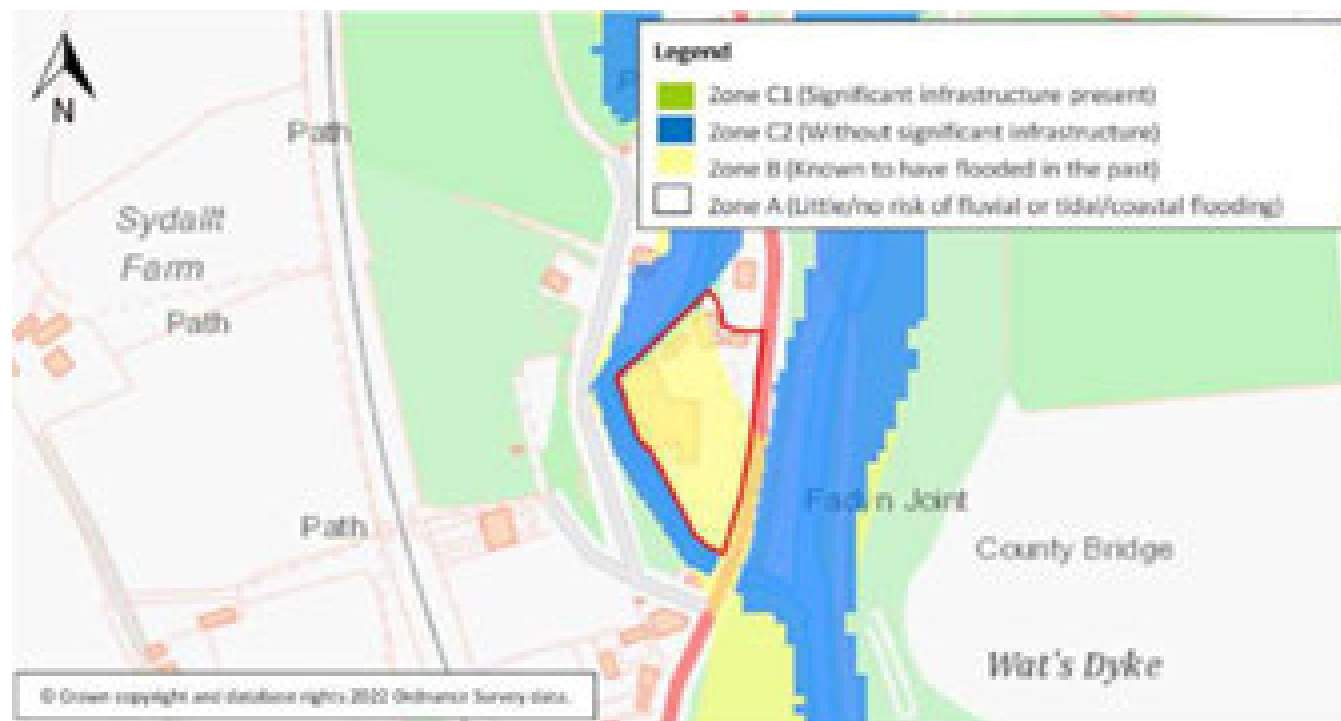
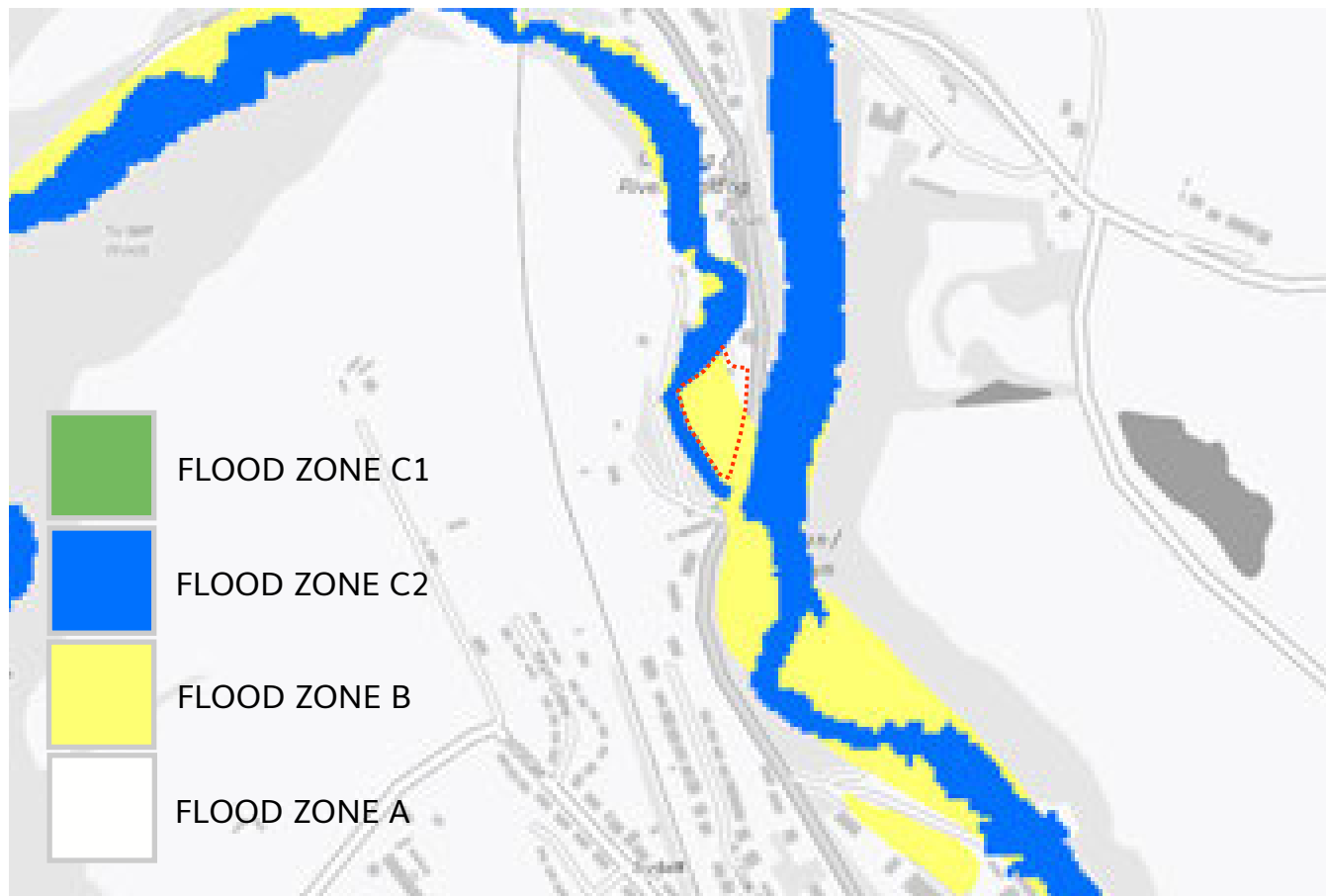


Image 01 - Image of existing site entrance to be improved in the new scheme.

3.00 - CONTEXT

PROPOSED RESIDENTIAL DEVELOPMENT AT

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3.00 - FACTORS AFFECTING DEVELOPMENT

3.01 FLOODING

Natural Resources Wales website confirms that the site in question is not within Flood Zones C1 or C2. However, the Development Advice Map indicates that the site is located in zones A and B.

A flood consequences assessment has been prepared by Weetwood Services Ltd and a copy of this is to be submitted to the local authority. This assesses the risk of flooding to the proposed development from all sources to be low and demonstrates that the scheme may be completed in accordance with the requirement of planning policy subject to the following:

- The development platform to be set no lower than existing site levels.
- Finished floor levels to be set at a minimum of 65.58m AOD and at least 0.15m above adjacent ground levels following any reprofiling of the site, with ground levels sloping down from the dwellings.

Flood risk elsewhere is not expected to be impacted by the proposals.

3.02 EXISTING GROUND CONDITIONS

Ground investigation and engineers reports will be carried out on the site and this information will be made available to Flintshire Council.

3.03 ARCHAEOLOGY

We are unaware of any archaeological finds being made in this area or any significant sites of historical interest nearby, which would warrant any investigation of the site.

3.04 EXISTING SERVICES

Service utility searches have been sought for the scheme including electricity, gas, waste/ mains water & BT telecom. The information currently available shows that all mains services are available and provided to the site along the main road. Adjacent and existing foul drainage can be diverted and accommodated within the scope of new development.

Please refer to appendices of FCA and Weetwood "Proposed Drainage Plan" for additional information.

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Image 01 - Image from the flood risk plan (Natural Resources Wales)

02

Image 02 - Development Advice Plan

3.00 - FACTORS AFFECTING DEVELOPMENT

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4.00 - DESIGN OBJECTIVES

4.01 THE BRIEF

The project aim is to create a modern, well equipped, housing scheme on a brownfield site that is sensitive to context, meeting the needs of families and couples looking for affordable homes. The housing mix offered responds to the demands of individuals and smaller families seeking good quality housing in the area, in particular addressing a local shortage of small to medium sized 1 to 3 bedroom homes.

The new dwellings will be domestic in scale and appearance, attractive and energy efficient, responding sensitively to the local built form using a palette of building materials compatible with the vernacular.

The scheme brief aims to meet the Welsh Government's housing technical standards including Lifetime Homes, Design Quality Requirements and the governments new draft design guidance Beautiful Homes and Spaces.

4.02 DESIGN CONCEPT AND PRINCIPLES

The development proposal provides general needs houses to meet the current Welsh Assembly Design Quality Requirements and Lifetime Homes Standards for future adaptability. The proposed development of 30 new dwellings comprises:

- 7No. Five person, three bedroom houses
- 3No. Four person, two bedroom houses
- 20No. Two person, one bedroom apartments

The size and massing of new semi-detached homes, arranged in small clusters, will respect the scale and character of nearby residential properties and is intended to sit comfortably on the site.

Orientation has been carefully considered to optimise views and passive solar gain. The scheme aims to maximise the benefits of natural light, reducing the need for artificial lighting.

Each new house has direct access to secure/private garden/amenity space providing convenient clothes drying facilities and bins stores, small patio areas and safe outdoor space for children to play with boundary treatments that limit overlooking from neighbouring properties. Apartments are provided with shared gardens and refuse stores.



4.00 - DESIGN OBJECTIVES

PROPOSED RESIDENTIAL DEVELOPMENT AT

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Image 01 + 02 - The scheme aims to provide homes for couples and families, improving the built fabric for the local community.

01

02



New landscaped areas with native species hedging to robust site boundaries will provide shelter and aid privacy for neighbouring houses while providing an attractive green edge, offering opportunities to encourage wildlife and biodiversity and providing colour all year round. New close-boarded fencing will be provided to the edge of each property to enhance security. Prominent gables of new properties will be finished in render to provide visual interest, while windows will overlook key open spaces enhancing natural surveillance.

Secured by Design principles have been adopted throughout resulting in all properties overlooking adopted highways and public space, with secure gardens to the rear of the properties having lockable gates and sheds.

All of the properties will incorporate measures to minimize residents' fuel bills.

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.

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Image 01 - Site Layout showing general disposition of dwellings. Roof plans show location of PV panels integrated into the slate roofscape and orientated to maximise solar energy generation.

4.00 - DESIGN OBJECTIVES

PROPOSED RESIDENTIAL DEVELOPMENT AT

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5.00 CHARACTER

5.01 LAYOUT AND LANDSCAPE DESIGN

The arrangement of new dwellings within the scheme reflects a considered approach towards the site condition and context. The proposed layout of the dwellings on the site will afford the private and shared gardens morning, midday and afternoon sun depending on orientation, with each property provided with associated car parking spaces.

A positive street frontage has been created looking into a small cul-de-sac which is to be adopted. Boundary railings and edge planting will enhance the streetscape and help to rejuvenate the area. The number of private gardens facing public space has been minimized to enhance security.

The proposed residential development is on a reasonably flat site served by a new adoptable highway. The scheme introduces modern affordable housing with better space standards to support the local need. Amenity spaces with new planting will increase the biodiversity and enhance the ecology of the site. Low maintenance planting to side and front gardens will include barrier planted shrubbery and hedgerows to support wildlife. Hedging adjacent to the highway boundary will soften the public facing edge of the site.

A full landscape plan with planting schedule will accompany the application

5.02 SCALE

The layout incorporates pairs and clusters of houses designed to mirror the scale and rhythm of neighbouring detached and semi-detached dwellings.

The larger 3 and 2 bedroom houses are clustered in the centre of the site where it is possible to accommodate larger gardens.

The surrounding context has been carefully considered and the scheme has been designed to reinforce the existing pattern and form of the area. Elevational treatments have been designed to be sympathetic to the surrounding residential properties while creating interest and variation.

5.03 AMOUNT

The development will provide 20No. 2P1B Apartments, 3No. 4P2B and 7No. 5P3B houses. All new homes face onto the central adopted road providing natural surveillance by overlooking the main access into the site.



Image 01 - Site layout ground floor plan showing relationships of new dwellings

5.00 - CHARACTER

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5.04 EXTERNAL SPACES

The scheme’s layout has been carefully considered to optimise the relationship between the proposed dwellings and their surroundings.

The scheme’s orientation allows the new homes to benefit from passive solar gain, ensuring good levels of natural light within the primary living spaces. 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. All houses have small gardens/planted areas to the front.

Planted areas have been provided to improve the biodiversity on site while also creating interest throughout the year. Off road parking is provided for all properties.

5.05 SITE ACCESS

A new site entrance will be created between the Mold/Wrexham Road (A541) and the site, replacing the existing access which is too narrow for separated vehicle and pedestrian paths. The widening of the site entrance will grant simultaneous access to both pedestrian and vehicular traffic.

SCP state that ...“The proposed development is not anticipated to result in a material intensification of the local highway network, when compared to the extant planning permission, and no further detailed assessment is required. The traffic impact of the scheme is therefore acceptable in planning terms.”

For more detailed information please refer to the Transport Statement prepared by SCP Ltd accompanying this application.

5.06 APPEARANCE

The site is located within the settlement of Cefn-Y-Bedd, north of Wrexham. The area has a mixed character and appearance with properties of varying architectural styles and periods that are rendered, brick and/or rough cast render. Most roofs have slates and a small few with grey concrete tiles. The properties immediately adjacent to the proposed site are predominately constructed of brick under slate roofs, with the New Inn a nearby example of a traditionally built, rough cast rendered property.

It is proposed that the new residential development will be sympathetic to the local character and materiality, maintaining traditional pitched roof forms and domestically scaled fenestration while providing architectural interest through variety of building forms, materials and detailing.

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Image 01 - SCP Engineers proposed access from Wrexham/Mold Road (A541) providing safe site access.

02

Image 02 - SCP Engineers Swept Path Analysis showing safe service access for the site.

5.00 - CHARACTER

PROPOSED RESIDENTIAL DEVELOPMENT AT

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The proposed external materials are:

- Red facing brick and off-white textured render to break up the scale and massing of the development and provide interest to the elevations
- Natural Slate will be used for the roofs to fit in with the surrounding context.
- Energy efficient grey UPVC double glazed windows to complement existing properties.
- Grey (reconstituted) stone sills reflect local details.

Samples of these will be provided at a later date.



Image 01 - Site model - viewed from the north east facing south west

5.00 - CHARACTER

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6.00 - ENVIRONMENTAL SUSTAINABILITY

6.01 LANDSCAPE/TOWNSCAPE SETTING

The site accommodates thirty new dwellings which will add to and reinforce the community feel within the area. The site location, proximity to local amenities and good public transport links means that the former garden centre site is ideally located for housing.

From the outset the proposed development has been designed to work with the site and its landscape context, with scale and density cues taken from existing groupings of adjacent properties carefully incorporated to complement and improve the existing pattern and form of the area. The scheme is domestic in scale and appearance and the proposed massing, use of materials and regular fenestration patterns reference and complement the vernacular.

6.02 BIODIVERSITY & LOCAL ENVIRONMENT

A Tree Protection Plan (Ref. TPP.13524), Tree Constraints Plan (Ref. TCP.13524) and Arboricultural Impact Assessment (Ref. AIA.13524) have been carried out by Godwins. The Arboricultural Impact Assessment considers the implications that the proposed development will have on trees within the site. The Arboricultural Impact Assessment also provides potential solutions to any implications on trees where possible and this informs both the housing proposals and the detailed landscape design provided by RML. This will demonstrate what will be provided in terms of planting and maintenance.

The proposed new development will have a positive effect on the biodiversity within the local environment by providing new planting allowing the creation of possible habitats and feeding opportunities. In addition to retaining trees on the sites periphery, the scheme introduces a number of new trees and hedges that will aid site greening, helping to mitigate overlooking issues while increasing the biodiversity on site.

Detailed Landscape proposals will be submitted for planning approval. Any adjacent hedgerows and trees to be retained will be protected during the works. An eradication scheme of invasive, non-native, plants including Wall Cotoneaster, Montbretia, Chilean Giant Rhubarb, and Himalayan Balsam will be carried out if any are found on site.

6.03 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 effect on the environment.

Orientation, micro-climate and built form have all been considered to promote passive solar gain, natural light and wind protection, which will all contribute towards reducing the energy demand.

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Image 01 - View behind existing building showing density of trees and shrubs on the site's boundary

6.00 - ENVIRONMENTAL SUSTAINABILITY

PROPOSED RESIDENTIAL DEVELOPMENT AT

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The following strategies will be used to reduce energy usage:

- Energy efficient heating and hot water systems will be specified within the units.
- External elements to have high thermal insulation properties
- External drying areas will be provided to help reduce energy usage
- 100% low energy light fittings will be used within all of the properties

Solar thermal collectors / photovoltaic panels are being considered for the south facing roofs, helping to meet energy and hot water demands for the buildings.

6.04 SUSTAINABLE MATERIALS

Environmentally responsible methods of construction and a palette of sustainable, locally sourced, materials will be chosen wherever possible to produce a design that is both energy efficient and environmentally conscious.

Materials will be selected from local sources wherever possible to minimise transport energy use and help sustain the local economy.

The materials have been chosen for their sustainability in reference to the 'BRE' Green Guide to Specification.

6.05 WATER

In order for the houses to utilise as little water as possible, water efficiency within the building will be maintained through the installation of dual flush toilets and the use of flow restrictors on taps.

Drainage will be linked to the existing infrastructure subject to dialogue with the Local Authority. Water butts will be provided to collect rainwater and reduce the use of potable water for watering garden plants.

6.06 WASTE MANAGEMENT

A site waste minimisation plan will be produced to follow the Welsh Government 'Construction Waste Minimisation Good Practice Guide.' The main contractor will be a member of the Considerate Constructors Scheme.

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 Flintshire Council.

6.07 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 of weather, with greater risks of floods and droughts.

To ensure the proposed development can cope with any future changes a number of features have been designed in.

The 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 people's ability to do so in the future.



Element	Location	Material	Outline Specification	Green Guide Rating
External Walls	As elevations	Brick		A+
External Walls (feature gables)	As elevations	Render	Through colour render on blockwork cavity wall or high performance timber frame	A+
External Doors	As elevations	uPVC	High performance	A
Windows	As elevations	uPVC	High performance	A
Pitched Roofs	As elevations	Natural slates	On trussed rafters	A

6.00 - ENVIRONMENTAL SUSTAINABILITY

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1 - The new homes will be highly sustainable and residents will be encouraged to minimise resource use and manage waste

2 - Table demonstrating a selection of different materials proposed for use in construction and the desirable aims for BRE Green Guide to Specification rating.

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7.00 - ACCESS

7.01 SITE LOCATION

The proposed site is considered to sit within a sustainable location on the southern edge of Cefn Y Bedd with good access to public transport via the A541, allowing residents easy access to amenities within the wider area without the use of a car. Regular bus services are available to Wrexham and Mold, with a bus stop located less than 400m from the site. Furthermore, local amenities are within manageable cycling or walking distance. The proposed development is in a prime location, close to the primary school and playing field, facilitating positive relationships between residents and the local community.

Access to nearby employment areas is aided by the Llay Road, which allows access to the nearby Llay industrial estate. The A541 provides direct access to Wrexham, Mold and beyond by public transport or private car.

7.02 INCLUSIVE DESIGN

A primary aim of the scheme is to create a place that is easily accessible to everyone living within the scheme or visiting the new homes.

All external surfaces on the site will have minimum undulation, be non-slip and well laid. Any joints between paving units or between changes of material will be no more than 10mm wide and any utility access covers featuring within the hard landscaping will protrude no more than 5mm above the paving level. Where there are any changes in height or direction the surfaces will be clearly marked by a change of texture and a contrasting colour and where appropriate up stand kerbs or low rails.

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, and where possible will be 1200mm wide. Building entrances will be highly visible and 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.

A new, widened, site access will be created allowing safer merging with the A541, and entry/exit for multiple vehicles and pedestrians to use at once. Houses have parking spaces adjacent, within close proximity of entrances to improve accessibility. The road layout has been designed to comply with Highway Authority guidelines and is able to accommodate emergency and refuse vehicle access. All properties will be built to Lifetime Homes standards to ensure future adaptability.

01

Image 01– View of the proposed development from the north west facing south east

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Image 02 - View of the proposed development from the south west facing north east

7.00 - ACCESS

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8.00 MOVEMENT

8.01 INTEGRATION/CONNECTIONS

The proposed development provides sustainable re-use for a neglected brownfield site left vacant following the closure of the former garden centre, since subjected to a number of vandalism attacks. The demolition of the existing structures on site and construction of new dwellings would reduce anti-social, criminal, behaviour and provide a valuable community benefit. Sympathetic design and façade treatments will allow the development to fit comfortably into the context whilst providing much needed accommodation for people who choose to live and seek employment in Cefn Y Bedd or in the surrounding areas.

8.02 TRANSPORT MODES

The development at Cefn Y Bedd aims to facilitate a wide range of different transport modes for residents. There are local amenities within walking and cycling distance and good links by public transport to the surrounding area.

8.03 SERVICING

All properties have designated areas to store wheelie bins to allow refuse to be removed by Flintshire.

8.04 PARKING

The scheme provides each dwelling with off street parking. In this case; 1 space per 2p1b, 2 spaces per 3p2b, 4p,2b, and 5p3b. Additionally, the site offers 5no. visitor parking spaces.

The parking spaces are accessed directly from the adopted highway serving the site with some situated off private parking areas. All spaces are overlooked by their own property and/or neighbours.

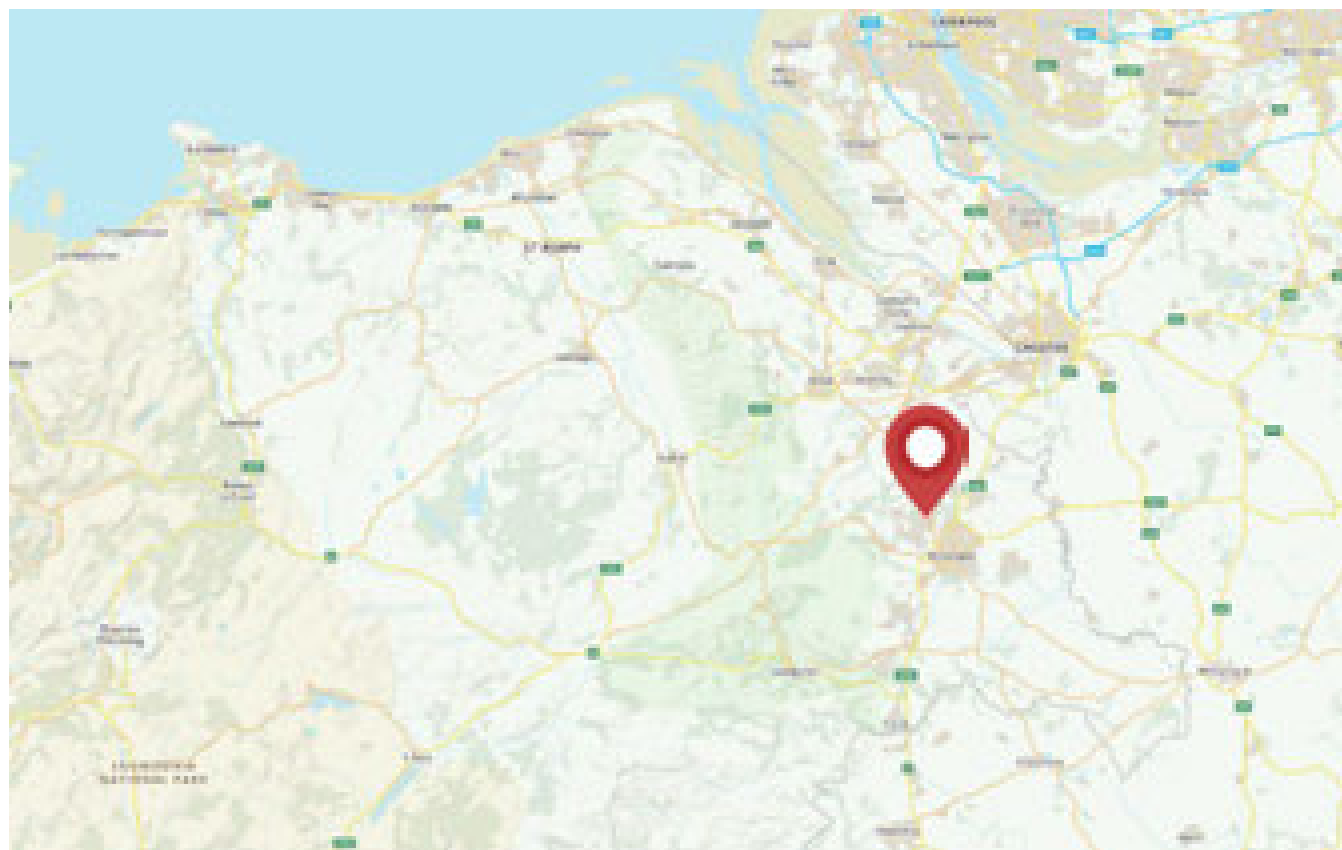


Image 01 - Local area map

Image 02 - Local map showing proximity from to the surrounding areas

8.00 - MOVEMENT

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9.00 COMMUNITY SAFETY

9.01 COMMUNITY

Introducing housing to the site will provide much needed affordable homes for locals, encouraging people to stay within the town and helping to reduce criminal and anti-social behaviour by providing a sustainable future for a vacant site currently subject to vandalism.

9.02 SECURED BY DESIGN

Security is of paramount importance for the proposed development and methods to prevent crime have been considered from the design's outset. The development has been designed to allow for sustainable management by ensuring that spaces are overlooked and naturally supervised.

9.03 BOUNDARY TREATMENTS

A range of proposed boundary treatments ensure the scheme is suitably enclosed and protected, in accordance with Secure by Design principles. Please refer to Site plan to see boundary treatments.

10.0 CONSULTATION

10.01 CONSULTATION

Section 17 of the Planning Wales Act 2015, which came in to force on the 16th March 2016 requires that all major development proposals must undertake pre-application consultation (PAC) prior to the submission of a detailed planning application.

Consultation will also take place with the Police Architectural Liaison Officer and secure by design approval obtained for the new development.



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Image 01 - 3D view of the proposed development as seen from the cul-de-sac.

9.00 COMMUNITY SAFETY & 10.0 CONSULTATION

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